

1 (Published in the Topeka Metro News June 21, 2006)

2
3 ORDINANCE NO. 18653

4
5 AN ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr. adopting a
6 neighborhood revitalization plan and designating a revitalization
7 area, all as provided for in K.S.A. 12-17, 114 *et seq.*, Neighborhood
8 Revitalization Act.
9

10 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TOPEKA, KANSAS:

11
12 Section 1. **Hearing.**

13 The Council of the City of Topeka pursuant to Notice of Public Hearing as set
14 forth in City of Topeka Resolution No. 7807 did hold a public hearing on June 13,
15 2006 to hear and consider public comment on the neighborhood revitalization plan as
16 required by K.S.A. 12-17, 117(c).

17 Section 2. **Neighborhood Revitalization Plan.**

18 The Council of the City of Topeka does hereby adopt the neighborhood
19 revitalization plan, attached hereto, labeled Exhibit A and incorporated by reference as if
20 fully set forth herein as provided for by K.S.A. 12-17, 117(a).

21 Section 3. **Designation of Neighborhood Revitalization Area.**

22 Pursuant to K.S.A. 12-17, 116, the Council of the City of Topeka hereby
23 designates the following described property as the neighborhood revitalization area and
24 finds that said area is:

25 1. An area in which there is a predominance of buildings or improvements
26 which by reason of dilapidation, deterioration, obsolescence, inadequate provision for
27 ventilation, light, air, sanitation, or open spaces, high density of population and
28 overcrowding, the existence of conditions which endanger life or property by fire and

29 other causes or a combination of such factors, is conducive to ill health, transmission of
30 disease, infant mortality, juvenile delinquency or crime and which is detrimental to the
31 public health, safety or welfare;

32 2. An area which by reason of the presence of a substantial number of
33 deteriorated or deteriorating structures, defective or inadequate streets, incompatible
34 land use relationships, faulty lot layout in relation to size, adequacy, accessibility or
35 usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements,
36 diversity of ownership, tax or special assessment delinquency exceeding the actual
37 value of the land, defective or unusual conditions of title, or the existence of conditions
38 which endanger life or property by fire and other causes, or a combination of such
39 factors, substantially impairs or arrests the sound growth of a municipality, retards the
40 provision of housing accommodations or constitutes an economic or social liability and
41 is detrimental to the public health, safety or welfare in its present condition and use; or

42 3. An area in which there is a predominance of buildings or improvements
43 which by reason of age, history, architecture or significance should be preserved or
44 restored to productive use.

45 The neighborhood revitalization area is described as follows:

46 PRIMARY AREA

47
48 Beginning at the intersection of the Centerline of US Highway 24 with the Centerline of
49 NW Clay Street; thence easterly, on the Centerline of US Highway 24, to an intersection
50 with the Centerline of NW Topeka Boulevard; thence southerly, on the Centerline of NW
51 Topeka Boulevard, to an intersection with the Centerline of Old Soldier Creek; thence
52 easterly and southerly, down the Centerline of Old Soldier Creek, to an intersection with
53 the Centerline of the Mainline Track of the Union Pacific Railroad; thence southerly, on
54 the centerline of said mainline track, to an intersection with the Centerline of the West
55 Approach to the Sardou Bridge over the Kansas River; thence east-southeasterly, on
56 the centerline of said approach and the Centerline of the Sardou Bridge, to an

