

(Published in *The Legal Record* on December 6, 2022)

**ORDINANCE NO. 2559**

**AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF DE SOTO, KANSAS MAKING CERTAIN FINDINGS AND EXPANDING AN EXISTING REDEVELOPMENT DISTRICT PURSUANT TO K.S.A. 12-1770 ET SEQ.**

**WHEREAS**, the City of De Soto, Kansas (the “City”), is a city of the second class organized and existing under the constitution and laws of the State of Kansas; and

**WHEREAS**, the City has the authority to adopt tax increment financing pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”); and

**WHEREAS**, the City created the Sunflower Redevelopment District (the “Redevelopment District”), consisting of four (4) project areas (each a “Project Area”), by the passage of Ordinance No. 2527 on January 20, 2022; and

**WHEREAS**, the City adopted Tax Increment Financing Redevelopment Project Plan 1 for Project Area 1 of the Redevelopment District by the passage of Ordinance No. 2540 on July 21, 2022; and

**WHEREAS**, the City adopted Tax Increment Financing Redevelopment Project Plan 2 for Project Area 2 of the Redevelopment District by the passage of Ordinance No. 2541 on July 21, 2022; and

**WHEREAS**, the City proposes to further expand the Redevelopment District by the addition of an area described herein to be added to Project Area 4 of the Redevelopment District (the “TIF Expansion Area”) shown on the map attached hereto as **Exhibit A**; and

**WHEREAS**, the City is required under the Act to conduct a public hearing in accordance with the Act in connection with the proposed expansion of the Redevelopment District to include the TIF Expansion Area; and

**WHEREAS**, notice of the public hearing was given as required by law and the public hearing was held by the governing body of the City and closed on this date; and

**WHEREAS**, the governing body has been presented with a Blight Analysis dated on or about November 22, 2022 prepared by Polsinelli PC (the “Report”) which provides factual evidence concerning the presence or absence within the TIF Expansion Area of the factors defining a “blighted area,” as set forth in the Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF DE SOTO, KANSAS:**

**Section 1. Findings.** The Governing Body hereby finds that:

- (a) due notice of the public hearing was made in accordance with the Act;
- (b) the TIF Expansion Area described herein does not contain any real property that was not designated in the notice of public hearing given as required by the Act and Resolution No. 1088;

(c) based on the Report, the TIF Expansion Area is an eligible area for being designated as a redevelopment district pursuant to the Act because the real property is in an area within the City that constitutes a “blighted area” and is therefore an “eligible area” (as said terms are defined in the Act);

(d) the conservation, development or redevelopment of the TIF Expansion Area is necessary to promote the general and economic welfare of the City; and

(e) the actions contemplated under this Ordinance will not result in a “substantial change” (as defined in the Act) relating to the Redevelopment District or any previously adopted redevelopment project plans for Project Areas within the Redevelopment District.

**Section 2. Expansion of Redevelopment District.** The Redevelopment District as expanded by the TIF Expansion Area, which shall be added to Project Area 4, is hereby approved, with boundaries as shown on the map attached as **Exhibit B**. The boundaries of the TIF Expansion Area are legally described as shown on **Exhibit C** hereto. The legal description of the Redevelopment District, as expanded by the TIF Expansion Area, is attached hereto as **Exhibit D**.

**Section 3. District Plan.** The City hereby ratifies the district plan for the Redevelopment District as expanded by the TIF Expansion Area, copied below as originally set forth in Ordinance No. 2527 of the City:

A mixed-use development containing at least four (4) redevelopment project areas consisting of some or all of the following uses, without limitation: manufacturing and warehousing; general commercial uses; wholesale and retail trade; transportation; energy production; professional, scientific and technical services; administrative support; waste management; remediation services; health care and social assistance; arts, entertainment and recreation; accommodation and food services; residential and other mixed uses including but not limited to those contemplated under the City’s M-1 and M-2 zoning classification, with associated amenities and infrastructure, including but not limited to, parking, landscaping, lighting, utilities, storm water improvements, sidewalks/walkways, streets/drives, ingress/egress improvements, green space, other infrastructure improvements; and other items allowable under the Act.

