

ORDINANCE NO. 3788

AN ORDINANCE OF THE CITY OF DODGE CITY, KANSAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY, CHANGING THE DESCRIBED PROPERTY OF 59.89 ACRES FROM AG AGRICULTURAL, R-S RESIDENTIAL SUBURBAN, AND C-2 COMMERCIAL HIGHWAY TO R-3 RESIDENTIAL HIGHER DENSITY.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF DODGE CIY, KANSAS:

SECTION 1: The following described real property located in Dodge City, Ford County, Kansas is hereby rezoned:

A portion of a tract of land in Lot 1, Block 2 Final Plat of Church Subdivision, City of Dodge City, Ford County, Kansas, described as follows:

Lots One (1) through Eighteen (18), Block Four (4) and Lots One (1) through Eighteen (18), Block Five (5), in Miller Subdivision No. 1, Dodge City, Ford County, Kansas, according to the recorded Plat thereof.

AND

A Tract of land in the Northwest Quarter of Section 2, Township 27 South, Range 25 West of the 6th P.M., in Dodge City, Ford County, Kansas, more fully described as follows:

Commencing at the Northwest Corner of Boto Addition to the City of Dodge City, Kansas, said point being a 4" square concrete monument with a 1/2" round re-bar, said corner being 7.05 feet west of the East line of the Northwest Quarter of Said Section 2; Thence N 0° 13' 56" W, on the extension of the West Line of Boto Addition, 20.25 feet to the South Right-of-way Line of McCartor Road to the West, said point being the TRUE POINT OF BEGINNING;

Thence S 89° 58' 18" W, along the South Line of McCartor Road, 21.38 feet, to the Northeast Corner of a Tract recorded in the Ford County Register of Deeds Office in Book 220, Page 706;

Thence S 0° 20' 49" W, 350.00 feet to the Southeast Corner of said Tract recorded in said Book 220, Page 706;

Thence S 89° 58' 18" W, 195.50 feet to the Southwest Corner of said Tract recorded in said Book 220, Page 706, said point being on the East Line of a Tract recorded in said Register of Deeds Book 203, Page 653;

Thence S 0° 20' 49" W, 128.00 feet to the Southeast Corner of said Tract recorded in said Ford County Register of Deeds Office in Book 203, Page 653;

Thence S 89° 58' 18" W, 150.00 feet to the Southwest Corner of said Tract recorded in said Book 203, Page 653;

Thence N 0° 20' 49" E, 128.00 feet along the West Line of said Tract recorded in said Book 203, Page 653, to the Southeast Corner of a Tract recorded in said Register of Deeds in Book 204, Pages 174-176;
Thence S 89° 58' 18" W, 93.30 feet along the South Line of said Tract recorded in said Ford County Register of Deeds Office in Book 204, Pages 174- 176;
Thence S 61° 37' 24" W, 292.71 feet to the Southwest Corner of said Tract recorded in said Book 204, Pages 174-176;
Thence N 0° 20' 49" E, 1.00 feet along the West Line of said Tract recorded in said Book 204 pages 174-176, said point being the Southeast Corner of Cooper Addition to the City of Dodge City, Ford County, Kansas;
Thence N 89° 56' 11" W, 23.00 feet along the Southerly Line of said Cooper Addition;
Thence S 40° 28' 43" W, 217.60 feet along the Southerly Line of said Cooper Addition;
Thence S 89° 19' 04" W, 594.80 feet along the South Line of Cooper Addition to the Southwest Corner of said Cooper Addition;
Thence N 0° 17' 31" E, 9.92 feet along the West Line of said Cooper Addition to the Southeast Corner of a Tract recorded in said Ford County Register of Deeds Book 136, Page 353;
Thence S 89° 56' 47" W, along the South Line of said Tract recorded in said Book 136, Page 353, 167.07 feet to the East Line of Veeann Avenue, said line of Veeann Avenue being the East Line of Miller Addition to the City of Dodge City, Ford County, Kansas;
Thence S 0° 21' 42" E, 959.98 feet along the East Line of Veeann Avenue (East Line of said Miller Addition) to the South line of the Northwest Quarter of Section 2; Township 27 South, Range 25 West of the 6th P.M. Ford County, Kansas;
Thence N 89° 58' 55" E, along the South line of said Northwest Quarter Section 2, 1,646.33 feet to the West Line of Boto Addition to the City of Dodge City, Ford County, Kansas, said point being 0.59 feet North of the Southwest Corner of said Boto Addition and being 12.75 feet West of the Southeast Corner of the Northwest Quarter of said Section 2; Township 27 South, Range 25 West of the 6th P.M.;
Thence N 0° 13' 56" W, 1,590.36 feet along the West Line of Boto Addition to the City of Dodge City, Ford County, Kansas, to the POINT OF BEGINNING. Containing approx. 40.8786 acres, and being subject to easements and rights-of-ways.

AND

That part of the Northwest Quarter of Section 2, Township 27 South, Range 25 West of the 6th Principle Meridian Ford County, Kansas Described by Kevin Wayne Noll LS 1053 on 8-31-2022 as follows:

Commencing at the Northwest Corner of Boto Addition to the City of Dodge City, Kansas;

Thence N 00° 01' 49" W along extended West line of said Boto Addition, for a distance of 19.96 feet to the South Right-of-Way line of McArtor Rd.

Thence N 89° 34' 35" W along said South line for a distance of 22.54 feet to the Northeast corner of a Tract described in the Ford County Register of Deeds Office in Deed Book 220, Pages 706-707 and the POINT OF BEGINNING

Thence S 00° 30' 43" W along the east line of said Tract, 351.18 feet to the Southeast corner of said Tract;
Thence N 89° 34' 08" W along the South line of said Tract, 30.00 feet;
Thence N 00° 30' 43" E 351.17 feet to the North line of said Tract;
Thence S 89° 34' 35" E along South Right-Of-Way line of said McArtor Rd. 30.00 feet to the POINT OF BEGINNING. Containing approx. 0.24 Acres.

SECTION 2: This ordinance shall take effect, from and following its publication in the official paper, as required by law.

PASSED BY THE CITY OF DODGE CITY GOVERNING BODY, IN REGULAR SESSION AND APPROVED BY THE MAYOR, THIS TWENTY-FIRST DAY OF NOVEMBER, 2022.

KENT SMOLL, MAYOR

ATTEST:

CONNIE MARQUEZ, CITY CLERK