

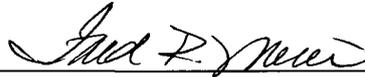
ORDINANCE NO. 4255

AN ORDINANCE AMENDING PREVIOUS BOUNDARY ORDINANCES AND ESTABLISHING THE LEGAL BOUNDARIES FOR THE CITY OF INDEPENDENCE

Be it ordained by the Governing Body of the City of Independence, Kansas:

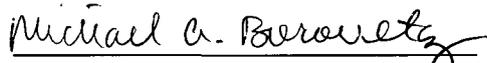
- Section 1.** This ordinance is a “boundary ordinance” establishing the legal boundaries for the City of Independence, Kansas.
- Section 2.** This ordinance amends and replaces all previous boundary ordinances now in existence.
- Section 3.** The legal boundaries of the City of Independence, Kansas shall be as set forth on Exhibit A attached hereto and incorporated herein by reference.
- Section 4.** This ordinance shall take effect upon its publication in the official city newspaper.

Adopted by the Governing Body of the City of Independence, Kansas on the 25th day of October, 2017.



Fred D. Meier, Mayor

ATTEST:


Michael A. Borovetz, City Clerk



CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS BOUNDARY DESCRIPTION AS OF OCTOBER 17, 2017

Beginning at the Southwest corner of Northeast quarter of the Northeast quarter of Section 35, Township 32 South, Range 15 East, which is the true point of beginning, the same also being the center line of West Maple Street; thence East 40 feet to the Northerly prolongation of the East right of way line of County Road 3575; thence South along said East right of way line, to the South line of the North 10 Acres of the Northeast Quarter of the Southeast Quarter of Section 35; thence East long said South line to the West line of the East 330 feet of said Northeast Quarter of the Southeast Quarter; thence North along said West line to the North line of the South 10 Acres of the Southeast Quarter of the Northeast Quarter of Section 35; thence West along the North line of said South 10 Acres 392 feet; thence North 977 feet to a on the North line of the Southeast Quarter of the Northeast Quarter of said Section 35 and being on the centerline of said West Maple Street that is 715 feet West of Northwest corner of the Southwest quarter of the Northwest quarter of Section 36, Township 32 South, Range 15 East; thence East to said Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 36; thence South to a point of intersection with the South line of Walnut Street extended West; thence East to the Northwest corner of Lot 14, Block 6, of Improvement Club First Addition to the City of Independence, Kansas; thence South to the Southwest corner of Lot 8, Block 6 of said addition; thence East along the South line of said Lot 8 and on said South line extended to a point 10 feet East of the Southeast corner of said Lot 8; thence South to a point 10 feet East of the Northeast corner of Lot 8, Block 7 of said addition; thence West to the Northwest corner of said Lot 8; thence South along the West line of Lots 6, 7, 8, Block 7 of said Addition to a point where said line extended intersects the East-West center line of said Section 36; thence East along said center line of said Section 36 to a point of intersection with the West line of Bloom's Addition to the City of Independence; thence South along the West line of Bloom's Addition to its point of intersection with the South line of the Northeast quarter of the Southwest quarter of said Section 36 which is the center line of West Cherry Street; thence East along the center line of said street to its point of intersection with the East line of the Union Traction Right-of-way; thence Southwesterly along said East right-of-way line to the North line of Richardson and Teal's Addition to the City of Independence, Kansas; thence East along the North line of said addition and said North line extended to the center line of South 17th Street; thence North along the center line of said street to the Southwest corner of the Northwest quarter of the Southeast quarter of said Section 36; thence East along the South line of said Northwest quarter to its point of intersection with the East line of the North/South alley in Block 2, Foster's Subdivision; thence North along the East line of the alley of said subdivision to the South line of Foster's Home Addition to the City of Independence, Kansas; thence East along said South line and South line of said addition extended to the center line of Rock Creek; thence Northwesterly, Easterly and Southerly along the center line of Rock Creek to the point where Rock Creek intersects the North line of Lot 16, County Clerk's Subdivision of Block 100; thence West to the Northwest corner of said Lot 16; thence South to the Southwest corner of said Lot 16; thence East along the South line of said Lot 16 to its point of intersection with the low water line on the left bank of Rock Creek; thence Easterly and Southerly along the low water line on the left bank of said creek to a point on the East line of the Southeast quarter of said Section 36; thence East to the East line