**Section 4. Further Action.** The Mayor, City Administrator, City Clerk and other officials and employees of the City, including the City Attorney, City consultants, and Gilmore & Bell, P.C., Bond Counsel, are hereby further authorized to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

**Section 5. Effective Date.** This Ordinance shall take effect and be in force from and after its passage and publication as provided by law.

[Balance of page intentionally left blank]

**PASSED** by the governing body of the City of De Soto, Kansas, this 1<sup>st</sup> day of December, 2022.

**SIGNED** by the Mayor this 1<sup>st</sup> day of December, 2022.

\_\_\_\_\_

Mayor

(SEAL)

\_\_\_\_\_

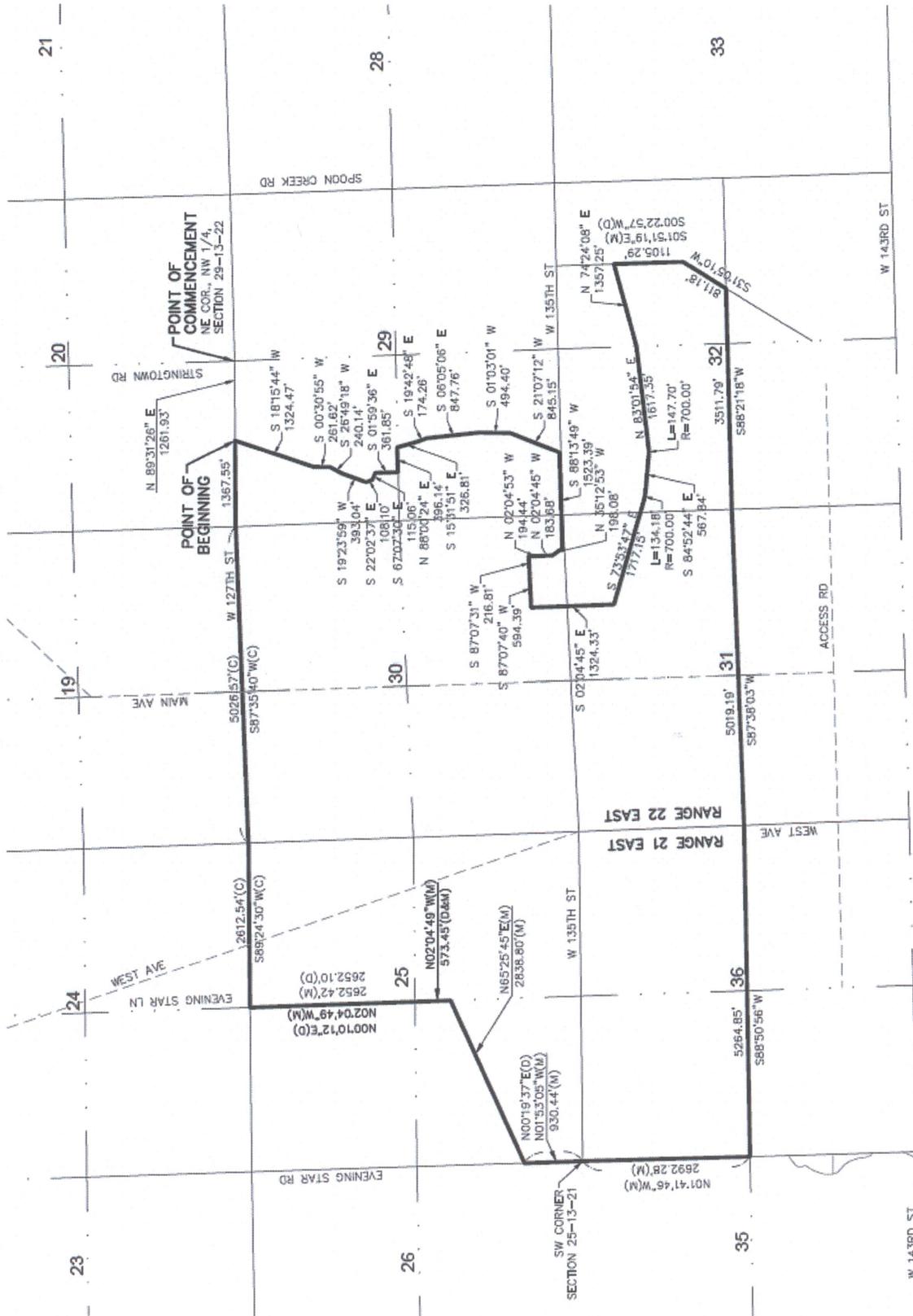
City Clerk

APPROVED AS TO FORM:

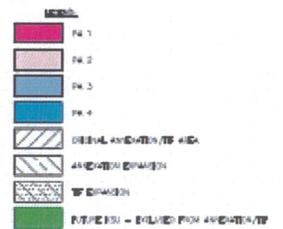
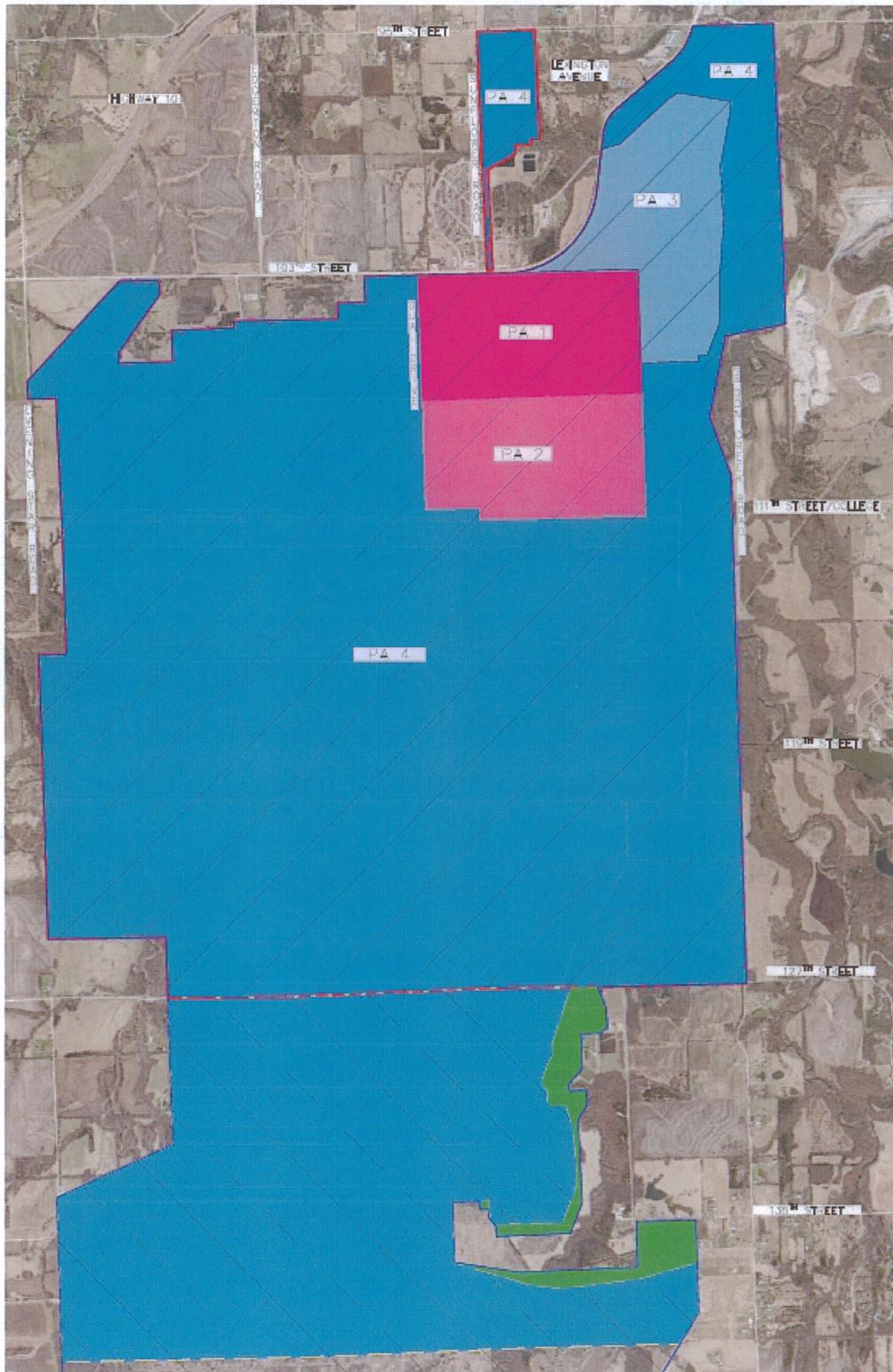
\_\_\_\_\_

