

(Published in the Topeka Metro News July 25, 2011)

**ORDINANCE NO. 19605**

AN ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr., apportioning and levying a special assessment on certain lots and pieces of ground in the City of Topeka, Shawnee County, Kansas, for the improvement of Arbor Valley and The Vineyard subdivisions with piping, manholes, engineering and all other contingencies needed to complete Main and Lateral Sanitary Sewer Improvement Project No. 40898-01, as defined and described in Resolution No. 8253, adopted and approved May 11, 2010.

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

Section 1. For the purpose of paying the cost of piping, manholes, engineering and all other contingencies needed to complete the project, the same being Main and Lateral Sanitary Sewer Improvement Project No. 40898-01, in the City of Topeka, Shawnee County, Kansas, there is hereby levied and assessed a special assessment on all lots and pieces of ground liable therefore. Said assessments are computed as follows:

A. GENERAL NATURE OF IMPROVEMENT:

To provide Sanitary Sewer Service to the area bound by S.W. Huntoon Street, S.W. Urish Road, S.W. 21<sup>st</sup> Street and Executive Drive. The Project provides for the extension of the main and construction of lateral lines which work shall include piping, manholes, engineering and all other contingencies needed to complete the project.

B. IMPROVEMENT DISTRICT:

Parcel 1

The South Half of the Southeast Quarter of the Southwest Quarter of Section 32, Township 11 South, Range 15, East of the 6<sup>th</sup> P.M., in Shawnee County, Kansas,  
Except

Beginning at the Southeast corner of the South Half of the Southeast Quarter of the Southwest Quarter of Section 32; thence North along the East line of the Southwest Quarter 166.13 Feet; thence West parallel to the South line of said Southwest Quarter, 160 Feet; thence South parallel to the East line of said Southwest Quarter 166.13 Feet to the South line of said Southwest Quarter; thence East along the South line of said Southwest Quarter 160 Feet to the Point of Beginning.

Except

Beginning at a point 465 Feet West of the Southeast corner of said Southwest Quarter; thence West along the South line of said Southwest Quarter 175 Feet; thence North at right angles 235 Feet; thence East parallel to the South line of said Southwest Quarter 175 Feet; thence South 235 Feet to the Point of Beginning.

The above tract of land contains 18.5 Acres more or less.

## Parcel 2

A part of Lot 1, Block A of Arbor Valley Subdivision located in the Northwest Quarter of Section 5, Township 12 South, Range 15 East of the 6<sup>th</sup> P.M., in Shawnee County, Kansas, described as follows:

Beginning at the Northeast Corner of said Lot 1, Block A; thence coincident with the East line of said Lot 1, Block A, South 00 Degrees 02 Minutes 03 Seconds East, a distance of 862.16 Feet; thence South 89 Degrees 57 Minutes 57 Seconds West, a distance of 110.05 Feet; thence North 00 Degrees 02 Minutes 03 Seconds West, a distance of 63.14 Feet; thence North 90 Degrees 00 Minutes 00 Seconds West, a distance of 131.87 Feet; thence North 04 Degrees 48 Minutes 13 Seconds East, a distance of 173.92 Feet to the beginning of a curve to the Left; thence coincident with said curve having a radius of 325.00 Feet, an arc length of 37.49 Feet, a delta angle of 06 Degrees 36 Minutes 31 Seconds, a Chord bearing South 72 Degrees 28 Minutes 38 Seconds West and a Chord length of 37.47 Feet; thence South 69 Degrees 10 Minutes 22 Seconds West, a distance of 175.32 Feet to the beginning of a curve to the Left; thence coincident with said curve having a radius of 680.00 Feet, an Arc length of 89.11 Feet, a delta angle of 07 Degrees 30 Minutes 30 Seconds, a Chord bearing South 65 Degrees 24 Minutes 35 Seconds West and a Chord length of 89.05 Feet; thence North 07 Degrees 27 Minutes 08 Seconds West, a distance of 84.50 Feet to the beginning of a curve to the Right, thence coincident with said curve having a radius of 325.00 Feet, an Arc length of 130.54 Feet, a delta angle of 23 Degrees 00 Minutes 52 Seconds, a Chord bearing North 04 Degrees 03 Minutes 18 Seconds East and a Chord length of 129.67 Feet; thence North 15 Degrees 33 Minutes 44 Seconds

85 East, a distance of 6.35 Feet to the beginning of a curve to the Left;  
86 thence coincident with said curve having a radius of 185.00 Feet, an  
87 arc length of 54.27 Feet, a delta angle of 16 Degrees 48 Minutes 31  
88 Seconds, a Chord bearing North 07 Degrees 09 Minutes 28 Seconds  
89 East and a Chord length of 54.08 Feet; thence North 01 Degrees 14  
90 Minutes 47 Seconds West, a distance of 439.62 Feet to the South  
91 right-of-way line of S.W. Huntoon Street; thence coincident with said  
92 South right-of-way line North 87 Degrees 18 Minutes 21 Seconds  
93 East, a distance of 510.92 Feet to the Point of Beginning. The above  
94 tract of land contains 8.59 Acres, more or less.