57 intersection with the Centerline of the Kansas River; thence southwesterly, up the
58 Centerline of the Kansas River, to an intersection with an extension of the Centerline of
59 NE Chandler Street; thence southerly, on the Centerline of NE Chandler Street, to an
60 intersection with the Centerline of NE Seward Avenue; thence westerly, on the
61 Centerline of NE Seward Avenue, to an intersection with the Centerline of NE Branner
62 Street; thence south-southwesterly, on the Centerline of Branner Street, to an
63 intersection with the Centerline of the Mainline Track of the Burlington Northern – Santa
64 Fe Railway; thence easterly, on the centerline of said mainline track, to an intersection
65 with the East line of the Northeast Quarter of Section 33, Township 11 South, Range 16
66 east of the 6th P.M.; thence southerly, on said East line, to the Southeast corner of said
67 Northeast Quarter; thence easterly, on the North line of the Southwest Quarter of
68 Section 34, Township 11 South, Range 16 east of the 6th P.M., to an intersection with
69 the Centerline of Deer Creek; thence southwesterly and southerly, up the Centerline of
70 Deer Creek, to an intersection with the Centerline of SE 6th Avenue; thence westerly, on
71 the Centerline of SE 6th Avenue, to an intersection with the Centerline of SE Deer Creek
72 Parkway; thence southerly, on the Centerline of SE Deer Creek Parkway, to an
73 intersection with the Centerline of Interstate Highway 70; thence easterly, on the
74 Centerline of Interstate Highway 70, to an intersection with the East line of the
75 Southwest Quarter of Section 3, Township 12 South, Range 16 east of the 6th P.M.;
76 thence southerly, on said East line, to the Southeast corner of said Southwest Quarter;
77 thence easterly, on the North line of the Northeast Quarter of Section 10, Township 12
78 South, Range 16 east of the 6th P.M., to the Northeast corner of the West Half of said
79 Northeast Quarter; thence on an assumed bearing of South 00°48'00" West, on the
80 East line of the West Half of said Northeast Quarter, 158.83 feet, to the North line of the
81 Kansas Turnpike Right of Way, thence South 63°15'40" West, on said right of way line,
82 790.86 feet; thence South 69°36'00" West, continuing on said right of way line, 452.77
83 feet; thence North 70°46'40" West, continuing on said right of way line , 337.69 feet, to
84 the Easterly Right of Way line of Service Road "L" of the Kansas Turnpike Authority;
85 thence southwesterly, to the intersection of the Westerly Right of Way line of said
86 Service Road "L" with the Northerly Right of Way line of the Kansas Turnpike; thence
87 southwesterly, on the Northerly Right of Way line of the Kansas Turnpike, to an
88 intersection with the Centerline of SE 37th Street; thence westerly, on the Centerline of
89 37th Street, to an intersection with the Centerline of SW Topeka Boulevard; thence
90 northerly, on the Centerline of SW Topeka Boulevard, to an intersection with the
91 Centerline of SW 29th Street; thence easterly, on the Centerline of 29th Street, to an
92 intersection with the Centerline of SE Adams Street; thence northerly, on the Centerline
93 of SE Adams Street, to an intersection with the Centerline of SE 21st Street; thence
94 westerly, on the Centerline of 21st Street, to an intersection with the Centerline of
95 Washburn Avenue; thence northerly, and north-northeasterly, on the Centerline of
96 Washburn Avenue, to an intersection with the Centerline of SW Willow Avenue; thence
97 easterly, on the Centerline of SW Willow Avenue, to an intersection with the Centerline
98 of Quinton Avenue; thence northerly, on the Centerline of Quinton Avenue, and its
99 extension, to an intersection with the Centerline of Interstate Highway 70; thence
100 southeasterly, on the Centerline of Interstate Highway 70, to an intersection with the
101 Centerline of SW Topeka Boulevard; thence north-northeasterly, on the Centerline of

