

(Published in the Topeka Metro News April 15, 2024)

ORDINANCE NO. 20484

ORDINANCE introduced by Interim City Manager Richard U. Nienstedt relating to the vacation of a portion of the island in SW Steeplechase Lane just south of SW 10th Avenue in McFarland Farm Subdivision in the City of Topeka, Shawnee County, Kansas (V23S/03) (Council District No. 9)

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

Section 1. That pursuant to the requirements of K.S.A. 12-504 as amended, a petition by McFarland Farm HOA, as property owner, has been filed with the office of the City Clerk, requesting the vacation of the following island located per the following description, and identified in Exhibit A attached, within the City of Topeka, Shawnee County, Kansas:

A tract of land being a part of the street right of way for Steeplechase Lane as dedicated with the Subdivision Plat of McFarland Farm Subdivision, in the City of Topeka, Shawnee County, Kansas, recorded in Book 37, Pages 68 and 69 in the Shawnee County Register of Deeds, being described by Richard T. Schmidt P.S. 919 on November 28, 2023, as follows: Commencing at the Northwest corner of the Southeast Quarter of Fractional Section 34, Township 11 South, Range 15 East of the 6th P.M.; thence Easterly along the North line of said Section, N87°48'10"E, 171.64 feet to the centerline intersection of said Steeplechase Lane; thence along said centerline, S02°11'50"E, 57.35 feet; thence N87°48'10"E, 12.61 feet for the POINT OF BEGINNING; thence S02°11'35"E, 74.69 feet; thence on a 418.00 foot radius curve right an arc distance of 368.14 feet, said curve having a long chord bearing of S23°02'16"W, 356.36 feet; thence N48°23'32"W, 28.89 feet; thence on a 176.00 foot radius curve left an arc distance of 112.06 feet, said curve having a long chord bearing of N12°04'54"E, 110.18 feet; thence on a 174.00 foot radius curve right an arc distance of 172.25 feet, said curve having a long chord bearing of N22°12'02"E, 165.30 feet; thence on a 141.00 foot radius curve left an arc distance of 129.82 feet, said curve having a long chord bearing of N24°11'01"E, 125.28 feet; thence N02°11'35"W, 7.49 feet; thence on a 10.83 foot radius curve right an arc distance of 34.02 feet, said curve having along chord bearing of N87°48'25"E, 21.66 feet to the POINT OF BEGINNING. Containing 28,445 square feet more or less.

Section 2. That said petition has been duly published for two (2) consecutive weeks in a newspaper of general circulation and on **April 9, 2024**, the petition is ready for determination by the Governing Body of the City of Topeka, Kansas.

Section 3. That the Governing Body of the City of Topeka, after being duly informed and hearing the evidence presented finds that:

- a. Legal notice was given as required by K.S.A. 12-504 as amended.
- b. No private rights will be injured or endangered by such vacation.
- c. The public will suffer no loss or inconvenience by such vacation.

Section 4. That the Governing Body of the City of Topeka does hereby find that justice requires the petition of vacation be granted and does hereby order the vacation of the below described public island right-of-way located within the City of Topeka, Kansas:

Section 5. The City Clerk is hereby directed to certify a copy of this ordinance to the Shawnee County Register of Deeds Office for appropriate recording.

Section 6. 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 of the City of Topeka April 9, 2024

