

(Published in *The Augusta Daily Gazette* on July 13, 2013)

NOTICE OF PUBLIC HEARING

TO: The Owners of Property in the City of Andover, Butler County, Kansas

You and each of you are hereby notified that the governing body of the City of Andover, Kansas, will hold a public hearing at City Hall, 1609 E. Central, Andover, Kansas, on Tuesday, July 30, 2013, at 7:00 P.M., for the purpose of receiving and hearing any and all complaints and objections to the proposed special assessments for improvements consisting of the construction of street, drainage, sidewalk, sanitary sewer, water and water design project improvements in the City, as heretofore authorized by duly adopted Resolutions of the City.

The total final costs of the respective improvements and the properties specifically to be assessed for said costs are as follows:

1. The construction of Prairie Creek Addition Water Improvements as authorized by Resolution No. 07-28, adopted on October 9, 2007 and published October 25, 2007, as amended by (i) Resolution No. 09-16 adopted August 11, 2009 and published August 14, 2009, (ii) Resolution No. 09-19 adopted October 13, 2009 and published October 16, 2009, (iii) Resolution No. 10-02 adopted February 23, 2010 and published February 26, 2010, and (iv) Resolution No. 10-14 adopted July 27, 2010 and published July 30, 2010 (collectively, the "Prairie Creek Addition Resolution"), which have been completed at a total final cost of \$298,800, Zero Percent (0%) of which is payable by the city-at-large and One Hundred Percent (100%) of the entire cost of which will be specifically assessed, on a per lot basis to each parcel served in the City of Andover, Butler County, Kansas, which are described as follows:

Prairie Creek Addition:

Block A, Lots 1 through 13, inclusive
Block B, Lots 1 through 21, inclusive
Block C, Lots 1 through 15, inclusive
Block D, Lots 1 through 51, inclusive

(collectively, the "Prairie Creek Addition Benefit District").

2. The construction of Prairie Creek Addition Sewer Improvements as authorized by the Prairie Creek Addition Resolution, which have been completed at a total final cost of \$286,600.00, Zero Percent (0%) of which is payable by the city-at-large and One Hundred Percent (100%) of the entire cost of which will be specifically assessed, on a fractional basis to each parcel served in the City of Andover, Butler County, Kansas, as follows:

Prairie Creek Addition Benefit District of which each lot shall pay 1/105 of the total costs, and

UNPLATTED TRACT D: The North 250 feet of the following: Beginning at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section Numbered 16, Township Numbered 27 South, Range Numbered 3 East of the 6th P.M., in Butler County, Kansas; thence south along the east line of said Quarter-Quarter, a distance of 604 feet; thence west parallel with the North line of said Quarter-Quarter, a distance of 450 feet; thence North parallel with said East line, a distance of 304 feet; thence East parallel with said North line, a distance of 180 feet; thence North parallel with said East line, a distance of 300 feet, to a point on said North line; thence East 270 feet to the point of beginning (“Unplatted Tract D”), which shall pay 5/105 of the total costs.

3. The construction of Prairie Creek Addition Paving Improvements as authorized by the Prairie Creek Addition Resolution, which have been completed at a total final cost of \$1,211,000.00, Zero Percent (0%) of which payable by the city-at-large and One Hundred Percent (100%) of the entire cost of which will be specifically assessed, on a per lot basis, to each parcel served in the Prairie Creek Addition Benefit District.

4. The construction of Sanitary Sewer Main Improvements as authorized by Resolution No. 07-29, adopted on October 9, 2007 and published October 25, 2007, as amended by Resolution No. 09-20 adopted October 13, 2009 and published October 16, 2009 (collectively, the “Phase 1 Prairie Creek Addition Resolution”), which have been completed at a total final cost of \$181,447.28, Six and 86/100 Percent (6.86%) of which payable by the city-at-large and Ninety Three and 14/100 Percent (93.14%) of the entire cost of which will be specifically assessed, on a square foot basis, provided that within the Prairie Creek Addition Benefit District, said method of assessment shall be on a per lot basis, to each parcel served in the in the City of Andover, Butler County, Kansas, which are described as follows:

Prairie Creek Addition Benefit District

UNPLATTED TRACT U1A: That part of the SE ¼ of Sec. 8, Twp. 27-S, R-3-E of the 6th P.M., Butler County, Kansas described as follows: Beginning at the SE corner of said SE ¼; thence westerly along the south line of said SE ¼, 624.81 feet, more or less, to a point 700.00 feet normally distant east of the west line of the SE ¼ of said SE ¼; thence northerly parallel with the west line of the SE ¼ of said SE ¼, 310.01 feet to a point 310.00 feet normally distant north of the south line of said SE ¼; thence easterly parallel with the south line of said SE ¼, 624.35 feet, more or less, to a point on the east line of said SE ¼; thence southerly along the east line of said SE ¼, 310.01 feet to the point of beginning, all being subject to road rights-of-way of record (“Unplatted Tract U1A”).