of South 10th Street extended South to its intersection with the low water line of said creek; thence North along the East line of said extended East line of South 10th Street to the intersection of said East line of South 10th Street and the Southerly right of way line of Missouri-Pacific Railway right-of-way; thence Southeasterly paralleling and 20 feet South of the South line of the Missouri-Pacific Railway right-of-way to the East line of South Second Street; thence North on the East line of said street to the Southwest corner of Chamberlain's Addition to the City of Independence, Kansas; thence East to the South East corner of said addition; thence North along the East line of said addition to the South line of Coffeyville Avenue which is the North line of the South half of the Southeast quarter of Section 31, Township 32 South, range 16 East; thence East along the South line of Coffeyville Avenue to a point of 683 feet West of the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 31; thence South 315.5 feet; thence East 316.5 feet; thence South 319.8 feet; thence East 320 feet; to a point on the West line of Cement Street; thence North along the West line of said Cement Street, 502.8 feet; thence West 164 feet; thence North 142 feet to a point on the South line of said Coffeyville Avenue; thence East along the South line of Coffeyville Avenue to the center line of Cement Street, the same being the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 31; thence North along the center line of Cement street, the same being the East line of said Section 31, to a point that is 1287 feet South of the Northwest corner of Section 32, Township 32 South, Range 16 East; thence East 405.0 feet; thence North 495 feet to a point in the centerline of East Main Street; thence West to a point of intersection of said centerline with the East line of said Section 31; thence North to the North right of way line of said East Main Street; thence East along said North right of way line 765 feet; thence North 192 feet; thence West 105 feet; thence North 200 feet; thence West 174 feet; thence North 312 feet to the North line of said Section 32; thence West along the North line of said Section 32 to the Northwest corner of said Section 32; thence North along the West line of Section 29, 800 feet; thence East 1538 feet; thence North 1530 feet; thence West 1548 feet to a point on the West line of said Section 29; thence North to the South right of way line of the Santa Fe Railroad; thence Southwesterly along said South right of way line to the Centerline of the Verdigris River; thence Northerly along the center line of said river to a point 50 feet South of the East-West center line of South half of Section 19, Township 32 South, Range 16 East; thence West 1126.5 feet, more or less, to a point; thence North 567.5 feet, more or less, to a point; thence West to its point of intersection with the East line of Mount Hope Cemetery, the same being the West line of North 5th Street; thence North along the West line of North 5th Street to the Northeast corner of Timberland Addition to the city of Independence, Kansas; thence West to the Northwest corner of said addition; thence North to the South line of Rajah Road extended to the Southeast corner of Gov't Lot 3 of Section 18, Township 32 South, Range 16 East; thence West along the South line, 423 feet; thence North 180 feet; thence West 199.80 feet; thence South 180 feet to a point on said South line; thence West along the South right-of-way line of Rajah Road extended and the South right-of-way line of Rajah Road to the Northwest corner of Lot 16, Lakeview Subdivision to the City of Independence, Kansas; thence South to the Southwest corner of Lot 9 of said subdivision; thence Southwesterly to the Northwest corner of Lot 4, Lakeside Addition to the City of Independence, Kansas; thence South along the West line of said addition to the Southwest corner of Lot 1 of said addition; thence East along the South line of said Lot 1 to the Northwest corner of Lot 5, Golfview Addition to the City of Independence, Kansas; thence South to the Southwest corner of Lot 1 of said addition; thence South along the West line of said addition extended to a point on the