Gilmore & Bell, P.C., City Bond Counsel

**EXHIBIT A**  
**MAP OF TIF EXPANSION AREA**



**EXHIBIT B**  
**MAP OF THE REDEVELOPMENT DISTRICT AS EXPANDED BY THE TIF EXPANSION AREA**



**EXHIBIT C**  
**LEGAL DESCRIPTION OF TIF EXPANSION AREA**

A TRACT OF LAND BEING LOCATED IN JOHNSON COUNTY, KANSAS, BEING ALL THAT PART OF SECTIONS 29, 30, 31 AND 32, TOWNSHIP 13 SOUTH, RANGE 22 EAST AND ALL THAT PART OF SECTIONS 25 AND 36, TOWNSHIP 13 SOUTH, RANGE 21 EAST ALL EAST OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS. THE INTENDED USE OF THIS DESCRIPTION IS FOR CREATING AN TIF MAP AND THEREFORE DOES NOT FALL UNDER K.S.A. 19-1434. IF THIS DESCRIPTION IS USED FOR THE TRANSFER OF PROPERTY OR OWNERSHIP A FIELD SURVEY AND CERTIFICATE OF SURVEY, AND NEW DESCRIPTION, MEETING THE MINIMUM STANDARDS FOR LAND SURVEYS IN KANSAS AND THE REQUIREMENTS OF K.S.A. 19-1434 WOULD NEED TO BE PERFORMED AND FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS. THIS PARCEL WAS DESCRIBED BY KENNETH J. DEDRICK, PS-1067 ON THIS 5TH DAY OF OCTOBER 2022 AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE S 89°31'26" W ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1261.93 FEET TO THE POINT OF BEGINNING, THENCE S 18°15'44" W, A DISTANCE OF 1324.47 FEET; THENCE S 00°30'55" W, A DISTANCE OF 261.62 FEET; THENCE S 26°49'18" W, A DISTANCE OF 240.14 FEET; THENCE S 19°23'59" W, A DISTANCE OF 393.04 FEET; THENCE S 22°02'37" E, A DISTANCE OF 108.10 FEET; THENCE S 67°07'30" E, A DISTANCE OF 115.06 FEET; THENCE S 01°59'36" E, A DISTANCE 361.85 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE N 88°00'24" E ON SAID SOUTH LINE, A DISTANCE OF 396.14 FEET; THENCE S 15°31'51" E, A DISTANCE OF 326.81 FEET; THENCE S 19°42'48" E, A DISTANCE OF 174.26 FEET, THENCE S 06°05'06" E, A DISTANCE OF 847.76 FEET, THENCE S 01°03'01" W, A DISTANCE OF 494.40 FEET; THENCE S 21°07'12" W, A DISTANCE OF 845.15 FEET; THENCE S 88°13'49" W, A DISTANCE OF 1523.39 FEET; THENCE N 35°12'53" W, A DISTANCE OF 198.08 FEET; THENCE N 02°04'45" W, A DISTANCE OF 183.68 FEET; THENCE N 02°04'53" W, A DISTANCE OF 194.44 FEET; THENCE S 87°07'31" W, A DISTANCE OF 216.81 FEET; THENCE S 87°07'40" W, A DISTANCE OF 594.39 FEET; THENCE S 02°04'45" E, A DISTANCE OF 1324.33 FEET; THENCE S 73°53'47" E, A DISTANCE OF 1717.15 FEET; THENCE ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 700.00 AND AN ARC LENGTH OF 134.18 FEET; THENCE S 84°52'44" E, A DISTANCE OF 567.84 FEET; THENCE ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 700.00 FEET AND AN ARC LENGTH OF 147.70 FEET; THENCE N 83°01'54" E, A DISTANCE OF 1617.35 FEET; THENCE N 74°24'08" E, A DISTANCE OF 1357.25 FEET; THENCE S 01°51'19" E, A DISTANCE OF 1105.29 FEET TO A POINT; THENCE S 31°05'10" W, A DISTANCE OF 811.18 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE HALF OF SECTION 32 TOWNSHIP 13 SOUTH, RANGE 22 EAST; THENCE S 88°21'18" W ON THE SOUTH LINE OF THE NORTH ONE HALF OF SAID SECTION 32, A DISTANCE OF 3511.79 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE HALF OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 22 EAST; THENCE S 87°38'03" W ON THE SOUTH LINE OF THE NORTH ONE HALF OF SAID SECTION 31, A DISTANCE OF 5019.19 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE HALF OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 21 EAST; THENCE S 88°50'56" W ON THE SOUTH LINE OF THE NORTH ONE HALF OF SAID SECTION 36, A DISTANCE OF 5264.85 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE HALF OF SAID SECTION 36; THENCE N 01°41'46" W ON THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 2692.28 FEET TO THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 21 EAST; THENCE N 01°53'05" W ON THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 930.44 FEET TO A POINT; THENCE N 65°25'45" E, A DISTANCE OF 2838.80 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE N 02°04'49" W ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 573.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE N 02°04'49" W ON THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2652.42 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE S 89°24'30" W ON THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2612.54 FEET TO THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 22 EAST; THENCE S 87°35'40" W ON THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 5,026.57 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 13 SOUTH,