Michael Padilla, Mayor

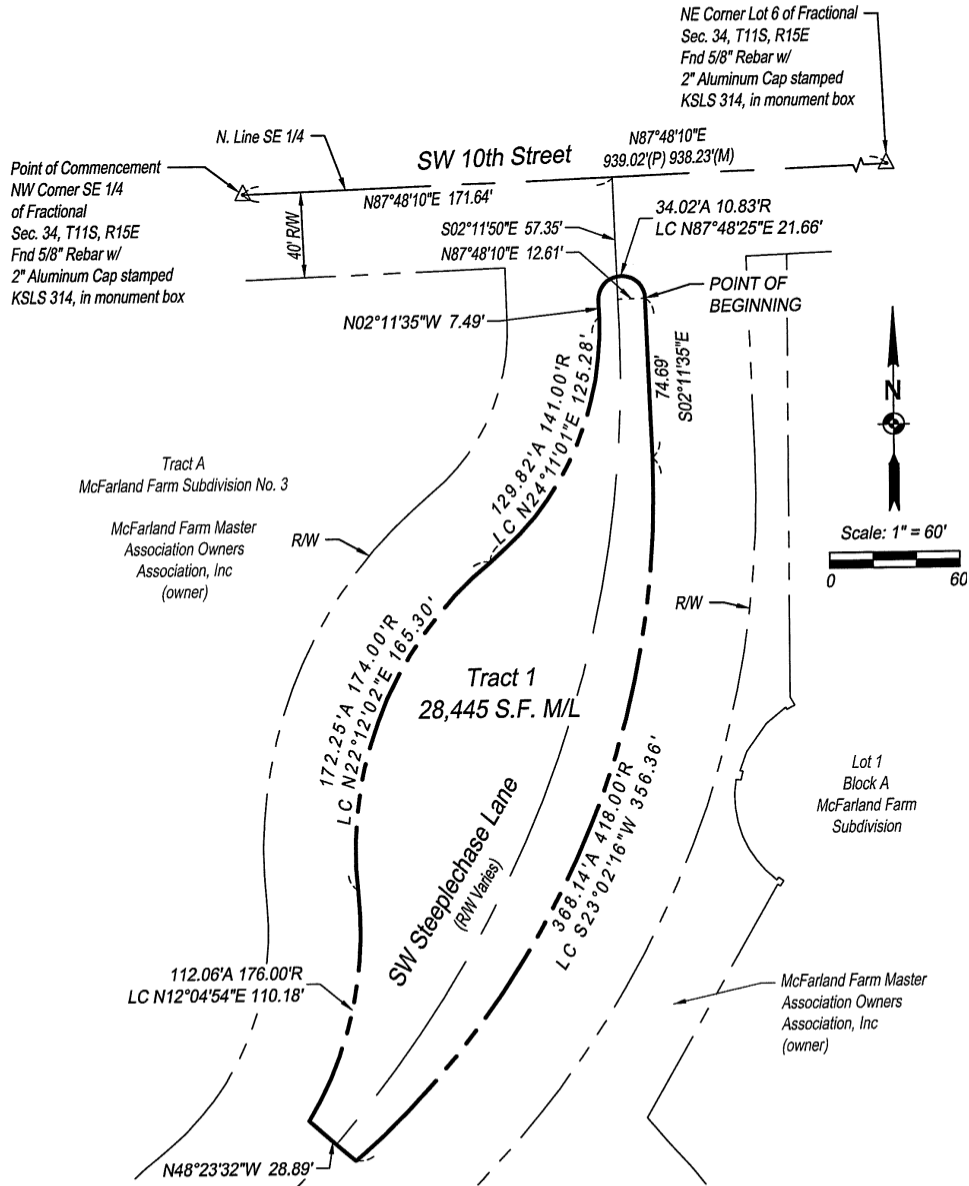
ATTEST:

Brenda Younger, City Clerk

Exhibit 'A'

Legal Description:

A tract of land being a part of the street right of way for Steeplechase Lane as dedicated with the Subdivision Plat of McFarland Farm Subdivision, in the City of Topeka, Shawnee County, Kansas, recorded in Book 37, Pages 68 and 69 in the Shawnee County Register of Deeds, being described by Richard T. Schmidt P.S. 919 on November 28, 2023, as follows: Commencing at the Northwest corner of the Southeast Quarter of Fractional Section 34, Township 11 South, Range 15 East of the 6th P.M.; thence Easterly along the North line of said Section, N87°48'10"E, 171.64 feet to the centerline intersection of said Steeplechase Lane; thence along said centerline, S02°11'50"E, 57.35 feet; thence N87°48'10"E, 12.61 feet for the POINT OF BEGINNING; thence S02°11'35"E, 74.69 feet; thence on a 418.00 foot radius curve right an arc distance of 368.14 feet, said curve having a long chord bearing of S23°02'16"W, 356.36 feet; thence N48°23'32"W, 28.89 feet; thence on a 176.00 foot radius curve left an arc distance of 112.06 feet, said curve having a long chord bearing of N12°04'54"E, 110.18 feet; thence on a 174.00 foot radius curve right an arc distance of 172.25 feet, said curve having a long chord bearing of N22°12'02"E, 165.30 feet; thence on a 141.00 foot radius curve left an arc distance of 129.82 feet, said curve having a long chord bearing of N24°11'01"E, 125.28 feet; thence N02°11'35"W, 7.49 feet; thence on a 10.83 foot radius curve right an arc distance of 34.02 feet, said curve having along chord bearing of N87°48'25"E, 21.66 feet to the POINT OF BEGINNING. Containing 28,445 square feet more or less.



Prepared for:
 McFarland Farm Master Association
 Owners Association, Inc.
 5825 SW 29th Street
 Topeka, Kansas 66604

Job No.:
 23-037

Date:
 January 4, 2024

SBB Engineering, LLC

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