95  
96 Parcel 3  
97

98 A tract of land located in Lot 1, Block A, Arbor Valley Subdivision  
99 recorded in Book 40, Page 40 official records of Shawnee County,  
100 Kansas, described as follows:

101  
102 Beginning at the Northwest corner of said lot; thence coincident with  
103 the North line of said Lot 1, also being the South right-of-way line of  
104 S.W. Huntoon Street on AZ. 87 Degrees 18 Minutes 21 Seconds  
105 (Direction based on said recorded plat), a distance of 492.97 Feet;  
106 thence coincident with the centerline of a proposed access way on  
107 AZ. 178 Degrees 45 Minutes 13 Seconds, a distance of 372.30  
108 Feet; thence on AZ. 268 Degrees 45 Minutes 13 Seconds, a  
109 distance of 132.06 Feet to the point of cusp on a non-tangent curve  
110 to the Right; thence coincident with said non-tangent curve having a  
111 radius of 45.00 Feet, an Arc length of 94.60 Feet, a delta angle of  
112 120 Degrees 26 minutes 55 Seconds, a Chord AZ. Of 217 Degrees  
113 23 Minutes 58 Seconds, and a Chord length of 78.12 Feet; thence  
114 on AZ. 178 Degrees 45 Minutes 13 Seconds, a distance of 85.59  
115 Feet; thence on AZ. 241 Degrees 07 Minutes 05 Seconds, a  
116 distance of 44.65 Feet; thence on AZ. 260 Degrees 18 Minutes 24  
117 Seconds, a distance of 115.15 Feet , thence on AZ. 178 Degrees  
118 45 Minutes 12 Seconds, a distance of 144.61 Feet to the beginning  
119 of a curve to the Left; thence coincident with said curve to the Left  
120 having a radius of 236.50 Feet, an Arc length of 184.45 Feet, a  
121 delta angle of 44 Degrees 41 Minutes 07 Seconds to the point of a  
122 compound curvature; thence coincident with said compound curve  
123 having a radius of 25.00 Feet, an Arc length of 41.32 Feet, a delta  
124 angle of 94 Degrees 41 Minutes 26 Seconds to the point of a  
125 reverse curvature; thence coincident with said reverse curve having  
126 a radius of 693.50 Feet, an Arc length of 243.87 Feet, a delta angle  
127 of 20 Degrees 08 Minutes 53 Seconds to the point of a reverse  
128 curvature; thence coincident with said reverse curve to having a  
129 radius of 25.00 Feet, an Arc length of 14.61 Feet, a delta angle of  
130 33 Degrees 29 Minutes 20 Seconds; thence on AZ. 117 Degrees 10

