

1 (Published in the Topeka Metro News November 15, 2006)

2
3 **ORDINANCE NO. 18745**

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 and specifically repealing City of Topeka
9 Ordinance No. 18653.

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

12
13 **Section 1. Hearing.**

14 The Council of the City of Topeka pursuant to Notice of Public Hearing as set
15 forth in City of Topeka Resolution No. 7874 did hold a public hearing on October 24,
16 2006 to hear and consider public comment on the neighborhood revitalization plan as
17 required by K.S.A. 12-17, 117(c).

18 **Section 2. Neighborhood Revitalization Plan.**

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

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

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

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

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

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

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

46 The neighborhood revitalization area is described as follows:

47 PRIMARY AREA

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

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

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

120

121 **SOUTHERN HILLS**

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

124

125 **SOUTH TOPEKA BLVD. AREA**

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

141

142 And

143

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

148 THENCE COINCIDENT WITH THE EAST LINE OF SAID NORTHEAST QUARTER ON
149 AZ. 180 DEGREES 06 MINUTES 31 SECONDS, A DISTANCE OF 1066.54 FEET;
150 THENCE PERPENDICULAR TO SAID EAST LINE ON AZ. 270 DEGREES 06
151 MINUTES 31 SECONDS, A DISTANCE OF 69.15 FEET TO THE POINT OF
152 BEGINNING; THENCE ON AZ. 269 DEGREES 55 MINUTES 30 SECONDS, A
153 DISTANCE OF 1059.61 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
154 THENCE COINCIDENT WITH SAID CURVE HAVING A RADIUS OF 279.39, AN ARC
155 LENGTH OF 247.74 FEET, A DELTA ANGLE OF 50 DEGREES 48 MINUTES 22
156 SECONDS, A CHORD AZ. OF 239 DEGREES 52 MINUTES 25 SECONDS AND A
157 CHORD LENGTH OF 239.70 FEET; THENCE ON AZ. 217 DEGREES 13 MINUTES 59
158 SECONDS, A DISTANCE OF 308.30 FEET; THENCE ON AZ. 126 DEGREES 47
159 MINUTES 21 SECONDS, A DISTANCE OF 145.49 FEET; THENCE ON AZ. 137
160 DEGREES 22 MINUTES 46 SECONDS, A DISTANCE OF 608.22 FEET; THENCE ON
161 AZ. 179 DEGREES 47 MINUTES 25 SECONDS, A DISTANCE OF 70.60 FEET;
162 THENCE ON AZ. 127 DEGREES 08 MINUTES 59 SECONDS, A DISTANCE OF
163 283.83 FEET; THENCE ON AZ. 89 DEGREES 52 MINUTES 32 SECONDS, A
164 DISTANCE OF 82.08 FEET; THENCE ON AZ. 78 DEGREES 57 MINUTES 30
165 SECONDS, A DISTANCE OF 397.63 FEET; THENCE ON AZ. 45 DEGREES 16
166 MINUTES 23 SECONDS, A DISTANCE OF 182.65 FEET; THENCE ON AZ. 89
167 DEGREES 48 MINUTES 52 SECONDS, A DISTANCE OF 97.03 FEET; THENCE ON
168 AZ. 359 DEGREES 58 MINUTES 07 SECONDS, A DISTANCE OF 938.68 FEET TO
169 THE POINT OF BEGINNING. CONTAINING 28.89 ACRES, MORE OR LESS.
170

171 **BELMONT ADDITION**

172 Beginning at the Southwest corner of Lot 574 on Sixth Avenue, in Belmont Addition to
173 the City of Topeka, Shawnee County, Kansas: thence northerly, on the West line of
174 Belmont Addition, to the Northwest corner of Lot 447 on Rogers Street; thence easterly,
175 on the North line of Lot 447 and on the North line of East Third Street, formerly House
176 Street, to the Southwest corner of Lot 181 on Fairfax Street in Belmont Addition; thence
177 northerly, on a West line of Belmont Addition, to an intersection with the Centerline of
178 Deer Creek; thence northeasterly, down the Centerline of Deer Creek, to an intersection
179 with the North line of the Southwest Quarter of Section 34, Township 11 South, Range
180 16 east of the 6th P.M.; thence easterly, on the North line of said Southwest Quarter, to
181 the Northeast corner of Belmont Addition; thence southerly, on the East line of Belmont
182 Addition, to the Southeast corner of Lot 658 on sixth Avenue; thence westerly, on the
183 platted North line of Sixth Avenue, to the point of beginning. Contains 0.10 square mile,
184 more or less.
185

186 (AND IN ADDITION)
187

188 **COWDIN SUBDIVISION NO. 3 PRELIMINARY PLAT AREA**

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

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

204

205 **DRAKES FARM SUBDIVISION AREA**

206 Drakes Farm Subdivision. Contains approximately 21.01 acres.

207

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

209

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

238 RIGHT-OF-WAY LINE; THENCE SOUTH 00°08'08" WEST, 213.32 FEET; THENCE
239 SOUTH 78°48'28" EAST, 1483.53 FEET TO THE EAST LINE OF THE NORTHEAST
240 QUARTER OF SAID SECTION; THENCE SOUTH 00°08'53" EAST, 87.25 FEET
241 ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH
242 16°33'51" WEST, 156.49 FEET; THENCE SOUTH 00°08'53" EAST, 539.57 FEET TO
243 A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, 45.00 FEET
244 WEST OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE
245 SOUTH 00°00'22" WEST, 35.43 FEET; THENCE SOUTH 89°59'38" EAST, 21.50
246 FEET; THENCE SOUTH 00°00'22" WEST, 2570.01 FEET TO THE POINT OF
247 BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 258.943 ACRES, MORE
248 OR LESS.
249

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

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

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

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

328 thence North 56 degrees, 02 minutes, 21 seconds East, 399.91-feet; thence South 20
329 degrees, 26 minutes, 15 seconds East 750.52-feet; thence South 00 degrees, 24
330 minutes, 53 seconds East, 1, 344.97-feet to the North right-of-way line of West Sixth
331 Street; thence South 89 degrees, 36 minutes, 04 seconds West, along said North right-
332 of-way line, 1,162.82-feet to the Point of Beginning. The above contains 44.001-acres,
333 more or less, all in the City of Topeka, Shawnee County, Kansas.
334

335 Section 4. City of Topeka Ordinance No. 18653 is hereby specifically
336 repealed.

337 Section 5. This Ordinance shall take effect and be in force from and after its
338 passage, approval and publication in the official City newspaper.

339

340 PASSED AND APPROVED by the Council of the City of Topeka November 7, 2006.

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342

343

344

345

William W. Bunten, Mayor

346

ATTEST:

347

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349

350

Iris E. Walker, City Clerk