RANGE 22 EAST; THENCE S 89°31'26" W ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1367.55 FEET TO THE POINT OF BEGINNING.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19-1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY. THE ABOVE DESCRIPTION IS BASED ON A SURVEY BY DAVID J. SCHAFFER, LS-1240 FILED AT THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE, FOUND IN BOOK 200707, AT PAGE 009088 AND CONTAINS 1,865.688 ACRES MORE OR LESS.

[Balance of page intentionally left blank]

**EXHIBIT D**

**LEGAL DESCRIPTION OF REDEVELOPMENT DISTRICT  
AS EXPANDED BY THE TIF EXPANSION AREA**

**The "Redevelopment District" as originally established pursuant to Ordinance No. 2527**

A TRACT OF LAND BEING LOCATED IN JOHNSON COUNTY, KANSAS, BEING ALL THAT PART OF SECTIONS 12, 13 AND 24, TOWNSHIP 13 SOUTH, RANGE 21 EAST AND ALL THAT PART OF SECTIONS 4, 5, 7 AND 9 AND ALL OF SECTIONS 8, 17, 18, 19 AND 20, TOWNSHIP 13 SOUTH, RANGE 22 EAST ALL EAST OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS. THE INTENDED USE OF THIS DESCRIPTION IS FOR CREATING A TIF/ANNEXATION DISTRICT AND THEREFORE DOES NOT FALL UNDER K.S.A. 19-1434. IF THIS DESCRIPTION IS USED FOR THE TRANSFER OF PROPERTY OR OWNERSHIP A FIELD SURVEY AND CERTIFICATE OF SURVEY, AND NEW DESCRIPTION, MEETING THE MINIMUM STANDARDS FOR LAND SURVEYS IN KANSAS AND THE REQUIREMENTS OF K.S.A. 19-1434 WOULD NEED TO BE PERFORMED AND FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS. THIS PARCEL WAS DESCRIBED BY KENNETH J. DEDRICK, PS-1067 ON THIS 7TH DAY OF JANUARY 2022 AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 4, THENCE N 88°24'22" E ON THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1311.45 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 4; THENCE S 02°46'32" E ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF, A DISTANCE OF 5,354.79 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 9; THENCE SOUTH 01°50'05" EAST ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF, A DISTANCE OF 1,280.47 FEET, MORE OR LESS TO THE NORTH LINE OF A PARCEL OWNED BY THE JOHNSON COUNTY PARKS & RECREATION DEPARTMENT, AS DESCRIBED IN KANSAS LIMITED WARRANTY DEED FILED IN BOOK 200508, AT PAGE 003613; THENCE SOUTH 78°43'12" WEST ON SAID NORTH LINE, A DISTANCE OF 1,364.98 FEET, MORE OR LESS TO THE WEST LINE OF SAID PARCEL; THENCE SOUTH 10°58'53" WEST ON SAID WEST LINE, A DISTANCE OF 1,820.25 FEET, MORE OR LESS; THENCE SOUTH 20°27'21" EAST CONTINUING ON SAID WEST LINE, A DISTANCE OF 1,377.25 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE SOUTH 01°43'48" EAST CONTINUING ON SAID WEST LINE, BEING THE SAME AS THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 657.61 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE S 01°51'46" E ON THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 2,613.65 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE S 01°52'52" E CONTINUING ON SAID EAST LINE, A DISTANCE OF 2,613.84 FEET TO THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S 01°51'29" E ON THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 2,664.89 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE S 01°50'41" E CONTINUING ON SAID EAST LINE, A DISTANCE OF 2,663.68 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE S 88°17'19" W ON THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 2,651.64 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 20; THENCE S 89°31'26" W ON THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 2,629.48 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE S 87°35'40" W ON THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 5,026.57 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE S 89°24'30" W ON THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 2,612.54 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE N 01°58'33" W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1,345.92 FEET TO A POINT; THENCE S 88°56'07" W, A DISTANCE OF 2,606.97 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 24; THENCE N 01°53'39" W ON SAID WEST LINE, A DISTANCE OF 1,325.87 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE N 01°53'28" W ON SAID WEST LINE, A DISTANCE OF 2,651.67 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE N 02°06'16" W ON THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 2,293.06 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND KNOWN AS PARCEL I DESCRIBED IN BOOK 539, AT PAGE 215; THENCE N 88°41'39" E ON THE SOUTH LINE OF SAID PARCEL I, A DISTANCE OF 616.00 FEET TO THE