102 Topeka Boulevard, to an intersection with the Centerline of NW Laurent Street; thence
103 west-northwesterly, on the Centerline of NW Laurent Street, to an intersection with the
104 Centerline of NW Norris Street; thence west-northwesterly, on the Centerline of NW
105 Norris Street, to an intersection with the Centerline of NW Lane Street; thence north-
106 northeasterly, on the Centerline of NW Lane Street, to an intersection with the
107 Centerline of NW Gordon Street; thence east-southeasterly, on the Centerline of NW
108 Gordon Street, to an intersection with the Centerline of NW Buchanan Street; thence
109 northerly, on the Centerline of NW Buchanan Street, to an intersection with the
110 Centerline of NW Grant Street; thence easterly, on the Centerline of NW Grant Street,
111 to an intersection with the Centerline of NW Western Avenue; thence northerly, on the
112 Centerline of NW Western Avenue, to an intersection with the Centerline of NW St.
113 John Street; thence easterly, on the Centerline of NW St. John Street, to an intersection
114 with the Centerline of NW Taylor Street; thence northerly, on the Centerline of NW
115 Taylor Street, to an intersection with the Centerline of NW Lyman Road; thence
116 westerly, on the Centerline of NW Lyman Road, to an intersection with the Centerline of
117 NW Clay Street; thence northerly, on the Centerline of NW Clay Street, to the point of
118 beginning. Contains 12.77 square miles.

119

120 **SOUTHERN HILLS**

121 Southern Hills Subdivision "A", Southern Hills Subdivision "B", and Southern Hills
122 Subdivision "C". Contains approximately 110.8 acres.

123

124 **SOUTH TOPEKA BLVD. AREA**

125 A tract in the Northwest and Southwest Quarters of Section 19, Township 12 South,
126 Range 16 east of the 6th P.M., in the City of Topeka, Shawnee County, Kansas,
127 described as: Beginning at the intersection of the West line of said Southwest Quarter
128 with the Centerline of the Kansas Turnpike; thence easterly on the Centerline of the
129 Kansas Turnpike to an intersection with the East right of way line of the former Missouri
130 Pacific Railroad; thence northeasterly on the East right of way line of the Missouri
131 Pacific Railroad, to the Southwest corner of Lot 49, Block A in Southern Hills
132 Subdivision "B"; thence continuing northeasterly on the East right of way line of the
133 former Missouri Pacific Railroad, to the Northwest corner of Lot 1, Block "A" in Southern
134 Hills Subdivision "A"; thence continuing northeasterly on the East right of way line of the
135 former Missouri Pacific Railroad, to an intersection with the North line of said Northwest
136 Quarter; thence westerly on the North line of said Northwest Quarter, to the Northwest
137 corner thereof; thence southerly on the West line of said Northwest Quarter, to the
138 Southwest corner thereof; thence southerly on the West line of said Southwest Quarter
139 to the point of beginning.

140

141 And

142

143 A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24,
144 TOWNSHIP 12 SOUTH, RANGE 15 EAST OF THE 6TH P.M., IN THE CITY OF
145 TOPEKA, SHAWNEE COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
146 COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;

147 THENCE COINCIDENT WITH THE EAST LINE OF SAID NORTHEAST QUARTER ON
148 AZ. 180 DEGREES 06 MINUTES 31 SECONDS, A DISTANCE OF 1066.54 FEET;
149 THENCE PERPENDICULAR TO SAID EAST LINE ON AZ. 270 DEGREES 06
150 MINUTES 31 SECONDS, A DISTANCE OF 69.15 FEET TO THE POINT OF
151 BEGINNING; THENCE ON AZ. 269 DEGREES 55 MINUTES 30 SECONDS, A
152 DISTANCE OF 1059.61 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
153 THENCE COINCIDENT WITH SAID CURVE HAVING A RADIUS OF 279.39, AN ARC
154 LENGTH OF 247.74 FEET, A DELTA ANGLE OF 50 DEGREES 48 MINUTES 22
155 SECONDS, A CHORD AZ. OF 239 DEGREES 52 MINUTES 25 SECONDS AND A
156 CHORD LENGTH OF 239.70 FEET; THENCE ON AZ. 217 DEGREES 13 MINUTES 59
157 SECONDS, A DISTANCE OF 308.30 FEET; THENCE ON AZ. 126 DEGREES 47
158 MINUTES 21 SECONDS, A DISTANCE OF 145.49 FEET; THENCE ON AZ. 137
159 DEGREES 22 MINUTES 46 SECONDS, A DISTANCE OF 608.22 FEET; THENCE ON
160 AZ. 179 DEGREES 47 MINUTES 25 SECONDS, A DISTANCE OF 70.60 FEET;
161 THENCE ON AZ. 127 DEGREES 08 MINUTES 59 SECONDS, A DISTANCE OF
162 283.83 FEET; THENCE ON AZ. 89 DEGREES 52 MINUTES 32 SECONDS, A
163 DISTANCE OF 82.08 FEET; THENCE ON AZ. 78 DEGREES 57 MINUTES 30
164 SECONDS, A DISTANCE OF 397.63 FEET; THENCE ON AZ. 45 DEGREES 16
165 MINUTES 23 SECONDS, A DISTANCE OF 182.65 FEET; THENCE ON AZ. 89
166 DEGREES 48 MINUTES 52 SECONDS, A DISTANCE OF 97.03 FEET; THENCE ON
167 AZ. 359 DEGREES 58 MINUTES 07 SECONDS, A DISTANCE OF 938.68 FEET TO
168 THE POINT OF BEGINNING. CONTAINING 28.89 ACRES, MORE OR LESS.
169