center line of Taylor road 30 feet East of the Northwest corner of the Southwest quarter of the Northwest quarter of Section 19, Township 32 South, Range 16 East; thence West along the center line of Taylor Road, which said line is the South line of the North half of the North half of Section 24, Township 32 South, Range 15 East, to its point of intersection with the East line of the Golfers Park Addition to the City of Independence, Kansas, extended South; thence North along said East line extended and the East line of said Addition to the Northeast corner of Lot 1, Block 1, of the Country Club Estates Addition; thence West to a point on the East line of Fairway Drive which is 70 feet North of the Northwest corner of Lot 8, Block 2 of said addition; thence North to the Northeast corner of Lot 5, Block 5 of said addition; thence West along the North line of said addition to the Northwest corner of Lot 1 of said block of said addition; thence North along the East line of the Southwest quarter of Section 13, Township 32 South, Range 15 East, to the center line of the Elk River; thence Northerly and Westerly along the center line of said Elk River to a point that is located as follows; From a point 557 feet East of the Southwest corner of the Northwest quarter of said Section 13, thence North 8 degrees 17 minutes West 456 feet; thence South 88 degrees 7 minutes East 205 feet; thence South 84 degrees, 52 minutes East 350 feet to the center of said Elk River; thence Westerly and Southeasterly along the same above Elk River centerline to the same said point that is 557 feet East of the Southwest corner of the Northwest quarter of said Section 13; thence West to a point on the East right-of-way line of North 24th Street; thence South on said East right-of-way line of said street to a point that is 20 feet West of the Northwest corner of Lot 47 of Regency West Addition to the City of Independence, Kansas; thence East to the Northwest corner of said Lot 47; thence South to the Southwest corner of Lot 29, Block D, of Horizon Estates Addition; thence East to the Southwest corner of Lot 21, Block D of said addition; thence South to the Southwest corner of Lot 1, Block D of said addition; thence East along the South line of said addition to the Southeast corner of Lot 1, Block G of said addition; thence South 10 feet; thence East to a point 20 feet North of the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24, Township 32 South, Range 15 East; thence South across Taylor Road on the West line of Gossett's Fourth Addition extended North and along the West side of said addition to the center of Section 24, Township 32 South, Range 15 East; thence West along the North line of the Southwest Quarter of Section 24 to the Northwest corner of the East One-Half of the Southwest Quarter of said Section 24; thence South along the West line of the East One-Half of the Southwest Quarter of Section 24 to the Southwest corner of the East One-Half of the Southwest Quarter of Section 24; thence East along the South line of the Southwest Quarter and the Southeast Quarter of Section 24 to the Northeast corner of the West half of the Northeast Quarter of Section 25, Township 32 South, Range 15 East; thence South along the East line of the West half of the Northeast Quarter of said Section 25, to a point 30 feet South of the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 25, thence West 20 feet to the Northeast corner of Lot 9 of College Crest Addition to the City of Independence, Kansas, the same being a point on the South line of West Oak Street; thence West along the South line of said street to the East line of North 21st Street; thence South along the East line of said street to a point where said East line intersects the North right-of-way line of the SKO Railroad; thence Southeasterly along said North right-of-way line of said railroad to its point of intersection with the North-South center line of said section; thence South on said North-South center line of said section to its point of intersection with the South right-of-way line of said railroad; thence Southwesterly along the South side of said railroad right-of-way to its point of intersection with the East line of North 21st Street;

thence North along the East line of said street to the South line of Mill Street; thence East along the South line of Mill Street to its point of intersection with said railroad right-of-way thence Northwesterly along the South line of said railroad right-of-way to its of intersection with the Northwest corner of Lot 1, Block 3 of Mears Addition to the City of Independence, Kansas and the East right-of-way line of the Union Pacific Railroad right-of-way;