SOUTHEAST CORNER OF SAID PARCEL I; THENCE N 02°05'37" W ON THE EAST LINE OF SAID PARCEL I, A DISTANCE OF 2,952.82 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12; THENCE N 02°46'14" W CONTINUING ON SAID EAST LINE, A DISTANCE OF 2,698.68 FEET TO THE NORTHEAST CORNER OF SAID PARCEL I; THENCE S 88°38'49" W ON THE NORTH LINE OF SAID PARCEL I, A DISTANCE OF 616.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 12; THENCE N 02°47'01" W ON SAID WEST LINE, A DISTANCE OF 390.08 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND KNOWN AS PARCEL H DESCRIBED IN BOOK 539, AT PAGE 215; THENCE N 42°28'45" E ON THE SOUTH LINE OF SAID PARCEL H, A DISTANCE OF 3,004.52 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF KANSAS STATE HIGHWAY NO. 10 AS DESCRIBED IN DEED RECORD NO. 151; THENCE N 88°46'58" E ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 497.50 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 LYING 31.82 FEET SOUTH OF THE NORTH ONE-QUARTER CORNER THEREOF; THENCE N 89°03'19" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 369.85 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND KNOWN AS PARCEL G DESCRIBED IN BOOK 539, AT PAGES 214 AND 215; THENCE S 05°23'10" E ON SAID WEST LINE, A DISTANCE OF 303.20 FEET TO A POINT; THENCE S 35°34'51" W CONTINUING ON SAID WEST LINE, A DISTANCE OF 1,592.01 FEET TO A POINT; THENCE S 02°28'40" E CONTINUING ON SAID WEST LINE, A DISTANCE OF 232.28 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL G; THENCE N 88°36'19" E ON THE SOUTH LINE OF SAID PARCEL G, A DISTANCE OF 1,213.37 FEET TO A POINT; THENCE N 02°28'40" W CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 693.84 FEET TO A POINT; THENCE N 87°31'18" E CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 1,401.86 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL G; THENCE N 01°08'38" W ON THE EAST LINE OF SAID PARCEL G, A DISTANCE OF 146.00 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN VOLUME 982, AT PAGE 299; THENCE N 88°40'50" E ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 2,321.00 FEET TO A POINT; THENCE N 01°30'10" W CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 355.00 FEET TO A POINT; THENCE N 88°37'24" E CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 610.00 FEET TO A POINT; THENCE N 01°22'36" W, A DISTANCE OF 570.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF KANSAS STATE HIGHWAY NO. 10; THENCE N 88°35'13" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2,733.08 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 8 LYING 40.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE N 88°42'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 436.48 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF 2,062.40 FEET, A DELTA ANGLE OF 82°33'30", AND AN ARC LENGTH OF 2,971.74 FEET TO A POINT; THENCE N 06°08'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,210.20 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 915.40 FEET, A DELTA ANGLE OF 41°19'51", AND AN ARC LENGTH OF 660.33 FEET TO A POINT; THENCE N 49°29'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,604.70 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF 1,472.70 FEET, A DELTA ANGLE OF 28°34'42", WITH AN ARC LENGTH OF 734.56 FEET TO A POINT; THENCE N 20°54'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 225.06 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 5; THENCE N 88°26'13" E ON SAID NORTH LINE, A DISTANCE OF 461.86 FEET TO THE POINT OF BEGINNING.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19-1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY. THE ABOVE DESCRIPTION IS BASED ON A SURVEY BY DAVID J. SCHAFFER, LS-1240 FILED AT THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE, FOUND IN BOOK 200707, AT PAGE 009088 AND CONTAINS 5,789.435 ACRES MORE OR LESS.