170 **BELMONT ADDITION**

171 Beginning at the Southwest corner of Lot 574 on Sixth Avenue, in Belmont Addition to
172 the City of Topeka, Shawnee County, Kansas: thence northerly, on the West line of
173 Belmont Addition, to the Northwest corner of Lot 447 on Rogers Street; thence easterly,
174 on the North line of Lot 447 and on the North line of East Third Street, formerly House
175 Street, to the Southwest corner of Lot 181 on Fairfax Street in Belmont Addition; thence
176 northerly, on a West line of Belmont Addition, to an intersection with the Centerline of
177 Deer Creek; thence northeasterly, down the Centerline of Deer Creek, to an intersection
178 with the North line of the Southwest Quarter of Section 34, Township 11 South, Range
179 16 east of the 6th P.M.; thence easterly, on the North line of said Southwest Quarter, to
180 the Northeast corner of Belmont Addition; thence southerly, on the East line of Belmont
181 Addition, to the Southeast corner of Lot 658 on sixth Avenue; thence westerly, on the
182 platted North line of Sixth Avenue, to the point of beginning. Contains 0.10 square mile,
183 more or less.
184

185 (AND IN ADDITION)

186
187 **COWDIN SUBDIVISION NO. 3 PRELIMINARY PLAT AREA**

188 Commencing at the Northeast Corner of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 17,
189 Township 12 South, Range 16 East of the 6th P.M., in the City of Topeka, Shawnee
190 County, Kansas; thence South along the East line of said SE $\frac{1}{4}$ a distance of 299.87
191 feet to the point of beginning; thence continuing South along said East line, a distance

192 of 210.00 feet; thence S 89° 49' W a distance of 215.0 feet; thence S 00° 13' E a
193 distance of 150.00 feet to a point on the North line of Cowdin Subdivision; thence S 90°
194 00' W along the North line of said Subdivision 1402.1 feet to the NW corner of Lot 9,
195 Block A, Cowdin Subdivision, said point also being on the easterly right-of-way of the
196 Kansas Turnpike; thence N 41° 19' E along the easterly right-of-way of the Kansas
197 Turnpike, a distance of 880.0 feet; thence N 89° 54' E a distance of 630.0 feet to a point
198 on the West right-of-way of SE Colorado Avenue, said point also being a common
199 center with Parnell Subdivision; thence S 00° 13' E along said right-of-way a distance of
200 300.0 feet to the SW corner of Noble Subdivision; thence N 89° 54' E along the South
201 line of said Subdivision and said South line extended a distance of 400.0 feet to the
202 point of beginning containing 16.62 acres more or less.
203