UNPLATTED TRACT U2: That part of the SW ¼ of Sec. 9, Twp. 27-S, R-3-E of the 6th P.M., Butler County, Kansas described as follows: Beginning at the SE corner of said SW ¼; thence N89°55’35”W along the South line of said SW ¼, 1179.61 feet to the intersection with the southerly extension of the east line of Block A, Prairie Creek Addition, Andover, Butler County, Kansas; thence N00°08’55”E along said extended east line, 380.96 feet to a deflection corner in

said east line; thence N18°11'31"E along the east line of said Block A, 285.75 feet to the NE corner of Lot 11 in said Block A; thence N69°00'22"W along the north line of said Block A, 331.98 feet to the NW corner of Lot 13 in said Block A, said NW corner also being on the southeasterly right-of-way line of Limestone St. as dedicated in said Prairie Creek Addition; thence N30°59'38"E along said southeasterly right-of-way line, 369.48 feet to the P.C. of a curve to the left in said southeasterly right-of-way line; thence northeasterly along said curve, having a central angle of 06°48'27" and a radius of 1033.00 feet, an arc distance of 122.73 feet, (having a chord length of 122.66 feet bearing N27°35'25"E); thence S68°26'39"E along the southeasterly extension of the northeast line of Reserve "B" in said Prairie Creek Addition, 1238.61 feet to a point on the east line of the SW ¼ of said Sec. 9; thence S00°01'24"E along the east line of said SW ¼, 743.25 feet to the point of beginning, subject to road rights-of-way of record ("Unplatted Tract U2").

UNPLATTED TRACT U3: That part of the SW ¼ of Sec. 9, Twp. 27-S, R-3-E of the 6th P.M., Butler County, Kansas described as follows: Beginning at the NW corner of said SW ¼; thence S89°56'37"E along the north line of said SW ¼, 2645.34 feet to the NE corner of said SW ¼; thence S00°01'24"E along the east line of said SW ¼, 1911.36 feet to the intersection with the southeasterly extension of the northeast line of Reserve "B", Prairie Creek Addition, Andover, Butler County, Kansas; thence N68°26'39"W along said extended northeast line and along the northeast line of Block B, in said Prairie Creek Addition, 1972.63 feet to a deflection corner in the north line of Lot 16 in said Block B; thence S56°44'04"W along the northwest line of said Block B, 972.38 feet to a point on the west line of the SW ¼ of said Sec.9; thence N00°03'10"E along the east line of said SW ¼, 1722.57 feet to the point of beginning, all being subject to road rights-of-way of record ("Unplatted Tract U3").

UNPLATTED TRACT A: The North 250 feet of the East 583 feet of the following: The West Half of the Northeast Quarter of Section 17, Township 27 South, Range 3 East of the 6th P.M., in Butler County, Kansas ("Unplatted Tract A").

UNPLATTED TRACT B/1: The North 250 feet of the following: The Northeast Quarter of the Northeast Quarter lying South of the Old Railroad Right of Way in Section 17, Township 27 South, Range 3 East of the 6th P.M., Butler County, Kansas ("Unplatted Tract B/1").

UNPLATTED TRACT B/2: The North 250 feet of the following: The Northeast Quarter of the Northeast Quarter lying North of the Old Railroad Right of Way in Section 17, Township 27 South, Range 3 East of the 6th P.M., Butler County, Kansas ("Unplatted Tract B/2").

Unplatted Tract D

UNPLATTED TRACT F: The South 250 feet of the following described tracts: Beginning at the Southeast Corner of the West Half of the Southeast Quarter of Section 8, Township 27 South, Range 3 East of the 6th P.M., Butler County, Kansas; thence West 508 feet; thence North 437 feet to the Frisco Right of Way; thence South and East along the Frisco Right of Way to the East Line of said West Half of the Southeast Quarter; thence South 230 feet to the point of beginning, Butler County, Kansas. TOGETHER WITH Beginning at a point 508 feet West of the Southeast Corner of the West Half of the Southeast Quarter of Section Numbered 8, Township Numbered 27 South, Range Numbered 3 East of the 6th P.M., thence North 290.4 feet; thence West 75 feet; thence South 290.4 feet; thence East 75 feet, to the place of beginning, Butler County, Kansas (“Unplatted Tract F”).

