

(Published in the Topeka Metro News January 10, 2022)

ORDINANCE NO. 20336

AN ORDINANCE introduced by the Interim City Manager William Cochran authorizing initiation of condemnation proceedings to acquire easements for a street improvement project at SW 12th Street (Project No. T-701016.00).

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS:

Section 1. That it is hereby declared necessary to condemn and appropriate for the use of the City of Topeka certain property within the corporate limits of the City of Topeka for street improvement, said properties being described as follows:

Parcel 1 (3826 SW 12th Street)

Owner of Record: Heartland Home Solutions, LLC
1111 N 2nd Street
Saint Marys, KS 66536-1849

Contract Purchaser: NONE

Lienholder of Record: Central Mortgage Co.
801 John Barrow Road, Ste. 1
Little Rock, AR 72205

Party in Possession: Owner

Party of Interest: NONE

PROPERTY TO BE ACQUIRED:

Temporary Easement:

A portion of a parcel of land as described in Document No. 2014R11738, recorded in the office of the Shawnee County, Kansas Register of Deeds, more particularly described as follows: the South 5.00 feet of the East 1.00 foot of Lot 48, and the South 5.00 feet of Lot 49, Block 8, Casson's Subdivision, City of Topeka, Kansas. Contains 276 square feet more or less.

This easement expires one (1) year after acceptance of project for maintenance.

Parcel 6 (3722 SW 12th Street)

Owner of Record: Looking Glass House, LLC
229 Pleasant Grove Ave
Ballwin, MO 63011-3319

Contract Purchaser: NONE

Lienholder of Record: Kaw Valley Bank
1110 N Kansas Avenue
Topeka, KS 66608

Party in Possession: Owner

Party of Interest: NONE

PROPERTY TO BE ACQUIRED:

Temporary Easement:

A portion of a parcel of land as described in Document No. 2017R02685, recorded in the office of the Shawnee County, Kansas Register of Deeds, more particularly described as follows: the South 5 feet of Lot 61, Block 7, Casson's Subdivision, City of Topeka, Kansas. Contains 275 square feet, more or less.

This easement expires one (1) year after acceptance of project for maintenance.

Parcel 12 (1200 SW Orleans Street)

Owner of Record: Awake, Inc.
1200 SW Orleans Street
Topeka, KS 66604

Contract Purchaser: NONE

Lienholder of Record: NONE

Party in Possession: Owner

Party of Interest: Kansas Department of Revenue
120 SE 10th Avenue

Topeka, KS 66612
(State Tax Warrant No. 0027661745)
Case No. 2020-ST-001620

PROPERTY TO BE ACQUIRED:

Temporary Easement:

A portion of a parcel of land as described in Book 5038, Page 219, recorded in the office of the Shawnee County, Kansas Register of Deeds, more particularly described as follows: the North 21.00 feet of the East 40.00 feet of Lot 2, Davis Subdivision, City of Topeka, Kansas. Contains 840 square feet, more or less.

This easement expires one (1) year after acceptance of project for maintenance.

Parcel 26 (3126 SW 12th Street)

Owner of Record: TCH Holdings 1, LLC
3107 SW Murfield Ct
Topeka, KS 66614

Contract Purchaser: NONE

Lienholder of Record: Envista Credit Union
3636 SW Wanamaker
Topeka, KS 66614

Party in Possession: Owner

Party of Interest: NONE

PROPERTY TO BE ACQUIRED:

Temporary Easement:

A portion of a parcel of land as described in Document No. 2018R17405, recorded in the office of the Shawnee County, Kansas Register of Deeds, more particularly described as follows: the South 10.00 feet of the West 55.00 feet of Lot 4 on West 12th Street, Green Valley Subdivision, City of Topeka. Contains 550 square feet, more or less.

This easement expires one (1) year after acceptance of project for maintenance.

Parcel 28 (3118 SW 12th Street)

Owner of Record: Dawn R. Lindner- LaForge
9858 Garden St.
Lenexa, KS 66227

Contract Purchaser: NONE

Lienholder of Record: NONE

Party in Possession: Owner

Party of Interest: NONE

PROPERTY TO BE ACQUIRED:

Temporary Easement:

A portion of a parcel of land as described in in Book 3598, Page 807, recorded in the office of the Shawnee County, Kansas Register of Deeds, more particularly described as follows: the South 10.00 feet of the East 56.50 feet of Lot 3, West 12th Street, Green Valley Subdivision, City of Topeka, Kansas. Contains 565 square feet, more or less.

This easement expires one (1) year after acceptance of project for maintenance.

Parcel 29 (1197 SW Oakley Street)

Owner of Record: Dawn R. Lindner- LaForge
9858 Garden St.
Lenexa, KS 66227

Contract Purchaser: NONE

Lienholder of Record: Landmark Nat'l Bank
PO Box 308
Manhattan, KS 66505

Party in Possession: Owner

Party of Interest: NONE

PROPERTY TO BE ACQUIRED:

Temporary Easement:

A portion of a parcel of land as described in Book 3137, Page 71, recorded in the office of the Shawnee County, Kansas Register of Deeds, more particularly described as follows: the South 10.00 feet of Lot 1, Green Valley Subdivision, City of Topeka, Kansas. Contains 1615 square feet, more or less.

This easement expires one (1) year after acceptance of project for maintenance.

Parcel 31 (1201 SW Randolph Ave)

Owner of Record: TCH Holdings 1, LLC
3107 SW Murfield Ct
Topeka, KS 66614

Contract Purchaser: NONE

Lienholder of Record: Envista Credit Union
3636 SW Wanamaker
Topeka, KS 66614

Party in Possession: Owner

Party of Interest: NONE

PROPERTY TO BE ACQUIRED:

Temporary Easement:

A portion of the following described property: Beginning at the intersection of the center line of 12th Street, with the center line of Randolph Street in Washburn Place Addition to the City of Topeka, thence South 90 feet along the center of Randolph Street; thence West 165 feet to center line of alley between Randolph Street and Webster Street, thence North 90 feet to center

of 12th Street; thence East 165 feet along the center of 12th Street to place of beginning, corresponding to Lots 423, 425 and the North 10 feet of Lot 427 on Randolph Street in Washburn Place Addition to the City of Topeka, Shawnee County, Kansas. As described in Document No. 2020R08850, recorded in the office of the Shawnee County, Kansas Register of Deeds, more particularly described as follows: the North 10.00 feet the South 60.00 feet of the above described parcel, in Washburn Place Addition, City of Topeka, Kansas. Contains 1372 square feet, more or less.

This easement expires one (1) year after acceptance of project for maintenance.

Section 2. That the City Attorney of the City of Topeka, Kansas, on behalf of the governing body of the City of Topeka, Kansas shall present a written application to the District Court of Shawnee County, Kansas, for the appointment of appraisers to make the appraisal and assessment required by law when land is taken for public purposes, and said City Attorney shall do all things necessary for the condemnation of said land completing the appropriation of the same for public purposes.

Section 3. This Ordinance shall take effect and be in force from and after its passage, approval and publication in the official city newspaper.

PASSED and APPROVED by the Governing Body January 4, 2022.

CITY OF TOPEKA, KANSAS

Michael A. Padilla, Mayor

ATTEST:

Brenda Younger, City Clerk