204 **DRAKES FARM SUBDIVISION AREA**

205 Drakes Farm Subdivision. Contains approximately 21.01 acres.
206

207 **KANZA BUSINESS AND TECHNOLOGY PARK (OVERALL PUD BOUNDARY)**
208

209 A TRACT OF LAND IN THE SOUTHEAST QUARTER, THE EAST HALF OF THE
210 SOUTHWEST QUARTER, LOT 3 OF THE NORTHWEST QUARTER, AND THE
211 NORTHEAST QUARTER, ALL IN SECTION 26, TOWNSHIP 11 SOUTH, RANGE 15
212 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SHAWNEE COUNTY, KANSAS, MORE
213 PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER
214 OF SAID SOUTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF
215 NORTH 00°00'22" EAST, 30.00 FEET, ALONG THE EAST LINE OF SAID
216 SOUTHEAST QUARTER; THENCE SOUTH 89°36'04" WEST, 23.50 FEET TO THE
217 POINT OF BEGINNING; THENCE SOUTH 89°36'04" WEST, 2611.74 FEET TO A
218 POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER, 30.00 FEET NORTH
219 OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE
220 NORTH 00°06'23" WEST, 1118.90 FEET ALONG THE WEST LINE OF SAID
221 SOUTHEAST QUARTER; THENCE SOUTH 86°16'38" EAST, 130.48 FEET; THENCE
222 NORTH 42°55'39" EAST, 233.28 FEET; THENCE NORTH 01°25'17" WEST, 497.95
223 FEET; THENCE SOUTH 88°46'41" WEST, 278.01 FEET TO THE WEST LINE OF
224 SAID SOUTHEAST QUARTER; THENCE SOUTH 00°06'23" EAST, 120.24 FEET
225 ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTH LINE
226 OF ARLINGTON HEIGHTS SUBDIVISION; THENCE SOUTH 89°54'32" WEST,
227 1309.28 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE WEST
228 LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH
229 00°11'27" EAST, 953.94 FEET ALONG THE WEST LINE OF THE EAST HALF OF
230 SAID SOUTHWEST QUARTER; THENCE NORTH 00°18'11" EAST, 663.92 FEET
231 ALONG THE WEST LINE OF SAID LOT 3 TO THE SOUTHERLY RIGHT-OF-WAY
232 LINE OF INTERSTATE HIGHWAY NO. 70; THENCE NORTH 88°53'30" EAST, 883.63
233 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE ON A CURVE TO THE LEFT,
234 ALONG SAID RIGHT-OF-WAY LINE, A RADIUS OF 1579.22 FEET, AN ARC
235 DISTANCE OF 683.95 FEET, WITH A CHORD WHICH BEARS NORTH 76°29'04"
236 EAST, 678.62 FEET; THENCE NORTH 64°04'38" EAST, 1046.28 FEET, ALONG SAID

237 RIGHT-OF-WAY LINE; THENCE SOUTH 00°08'08" WEST, 213.32 FEET; THENCE
238 SOUTH 78°48'28" EAST, 1483.53 FEET TO THE EAST LINE OF THE NORTHEAST
239 QUARTER OF SAID SECTION; THENCE SOUTH 00°08'53" EAST, 87.25 FEET
240 ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH
241 16°33'51" WEST, 156.49 FEET; THENCE SOUTH 00°08'53" EAST, 539.57 FEET TO
242 A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, 45.00 FEET
243 WEST OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE
244 SOUTH 00°00'22" WEST, 35.43 FEET; THENCE SOUTH 89°59'38" EAST, 21.50
245 FEET; THENCE SOUTH 00°00'22" WEST, 2570.01 FEET TO THE POINT OF
246 BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 258.943 ACRES, MORE
247 OR LESS.
248