UNPLATTED TRACT G: Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 8, Township 27 South, Range 3 East of the 6th P.M.; thence North 207.67 feet to the Southerly Right of Way of the St. Louis and San Francisco Railroad, thence Southeasterly along said Right of Way 487.60 feet to the South line of said Southeast Quarter, thence West 441.55 feet to the point of beginning, Butler County, Kansas (“Unplatted Tract G”).

UNPLATTED TRACT I: The South 250 feet of the following: The West 700 feet of the Southeast Quarter of the Southeast Quarter, lying north of the Old Railroad right of way in Section Numbered 8, Township Numbered 27 South, Range Numbered 3 East of the 6th P.M., in Butler County, Kansas (“Unplatted Tract I”).

UNPLATTED TRACT K/1: That part of the SE $\frac{1}{4}$ of Sec. 8, Twp. 27-S, R-3-E of the 6th P.M., Butler County, Kansas described as follows: Commencing at the SE corner of said SE $\frac{1}{4}$; thence northerly along the east line of said SE $\frac{1}{4}$, 310.01 feet to a point 310.00 feet normally distant north of the south line of said SE $\frac{1}{4}$, and for a point of beginning; thence continuing northerly along the east line of said SE $\frac{1}{4}$, 621.22 feet; thence southwesterly with a deflection angle to the left of 123°19'07", 746.79 feet, more or less, to a point 700.00 feet normally distant east of the west line of the SE $\frac{1}{4}$ of said SE $\frac{1}{4}$; thence southerly parallel with the west line of the SE $\frac{1}{4}$ of said SE $\frac{1}{4}$, 205.81 feet to a point 310.00 feet normally distant north of the south line of said SE $\frac{1}{4}$; thence easterly parallel with the south line of said SE $\frac{1}{4}$, 624.35 feet, more or less, to the point of beginning, subject to road rights-of-way of record (“Unplatted Tract K/1”).

UNPLATTED TRACT K/3: That part of the SE $\frac{1}{4}$ of Sec. 8, Twp. 27-S, R-3-E of the 6th P.M., Butler County, Kansas described as follows: Commencing at the SE corner of said SE $\frac{1}{4}$; thence northerly along the east line of said SE $\frac{1}{4}$, 310.01 feet to a point 310.00 feet normally distant north of the south line of said SE $\frac{1}{4}$; thence continuing northerly along the east line of said SE $\frac{1}{4}$, 621.22 feet for a point of beginning; thence southwesterly with a deflection angle to the left of 123°19'07", 746.79 feet, more or less, to a point 700.00 feet normally distant east of the west line of the SE $\frac{1}{4}$ of said SE $\frac{1}{4}$; thence northerly parallel with the west

line of the SE ¼ of said SE ¼, 810.82 feet to a point on the north line of the SE ¼ of said SE ¼; thence easterly along the north line of the SE ¼ of said SE ¼, 622.91 feet to the NE corner of the SE ¼ of said SE ¼; thence southerly along the east line of said SE ¼, 395.74 feet, more or less, to the point of beginning, subject to road rights-of-way of record (“Unplatted Tract K/3”).

5. The construction of 13th Street & Prairie Creek Road Paving Phase 1 Improvements as authorized by Phase 1 Prairie Creek Addition Resolution, which have been completed at a total final cost of \$1,333,300.00, Zero Percent (0%) of which is payable by the city-at-large and One Hundred Percent (100%) of the entire cost of which will be specifically assessed, on a square foot basis to each parcel served, in the City of Andover, Butler County, Kansas, which are described as follows:

UNPLATTED TRACT U1: That part of the SW ¼ of Sec. 9, Twp. 27-S, R-3-E of the 6th P.M., Butler County, Kansas described as follows: Beginning at the SW corner of said SW ¼; thence N00°03'10"E along the west line of said SW ¼, 931.23 feet; thence N56°44'04"E, 972.38 feet; thence S68°26'39"E, 734.02 feet to a point on a curve to the right; thence southwesterly along said curve, having a central angle of 06°48'27" and a radius of 1033.00 feet, an arc distance of 122.73 feet, (having a chord length of 122.66 feet bearing S27°35'25"W), to the P.T. of said curve; thence S30°59'38"W, 369.48 feet; thence S69°00'22"E, 331.98 feet; thence S18°11'31"W, 285.75 feet; thence S00°08'55"W, 380.95 feet to a point on the south line of said SW ¼; thence N89°55'35"W, along the south line of said SW ¼, 1469.26 feet to the point of beginning, TOGETHER with that part of the SE ¼ of Sec. 8, Twp. 27-S, R-3-E of the 6th P.M., Butler County, Kansas described as follows: Beginning at the SE corner of said SE ¼; thence westerly along the south line of said SE ¼, 624.81 feet, more or less, to a point 700.00 feet normally distant east of the west line of the SE ¼ of said SE ¼; thence northerly parallel with the west line of the SE ¼ of said SE ¼, 310.01 feet to a point 310.00 feet normally distant north of the south line of said SE ¼; thence easterly parallel with the south line of said SE ¼, 624.35 feet, more or less, to a point on the east line of said SE ¼; thence southerly along the east line of said SE ¼, 310.01 feet to the point of beginning, all being subject to road rights-of-way of record. (Being platted as Prairie Creek Addition: Block A, Lots 1 through 13, inclusive; Block B, Lots 1 through 21, inclusive; Block C, Lots 1 through 15, inclusive; Block D, Lots 1 through 51, inclusive and Block E, Lot 1) (“Unplatted Tract U1”).

Unplatted Tract U2

Unplatted Tract U3

Unplatted Tract A

Unplatted Tract B/1

Unplatted Tract B/2

UNPLATTED TRACT C: The North 250 feet of the following: All that part of the Northwest Quarter of the Northwest Quarter of Section Numbered 16, Township Numbered 27 South, Range Numbered 3 East of the 6th P.M., Butler County, Kansas, that is North of the Northern right-of-way line of the Burlington

Northern Railroad EXCEPT Beginning at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section Numbered 16, Township Numbered 27 South, Range Numbered 3 East of the 6th P.M., in Butler County, Kansas; thence south along the east line of said Quarter-Quarter, a distance of 604 feet; thence west parallel with the North line of said Quarter-Quarter, a distance of 450 feet; thence North parallel with said East line, a distance of 304 feet; thence East parallel with said North line, a distance of 180 feet; thence North parallel with said East line, a distance of 300 feet, to a point on said North line; thence East 270 feet to the point of beginning (“Unplatted Tract C”).

Unplatted Tract D

UNPLATTED TRACT E: The North 250 feet of the West 145 feet of the following: The Northeast Quarter of the Northwest Quarter EXCEPT that part deeded to Saint Louis, Wichita, and Western Railway Company in deed recorded in Volume 161 at Page 124, in Section 16, Township 27 South, Range 3 East of the 6th P.M., Butler County, Kansas (“Unplatted Tract E”).

Unplatted Tract F

Unplatted Tract G

Unplatted Tract I

Unplatted Tract K/1

6. The construction of the Water Main Design Project as authorized by Resolution No. 12-10 adopted on August 28, 2012 and published September 1, 2012, which has been completed at a total final cost of \$19,804.56, Twenty-Three and 25/100 Percent (23.25%) of which is payable by the city-at-large and Seventy-Six and 75/100 Percent (76.75%) of the entire cost of which will be specifically assessed, on a square foot basis to each parcel served, in the City of Andover, Butler County, Kansas, which are described as follows:

The Southeast Quarter of the Southeast Quarter, EXCEPT the west seven hundred (700) feet thereof, in Section 8, Township 27 South, Range 3 East of the Sixth Principal Meridian, Andover, Butler County, Kansas.

The Certification of Total Final Costs and Assessment Roll for said improvements are on file in the Office of the City Clerk, and may be examined by any interested party. Anyone desiring to make any complaint or objection to the assessments set forth in the Assessment Roll, may appear and will be heard at the public hearing. After hearing and considering any and all written or oral complaints or objections to the various assessments, the respective amounts of each and all of the assessments shall be finally determined by the governing body and shall be levied by an ordinance of the City and property owners will have until noon on Thursday, August 29, 2013 during which special assessments may be paid in cash before the assessments are placed on the tax rolls for collection in 20 annual installments of principal and interest.

The governing body has determined that the first tax levy for the unpaid special assessments shall be certified to the Butler County Clerk for inclusion on the November 2014 tax statements. Pursuant to K.S.A. 12-6a11, you have 30 days from the publication of the