ALSO:

A TRACT OF LAND BEING LOCATED IN JOHNSON COUNTY, KANSAS, BEING ALL THAT PART OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 22 EAST ALL EAST OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS. THE INTENDED USE OF THIS DESCRIPTION IS FOR CREATING A

TIF/ANNEXATION DISTRICT AND THEREFORE DOES NOT FALL UNDER K.S.A. 19-1434. IF THIS DESCRIPTION IS USED FOR THE TRANSFER OF PROPERTY OR OWNERSHIP A FIELD SURVEY AND CERTIFICATE OF SURVEY, AND NEW DESCRIPTION, MEETING THE MINIMUM STANDARDS FOR LAND SURVEYS IN KANSAS AND THE REQUIREMENTS OF K.S.A. 19-1434 WOULD NEED TO BE PERFORMED AND FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS. THIS PARCEL WAS DESCRIBED BY KENNETH J. DEDRICK, PS-1067 ON THIS 7TH DAY OF JANUARY 2022 AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE N 88°25'42" E ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,289.05 FEET TO A POINT; THENCE S 02°56'17" E, A DISTANCE OF 2,416.27 FEET TO A POINT; THENCE S 88°45'35" W, A DISTANCE OF 196.91 FEET TO A POINT; THENCE S 01°14'25" E, A DISTANCE OF 103.00 FEET TO A POINT; THENCE S 87°25'55" W, A DISTANCE OF 350.62 FEET TO A POINT; THENCE S 01°14'25" E, A DISTANCE OF 184.00 FEET TO A POINT; THENCE S 43°53'35" W, A DISTANCE OF 45.14 FEET TO A POINT; THENCE S 60°43'55" W, A DISTANCE OF 659.00 FEET TO A POINT; THENCE S 02°42'49" E, A DISTANCE OF 2,226.65 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF KANSAS STATE HIGHWAY NO. 10; THENCE S 88°42'01" W ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 122.03 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE N 02°42'49" W ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,535.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE N 02°41'44" W ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,736.21 FEET TO THE POINT OF BEGINNING.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19-1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY. THE ABOVE DESCRIPTION IS BASED ON A SURVEY BY DAVID J. SCHAFFER, LS-1240 FILED AT THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE, FOUND IN BOOK 200707, AT PAGE 009088 AND CONTAINS 87.318 ACRES MORE OR LESS,

ALSO:

**The "TIF Expansion Area"**

A TRACT OF LAND BEING LOCATED IN JOHNSON COUNTY, KANSAS, BEING ALL THAT PART OF SECTIONS 29, 30, 31 AND 32, TOWNSHIP 13 SOUTH, RANGE 22 EAST AND ALL THAT PART OF SECTIONS 25 AND 36, TOWNSHIP 13 SOUTH, RANGE 21 EAST ALL EAST OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS. THE INTENDED USE OF THIS DESCRIPTION IS FOR CREATING AN TIF MAP AND THEREFORE DOES NOT FALL UNDER K.S.A. 19-1434. IF THIS DESCRIPTION IS USED FOR THE TRANSFER OF PROPERTY OR OWNERSHIP A FIELD SURVEY AND CERTIFICATE OF SURVEY, AND NEW DESCRIPTION, MEETING THE MINIMUM STANDARDS FOR LAND SURVEYS IN KANSAS AND THE REQUIREMENTS OF K.S.A. 19-1434 WOULD NEED TO BE PERFORMED AND FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS. THIS PARCEL WAS DESCRIBED BY KENNETH J. DEDRICK, PS-1067 ON THIS 5TH DAY OF OCTOBER 2022 AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE S 89°31'26" W ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1261.93 FEET TO THE POINT OF BEGINNING, THENCE S 18°15'44" W, A DISTANCE OF 1324.47 FEET; THENCE S 00°30'55" W, A DISTANCE OF 261.62 FEET; THENCE S 26°49'18" W, A DISTANCE OF 240.14 FEET; THENCE S 19°23'59" W, A DISTANCE OF 393.04 FEET; THENCE S 22°02'37" E, A DISTANCE OF 108.10 FEET; THENCE S 67°07'30" E, A DISTANCE OF 115.06 FEET; THENCE S 01°59'36" E, A DISTANCE 361.85 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE N 88°00'24" E ON SAID SOUTH LINE, A DISTANCE OF 396.14 FEET; THENCE S 15°31'51" E, A DISTANCE OF 326.81 FEET; THENCE S 19°42'48" E, A DISTANCE OF 174.26 FEET, THENCE S 06°05'06" E, A DISTANCE OF 847.76 FEET, THENCE S 01°03'01" W, A DISTANCE OF 494.40 FEET; THENCE S 21°07'12" W, A DISTANCE OF 845.15 FEET; THENCE S 88°13'49" W, A DISTANCE OF 1523.39 FEET;

THENCE N 35°12'53" W, A DISTANCE OF 198.08 FEET; THENCE N 02°04'45" W, A DISTANCE OF 183.68 FEET; THENCE N 02°04'53" W, A DISTANCE OF 194.44 FEET; THENCE S 87°07'31" W, A DISTANCE OF 216.81 FEET; THENCE S 87°07'40" W, A DISTANCE OF 594.39 FEET; THENCE S 02°04'45" E, A DISTANCE OF 1324.33 FEET; THENCE S 73°53'47" E, A DISTANCE OF 1717.15 FEET; THENCE ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 700.00 AND AN ARC LENGTH OF 134.18 FEET; THENCE S 84°52'44" E, A DISTANCE OF 567.84 FEET; THENCE ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 700.00 FEET AND AN ARC LENGTH OF 147.70 FEET; THENCE N 83°01'54" E, A DISTANCE OF 1617.35 FEET; THENCE N 74°24'08" E, A DISTANCE OF 1357.25 FEET; THENCE S 01°51'19" E, A DISTANCE OF 1105.29 FEET TO A POINT; THENCE S 31°05'10" W, A DISTANCE OF 811.18 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE HALF OF SECTION 32 TOWNSHIP 13 SOUTH, RANGE 22 EAST; THENCE S 88°21'18" W ON THE SOUTH LINE OF THE NORTH ONE HALF OF SAID SECTION 32, A DISTANCE OF 3511.79 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE HALF OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 22 EAST; THENCE S 87°38'03" W ON THE SOUTH LINE OF THE NORTH ONE HALF OF SAID SECTION 31, A DISTANCE OF 5019.19 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE HALF OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 21 EAST; THENCE S 88°50'56" W ON THE SOUTH LINE OF THE NORTH ONE HALF OF SAID SECTION 36, A DISTANCE OF 5264.85 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE HALF OF SAID SECTION 36; THENCE N 01°41'46" W ON THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 2692.28 FEET TO THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 21 EAST; THENCE N 01°53'05" W ON THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 930.44 FEET TO A POINT; THENCE N 65°25'45" E, A DISTANCE OF 2838.80 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE N 02°04'49" W ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 573.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE N 02°04'49" W ON THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2652.42 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE S 89°24'30" W ON THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2612.54 FEET TO THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 22 EAST; THENCE S 87°35'40" W ON THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 5,026.57 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 22 EAST; THENCE S 89°31'26" W ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1367.55 FEET TO THE POINT OF BEGINNING.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19-1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY. THE ABOVE DESCRIPTION IS BASED ON A SURVEY BY DAVID J. SCHAFFER, LS-1240 FILED AT THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE, FOUND IN BOOK 200707, AT PAGE 009088 AND CONTAINS 1,865.688 ACRES MORE OR LESS.

[Balance of page intentionally left blank]