249 A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 26,
250 TOWNSHIP 11 SOUTH, RANGE 15 EAST OF THE SIXTH PRINCIPAL MERIDIAN,
251 SHAWNEE COUNTY KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
252 COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER
253 OF SECTION 26; THENCE ALONG THE SOUTH LINE OF SAID QUARTER ON AN
254 ASSUMED BEARING OF SOUTH 89°35'38" WEST, A DISTANCE OF 825.36 FEET;
255 THENCE ON A BEARING OF NORTH 00°24'22" WEST, A DISTANCE OF 40.00 FEET
256 TO THE POINT OF BEGINNING; THENCE PARALLEL WITH THE SOUTH LINE OF
257 SAID QUARTER ON A BEARING OF SOUTH 89°35'38" WEST, A DISTANCE OF
258 515.96 FEET; THENCE ON A BEARING NORTH 00°25'19" WEST, A DISTANCE OF
259 2033.61 FEET; THENCE ON A BEARING OF NORTH 44°27'37" EAST, A DISTANCE
260 OF 68.73 FEET; THENCE ON A BEARING OF SOUTH 63°56'06" EAST, A DISTANCE
261 OF 18.56 FEET; THENCE ON A BEARING OF NORTH 19°56'13" EAST, A DISTANCE
262 OF 44.30 FEET; THENCE ON A BEARING OF NORTH 34°34'08" EAST, A
263 DISTANCE OF 25.22 FEET; THENCE ON A BEARING OF NORTH 72°13'53" EAST, A
264 DISTANCE OF 27.65 FEET; THENCE ON A BEARING OF SOUTH 37°05'32" EAST, A
265 DISTANCE OF 14.75 FEET; THENCE ON A BEARING OF SOUTH 54°25'19" EAST, A
266 DISTANCE OF 16.30 FEET; THENCE ON A BEARING OF SOUTH 80°46'21" EAST, A
267 DISTANCE OF 23.15 FEET; THENCE ON A BEARING OF SOUTH 87°13'11" EAST, A
268 DISTANCE OF 11.70 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE
269 ALONG SAID CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 75.00
270 FEET, A CHORD BEARING OF SOUTH 74°03'00" EAST, AND A CHORD DISTANCE
271 OF 34.18 FEET) A DISTANCE OF 34.48 FEET; THENCE ON A BEARING OF SOUTH
272 60°52'49" EAST, A DISTANCE OF 42.96 FEET; THENCE ON A BEARING OF SOUTH
273 53°28'55" EAST, A DISTANCE OF 108.90 FEET; THENCE ON A BEARING OF
274 SOUTH 31°54'18" EAST, A DISTANCE OF 87.45 FEET; THENCE ON A BEARING OF
275 SOUTH 26°44'08" EAST, A DISTANCE OF 158.72 FEET; THENCE ON A BEARING
276 OF SOUTH 28°30'48" EAST, A DISTANCE OF 137.12 FEET; THENCE ON A
277 BEARING OF SOUTH 35°51'47" EAST, A DISTANCE OF 63.86 FEET; THENCE ON A
278 BEARING OF SOUTH 44°53'50" EAST, A DISTANCE OF 71.01 FEET; THENCE ON A
279 BEARING OF SOUTH 00°10'26" EAST, A DISTANCE OF 305.26 FEET; THENCE ON
280 A BEARING OF SOUTH 41°48'53" WEST, A DISTANCE OF 216.94 FEET TO A
281 POINT ON A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT

282 (SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF SOUTH
283 19°54'50" EAST, AND A CHORD DISTANCE OF 97.23 FEET) A DISTANCE OF
284 105.78 FEET; THENCE ON A BEARING OF SOUTH 00°01'58" EAST, A DISTANCE
285 OF 78.63 FEET; THENCE ON A BEARING OF SOUTH 34°02'36" EAST, A DISTANCE
286 OF 118.96 FEET; THENCE ON A BEARING OF SOUTH 00°17'22" WEST, A
287 DISTANCE OF 227.41 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE
288 ALONG SAID CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 60.00
289 FEET, A CHORD BEARING OF SOUTH 45°46'21" WEST, AND A CHORD DISTANCE
290 OF 77.15 FEET) A DISTANCE OF 83.79 FEET; THENCE ON A BEARING OF SOUTH
291 00°06'58" EAST, A DISTANCE OF 142.97 FEET; THENCE ON A BEARING OF
292 SOUTH 86°22'32" WEST, A DISTANCE OF 30.69 FEET; THENCE ON A BEARING
293 OF SOUTH 01°46'13" EAST, A DISTANCE OF 80.18 FEET; THENCE ON A BEARING
294 OF SOUTH 89°57'22" WEST, A DISTANCE OF 20.82 FEET; THENCE ON A
295 BEARING OF SOUTH 00°15'55" WEST, A DISTANCE OF 130.86 FEET; THENCE ON
296 A BEARING OF SOUTH 89°40'17" EAST, A DISTANCE OF 21.15 FEET; THENCE ON
297 A BEARING OF SOUTH 00°20'17" WEST, A DISTANCE OF 28.30 FEET TO A POINT
298 ON A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT (SAID
299 CURVE HAVING A RADIUS OF 118.49 FEET, A CHORD BEARING OF SOUTH
300 21°22'45" EAST, A CHORD DISTANCE OF 60.15 FEET) A DISTANCE OF 60.82
301 FEET; THENCE ON A BEARING OF SOUTH 32°29'33" EAST, A DISTANCE OF 24.43
302 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE
303 TO THE RIGHT(SAID CURVE HAVING A RADIUS OF 194.67 FEET, A CHORD
304 BEARING OF SOUTH 12°51'45" EAST, AND A CHORD DISTANCE OF 80.56 FEET)
305 A DISTANCE OF 81.15 FEET; THENCE ON A BEARING OF SOUTH 01°52'31" EAST,
306 A DISTANCE OF 26.20 FEET TO THE POINT OF BEGINNING. THE ABOVE
307 DESCRIBED TRACT OF LAND CONTAINS 24.081 ACRES, MORE OR LESS, AND IS
308 SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, AND
309 COVENANTS OF RECORD, IF ANY.

310
311 (AND IN ADDITION)
312 **KANZA BUSINESS AND TECHNOLOGY PARK SUBDIVISION.** CONTAINS
313 APPROXIMATELY 10.39-ACRES, MORE OR LESS.

314
315 EXCEPT
316 The property commonly known as the 501 Sports Complex and legally described as
317 follows: A tract of land in the Southeast Quarter of Section 26, Township 11 South,
318 Range 15 East of the Sixth Principal Meridian, described as follows: Beginning at a
319 point on the West line, 30.00-foot North of the Southwest Corner of said Quarter Section
320 (said point being on the North right-of-way line of West Sixth Street); thence North 00
321 degrees, 06 minutes, 40 seconds West, along said West Line, 1,118.79-foot; thence
322 South 86 degrees, 14 minutes, 23 seconds East, 130.46-foot; thence North 42 degrees,
323 56 minutes, 08 seconds East, 233.28-foot; thence North 01 degrees, 24 minutes, 28
324 seconds West, 497.95-foot; thence North 88 degrees, 48 minutes, 04 seconds East,
325 120.98-foot; thence on a 302.50-foot radius curve to the left, with a 170.62-foot chord
326 bearing North 72 degrees, 25 minutes, 13 seconds East, an arc distance of 172.97-foot;

327 thence North 56 degrees, 02 minutes, 21 seconds East, 399.91-feet; thence South 20
328 degrees, 26 minutes, 15 seconds East 750.52-feet; thence South 00 degrees, 24
329 minutes, 53 seconds East, 1, 344.97-feet to the North right-of-way line of West Sixth
330 Street; thence South 89 degrees, 36 minutes, 04 seconds West, along said North right-
331 of-way line, 1,162.82-feet to the Point of Beginning. The above contains 44.001-acres,
332 more or less, all in the City of Topeka, Shawnee County, Kansas.
333

334 Section 4. This Ordinance shall take effect and be in force from and after its
335 passage, approval and publication in the official City newspaper.

336

337 PASSED AND APPROVED by the Council of the City of Topeka June 13, 2006.

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341

342

William W. Bunten, Mayor

343 ATTEST:

344

345

346

347 _____
Iris E. Walker, City Clerk