

PUD 16/05

Application w/ correct
Signature



Rezoning Application Form (Includes PUD Rezoning and PUD Amendments)

City of Topeka Planning Department
620 SE Madison, 3rd Floor (Unit #11)
Topeka, KS 66607-1118
Phone 785-368-3728 Fax 785-368-2535
www.topeka.org/planning

FILE COPY

Requested Action and Site Information

Property Owner(s): Reser's Fine Foods, Inc.

Street Address: _____

City: _____ State: _____ Zip: _____ E-mail: _____

Work phone: _____ Home phone: _____ Fax: _____

Authorized Owner Representative (if any): Paul Leavy

Street Address: P.O. Box 8, Beaverton, Oregon 97075

City: Beaverton State: OR Zip: 97075 E-mail: paul@resers.com

Work phone: 503-643-6431 Home phone: _____ Fax: _____

Authorized Professional Agent (Engineer, Architect, Planner, Attorney, etc.) – if different from above

Kevin K. Holland, CFS Engineers, P.A.

Street Address: 2930 SW Woodside Dr.

City: Topeka State: KS Zip: 66614 E-mail: kholland@cfse.com

Work phone: 785-272-4706 Home phone: _____ Fax: _____

Authorization

I (we) am (are) the owner(s) of record for the subject property and hereby authorize filing of this application and any agent listed in this application to represent the owner(s). I (we) allow posting of signage on the property by the City of Topeka for the requested zoning change. I (we) declare that all submitted information is complete and accurate. I (we) hereby acknowledge that all zoning application procedures have been reviewed and understood as part of this submittal.

Owner 1 Name: PAUL LEAVY, CHIEF FINANCIAL OFFICER

Owner 1 Signature: _____ Date: 11-4-16

Owner 2 Name: _____

Owner 2 Signature: _____ Date: _____

Applicant Information

Type of Application:

1. Re-zoning from: RR-1, C-2 to: I-1
2. If a Planned Unit Development (PUD) rezoning include proposed zoning district use group(s): I-1

Address or Location of Property to be Re-Zoned: 3728 SE 6th Street, Topeka, Kansas 66607

Legal Description of Property*: lot(s) _____ block _____ subdivision Cope Subdivision No. 4

lot(s) _____ block _____ subdivision Cope Subdivision No. 6

**if unplatted, attach metes and bounds description see attached (Instr. #2016R17250, #2016R18725)*

Total Area (acres or square feet): 25.93 acres

Existing Use(s) on the property: Gas station, AG

How long has the existing use been active on the property? unknown

Proposed Use(s), if known (please describe to ensure conformity to the proposed zoning district):

Manufacturing Plant

Was a Pre-Application Meeting or Zoning Inquiry completed with Staff? yes If yes, when? 10/14/16

Is neighborhood meeting required? yes If yes, indicate date, time, and place: 12/01/16

This application will not be scheduled for public hearings until all property taxes and any special assessments due are current.

PLANNING OFFICE USE ONLY

Date submitted: 11.4.16

Date notice sent: 11.23.16

Application No.: PUD 16/05

Date advertised: 11.28.16

Filing fee: 2350 Receipt no.:

Date of hearing: 12.19.16

Property Taxes Current? Yes No

Council district _____

Parcel No.: 1083404001033000

NIA/NA: East End / Topeka North +

Items Missing? Yes No List any incomplete items: _____

Lawyers Title of Topeka, Inc.
(786) 271-9600

C.N. 35058

Entered in Transfer Record in my office _____

Sep 15, 2016 #103948

E. Cortez

County Clerk

Mail Tax Statement to:

Kansas Equity Partners, LLC
100 E. 9th, Ste 200
Topeka, KS 66612

2016R17250

SHAWNEE COUNTY, KANSAS
REGISTER OF DEEDS
REBECCA J. NIOCE
DATE RECORDED:
09/15/2016 10:19:30 AM
DEBT: 0.00

DEED-KANSAS WARRANTY (Statutory)

THE GRANTOR, **Eloisa Cortez**
and **Miguel Ramirez** wife and husband

CONVEYS AND WARRANTS to
Kansas Equity Partners, LLC

for the sum of One Dollar and Other Valuable Consideration, the following described real estate:

A tract of land in the Southeast Quarter of Section 34, Township 11 South, Range 16 East of the Sixth Principal Meridian, Shawnee County, Kansas, described as follows: Commencing at the Southeast Corner of said Southeast Quarter, thence South 88 degrees 32 minutes 38 seconds West (assumed bearing) along the South line of said Southeast Quarter, 250.20 feet; thence North 0 degrees 21 minutes 22 seconds East, 60.02 feet to the point of beginning; thence South 88 degrees 32 minutes 38 seconds West along the North right of way line of US-40 Highway, 707.69 feet; thence North 0 degrees 00 minutes 00 seconds East, 1225.96 feet; thence North 90 degrees 00 minutes 00 seconds East, 957.55 feet to the East line of said Southeast Quarter; thence South 0 degrees 00 minutes 00 seconds West along the South line of said Southeast Quarter, 186.49 feet; thence South 88 degrees 32 minutes 38 seconds West, 403.50 feet; thence South 0 degrees 00 minutes 00 seconds West, 350.00 feet; thence North 88 degrees 32 minutes 38 seconds East, 153.59 feet to the Northwest corner of Cope Subdivision No. 4; thence South 0 degrees 01 minutes 22 seconds West (meas) South 0 degrees 00 minutes 00 seconds West (Plat) along the West line of Cope Subdivision No. 4, 665.14 feet to the point of beginning.

(Subject to easements, restrictions, and reservations of record, and all taxes and assessments that may be levied, imposed, or become payable hereafter.)

Dated this 13 day of September A.D. 2016

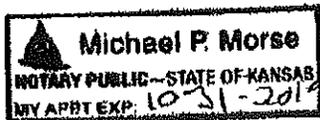
Eloisa Cortez
Eloisa Cortez

Miguel Ramirez
Miguel Ramirez

STATE OF KANSAS, COUNTY OF SHAWNEE:

This instrument was acknowledged before me on this 13 day of September 2016 by:

Eloisa Cortez
and Miguel Ramirez,
wife and husband



My appointment expires:

Michael P. Morse
Notary Public

Lawyers Title of Topeka, Inc.
(785) 271-9500

C.N. 35082

2016R18725

Entered in Transfer Record in my office _____

Oct 04, 2016 #306645

Cynthia R. Fisher

County Clerk

SHAWNEE COUNTY, KANSAS
REGISTER OF DEEDS
REBECCA J. NIOCE
DATE RECORDED:
10/04/2016 10:09:19 AM
DEBT: 0.00

Mail Tax Statement to:

*Kansas Equity Partners, LLC
100 E. 9th St Ste 200
Topeka, KS 66612*

DEED-KANSAS WARRANTY (Statutory)

THE GRANTOR, **Richard R. McDonald and Ramona L. McDonald, husband and wife**

CONVEYS AND WARRANTS to

Kansas Equity Partners, LLC

for the sum of One Dollar and Other Valuable Consideration, the following described real estate:

A tract of land in the Southeast Quarter of Section 34, Township 11 South, Range 16 East of the 6th P.M., Shawnee County, Kansas, Described as follows: Beginning at the Southeast Corner of said Southeast Half, thence North 00 Degrees 00 Minutes 00 Seconds East 725.00 feet and South 88 Degrees 32 Minutes 38 Seconds West 30.00 Feet to the West Right of Way Line of Southeast Croco Road and the true Point of Beginning; thence North 00 Degrees 00 Minutes 00 Seconds East 350.00 feet parallel with the East line of said Southeast Quarter; thence South 88 Degrees 32 Minutes 38 Seconds West 373.50 feet, thence South 00 Degrees 00 Minutes 00 Seconds West 350.00 feet; thence North 88 Degrees 32 Minutes 38 Seconds East 373.50 feet, along the North line of Cope Subdivision No. 4 extended, to the point of beginning.

(Subject to easements, restrictions, and reservations of record, and all taxes and assessments that may be levied, imposed, or become payable hereafter.)

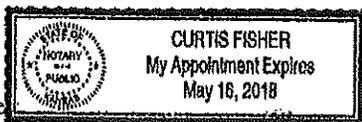
Dated this 19TH day of SEPTEMBER A.D. 2016

Richard R. McDonald
Richard R. McDonald

Ramona L. McDonald
Ramona L. McDonald

STATE OF KANSAS, COUNTY OF SHAWNEE:

This instrument was acknowledged before me on this 19th day of September 2016 by:
Richard R. McDonald and Ramona L. McDonald, husband and wife



My appointment expires

May 16, 2018

Curtis Fisher
Notary Public