thence Southeasterly along the East line of the Union Pacific Railroad right-of-way to a point where the East line of said railroad right-of-way intersects with the North-South center line of the Southwest quarter of Section 25, Township 32 South, Range 15 East; thence South along the North-South center line of said Southwest quarter of said section to the Northeast corner of the Southwest quarter of the Southwest quarter of said section; thence West along the North line of the Southwest quarter of the Southwest quarter of said section, crossing the SKO Railroad right-of-way to the Northwesterly right of way line; thence Northeasterly along said Northwesterly right of way line to its intersection with the East line of Section 26; thence North along the East line of said Southeast Quarter to the Northeast corner the Southeast Quarter of Section 26; thence West along the North line of the Southeast Quarter of Section 26, a distance of 1650.30 feet; thence South to the South line of the Northwest Quarter of the Southeast Quarter of Section 26 being 1544.33 feet West of the Intersection of said Northwesterly railroad right of way line and the South line of said Northwest Quarter of the Southeast Quarter of Section 26; thence West along the South line of the Northwest Quarter of the Southeast Quarter and the North line of the Southeast Quarter of the Southwest Quarter of Section 26 to a point 30 East of the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 26; thence South along the East right of way line of Peter Pan Road, a distance of 325 feet; thence East, a distance of 630 feet; thence South 330 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter; thence West along the South line of the South One-Half of the South One-Half of the Southwest Quarter of Section 26 to the Northwest corner of the East One-Half of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 27; thence South to its point of intersection with the North right-of-way line of U.S. 75-160 highway; thence East along said North right-of-way line of said highway to a point that is 327 feet East and 40 feet North of the Northwest corner of said Section 35; thence South to a point that is 327 feet East and 660 feet South of the Northwest corner of said Section 35, thence West to a point that is 660 feet South and 330 feet West of the Northwest corner of said Section 35; thence North to a point on the South right of way line of U.S. 75-160 highway; thence West along said South right of way line to the intersection of the East right of way of Rosser Road and the South right of way of U.S. 75-160 highway; thence South along said East right of way line of Rosser Road to the intersection of said East right of way line and the South line of the Northeast Quarter

of said Section 34; thence East along the South line of said Northeast Quarter to the Northeast corner of the Southeast Quarter of said Section 34; thence South along the East line of the Southeast Quarter of Section 34 to the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 35; thence East along the South line of the Northwest Quarter of the Southwest Quarter of said Section 35 to the Westerly right of way line of the S.K.O. Railroad; thence Northeasterly along the Westerly right of way line to the South right of way line of Maple Street; thence East along the South right of way line of Maple Street to the Intersection of said South right of way line of Maple Street and the Easterly right of way line of the S.K.O. Railroad; thence Southwesterly along said Southeasterly S.K.O Railroad right of

to the intersection of said Easterly right of way line and the West line of the Northeast Quarter of the Southwest Quarter of said Section 35; thence South along the West line of the Northeast Quarter of the Southwest Quarter of said Section 35 to the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 35; thence East along the South line of the Northeast Quarter of the Southwest Quarter of said Section 35 to the East line of the Southwest Quarter of said Section 35; thence North along the East line of the Southwest Quarter of said Section 35 to a point being 466 feet South of the Northeast corner of the Southwest Quarter of said Section 35; thence East 773 feet; thence North 468 feet to a point on the North line of the Southeast Quarter of said Section 35; thence East along the North line of said Southeast Quarter to the intersection of the North line of said Southeast Quarter and the West right of way line of County Road No. 3575 (South 28th Street); thence North along said West right of way line, 1000 feet; thence West 297 feet; thence North 290 feet to a point on the South right of way line of West Maple Street; thence East along the South right of way line of said West Maple Street to the intersection of said South right of way line and the East line of the Southwest Quarter of the Northeast Quarter of said Section 35; thence North along the East line of the Southwest Quarter of the Northeast Quarter to the to the **Point of Beginning**, all in Montgomery County, Kansas

ALSO

Ordinance No. 3694 recorded in Book 429 at Page 47 described as follows

Being a 192.365 acre tract of land located in a portion of Sections 20, 21, 28, and 29, all in Township 33 South, Range 15 East of the 6th Principal Meridian, Montgomery County, Kansas, and being more particularly described as follows:

Commencing at the Northeast corner of said Section 21; thence S01°22'29"E (assumed bearing) along the East line of said Section 21, a distance of 3935.00 feet to a point that is 25 feet South of the extension of the centerline of "F" Street; thence S88°32'23"W along a line that is 25 feet South of the centerline of "F" Street, a distance of 2040.63 feet to the **Point of Beginning**; thence S88°34'30"W a distance of 777.50 feet to a point on the West edge of existing North and South Taxiway; thence S01°22'53"E along the West edge of said existing Taxiway, a distance of 1876.23 feet to a point on the North edge of existing East and West Taxiway; thence S66°14'34"W along the North edge of said Taxiway, a distance of 480.54 feet to a point on the North edge of existing Runway #13-31; thence N46°23'24"W along the North edge of said Runway #13-31, a distance of 3464.33 feet to a point on the South edge of existing Runway #4-22; thence N43°36'51"E along the South edge of said existing Runway #4-22, a distance of 3470.25 feet to a point on the South edge of existing East and West Taxiway; thence S68°51'53"E along the South edge of said Taxiway, a distance of 477.09 feet to a point on the West edge of existing North and South Taxiway; thence S01°22'53"E along the West edge of said Taxiway, a distance of 2245.93 feet to a point on the North edge of existing East and West Taxiway; thence N88°36'39"E along the North edge of said Taxiway, a distance of 399.27 feet to a point on the Building Restriction Line; thence S01°23'08"W along the Building Restriction Line, a distance of 114.73 feet to a point 25 feet South of the centerline of "F" Street; thence N88°32'23"E along a line 25 feet South of "F" Street, a distance of 377.08 feet to the **Point of Beginning** and containing 8,379,457 square feet or 192.365 acres.

ALSO

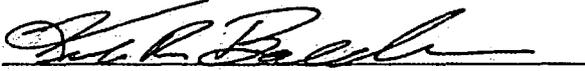
Ordinance No. 4124 recorded in Book 606 at Page 235-236 described as follows

Being an 8.489 tract of land located in the Southeast ¼ of the Southeast ¼ of Section 21, Township 33 South, Range 15 East of the 6th Principal Meridian and being a portion of that tract of land conveyed by quit claim deed to the City of Independence, and recorded in Book 235, Page 275, Montgomery County Register of Dees and being more particularly described as follows:

Commencing at a 1 ½" square iron bar found at the Southeast corner of said Southeast ¼ of the Southeast ¼ of Section 21, said point also being located in County Road No. 3300; thence N 00°06'02"W (an assumed bearing) along the East line of said SE/4 of SE/4, Section 21 a distance of 546.75 feet to a point for corner in said county road; thence S 80°53'05" W a distance of 90.13 feet to a 5/8" iron rod set for the **Point of Beginning** of said 8.489 acre tract; thence S 89°53'05" W a distance of 679.14 feet to a 5/8" iron rod set for the Southwest corner of said tract; thence N 00°19'21" W a distance of 450.00 feet a 5/8" iron rod set at a point 40.00 feet South of the center line of 22.00 foot wide asphalt road known as "E" Street in City of Independence airport; thence N 89°53'05" E a distance of 109.34 feet to a 5/3" iron rod set at the point of curvature of a tangent circular curve to the left with a central angle of 40°18'24", a radius of 291.36 feet and a tangent length of 106.93 feet; thence along said tangent circular curve an arc length of 204.97 feet and a chord bearing and distance of N 69°43'55" E 200.77 feet, to a 5/8" iron rod set at the point of tangency of said curve; thence N 49°34'47" E parallel with the centerline of said "E" Street a distance of 85.39 feet to a 5/8" iron rod set at the point of curvature of a tangent circular curve to the right with a central angle of 40°18'24", a radius of 211.36 feet and a tangent length of 77.57 feet; thence along said tangent circular curve an arc length of 148.68 feet and a chord bearing and distance of N 69°43'55" E, 145.65 feet to a 5/8" iron rod set at the point of tangency of said curve; thence N 89°53'05" E parallel with the centerline of said "E" Street a distance of 181.26 feet to a 5/8" iron rod set at the Northeast corner of said 8.489 acre tract; thence S 00°06'02" E parallel with the East line of said SE/4 of the SE/4 of Section 21, a distance of 624.58 feet to the **Point of Beginning**.

CERTIFICATION

IN TESTIMONY WHEREOF, I, Kirk R. Baldwin, being a Professional Land Surveyor in State of Kansas, do hereby certify that the legal description contained herein was prepared without the benefit of a survey and was prepared from record ordinances provided by the City of Independence, Kansas, and has affixed his official seal to the foregoing instrument.



Kirk R. Baldwin, KSLs 1365
As Agent for TranSystems Corp., CLS-37
2400 Pershing Road, Suite 400
Kansas City, MO 64108

10/17/17
Date (Sealed)