131 Minutes 26 Seconds, a distance of 21.45 Feet to the beginning of a  
132 non-tangent curve to the Right; thence coincident with said non-  
133 tangent curve having a radius of 684.64 Feet; an Arc length of  
134 94.09 Feet, a delta angle of 07 Degrees 52 Minutes 27 Seconds, a  
135 Chord AZ. Of 65 Degrees 36 Minutes 32 Seconds, a Chord length  
136 of 94.01 Feet; thence on AZ. 159 Degrees 10 Minutes 22 Seconds,  
137 a distance of 61.76 Feet; thence on AZ. 181 Degrees 50 Minutes 53  
138 Seconds, a distance of 131.53 Feet; thence on AZ. 271 Degrees 07  
139 Minutes 23 Seconds, a distance of 90.36 Feet; thence on AZ. 189  
140 Degrees 00 Minutes 41 Seconds, a distance of 155.20 Feet to the  
141 beginning of a curve to the Right; thence coincident with said curve  
142 to the Right having a radius of 513.50 Feet an Arc length of 114.48  
143 Feet, a delta angle of 12 Degrees 46 Minutes 25 Seconds; thence  
144 on AZ. 201 Degrees 47 Minutes 06 Seconds, a distance of 146.43  
145 Feet to the beginning of a curve to the Left; thence coincident with  
146 said curve to the Left having a radius of 311.50 Feet, an Arc length  
147 of 133.06 Feet, a delta angle of 24 Degrees 28 Minutes 25  
148 Seconds; thence on AZ. 177 Degrees 18 Minutes 41 Seconds, a  
149 distance of 52.74 Feet to the beginning of a curve to the Left;  
150 thence coincident with said curve to the Left having a radius of  
151 25.00 Feet, an Arc length of 39.29 Feet, a delta angle of 90  
152 Degrees 02 Minutes 18 Seconds; thence on AZ. 177 Degrees 18  
153 Minutes 21 Seconds, a distance of 27.00 Feet to a point of cusp of  
154 a non-tangent curve to the Left; thence coincident with said non-  
155 tangent curve having a radius of 25.00 Feet, an Arc length of 39.27  
156 Feet, a delta angle of 90 Degrees 00 Minutes 00 Seconds, a Chord  
157 AZ. Of 222 Degrees 18 Minutes 41 Seconds, and a Chord length of  
158 35.36 Feet to the point of cusp; thence on AZ. 267 Degrees 18  
159 Minutes 41 Seconds, a distance of 13.50 Feet; thence on AZ. 177  
160 Degrees 18 Minutes 41 Seconds, a distance of 81.50 Feet to the  
161 intersection with the South line of said Subdivision; thence  
162 coincident with the South line of said Subdivision on AZ. 267  
163 Degrees 18 Minutes 41 Seconds, a distance of 339.53 to the  
164 Southwest corner of said Subdivision; thence coincident with the  
165 West line of said Subdivision on AZ. 358 Degrees 45 Minutes 12  
166 Seconds, a distance of 210.07 Feet; thence on AZ. 73 Degrees 08  
167 Minutes 56 Seconds, a distance of 114.57 Feet to the point of cusp  
168 of a non-tangent curve to the Right; thence coincident with said  
169 non-tangent curve having a radius of 198.50 Feet, an arc length of  
170 82.26 Feet, a delta angle of 23 Degrees 44 Minutes 35 Seconds, a  
171 Chord AZ. Of 349 Degrees 28 Minutes 04 Seconds, and a Chord  
172 length of 81.67 Feet to a point of a compound curvature; thence  
173 coincident with said compound curve having a radius of 693.50  
174 Feet, an Arc length of 385.55 Feet, a delta angle of 31 Degrees 51  
175 Minutes 12 Seconds to a point of reverse curvature; thence  
176 coincident with said reverse curve having a radius of 25.00 Feet, an

Arc length of 35.43 Feet, a delta angle of 81 Degrees 12 Minutes 36 Seconds; thence on AZ. 313 Degrees 01 Minutes 32 Seconds, a distance of 9.59 Feet to the beginning of a curve to the Right; thence coincident with said curve to the Right having a radius of 263.50 Feet, an Arc length of 195.39 Feet, a delta angle of 42 Degrees 29 Minutes 06 Seconds; thence on AZ. 268 Degrees 45 Minutes 12 Seconds, a distance of 131.69 Feet to the West line of said Subdivision; thence coincident with said West line on AZ. 358 Degrees 45 Minutes 12 Seconds, a distance of 698.80 Feet to the Point of Beginning.

C. METHOD OF ASSESSMENT:

On a unit basis (100 total units) for all parcels which are included in the described improvement district as follows:

Parcel No. 1 – 9 units  
Parcel No. 2 – 9 units  
Parcel No. 3 – 82 units

D. TOTAL COST & APPORTIONMENT OF COSTS:

FINAL PROJECT COST TO BENEFIT DISTRICT= \$122,414.72

Section 2. The several amounts are apportioned, levied and assessed against

each of said lots and pieces of ground according to the benefits to be derived by reason of the aforesaid improvements, (except the interest hereinafter mentioned) as follows:

MAIN AND LATERAL SANITARY SEWER PROJECT NO. 40898-01

<u>Legal Description</u>	<u>Assessment</u>
The Vineyard Block A, Lot 1	\$262.31
The Vineyard Block A, Lot 2	\$262.31
The Vineyard Block A, Lot 3	\$262.31
The Vineyard Block A, Lot 4	\$262.31

220	The Vineyard	
221	Block A, Lot 5	\$262.31
222		
223	The Vineyard	
224	Block A, Lot 6	\$262.31
225		
226	The Vineyard	
227	Block A, Lot 7	\$262.31
228		
229	The Vineyard	
230	Block A, Lot 8	\$262.31
231		
232	The Vineyard	
233	Block B, Lot 1	\$262.31
234		
235	The Vineyard	
236	Block B, Lot 2	\$262.31
237		
238	The Vineyard	
239	Block B, Lot 3	\$262.31
240		
241	The Vineyard	
242	Block B, Lot 4	\$262.31
243		
244	The Vineyard	
245	Block B, Lot 5	\$262.31
246		
247	The Vineyard	
248	Block B, Lot 6	\$262.31
249		
250	The Vineyard	
251	Block B, Lot 7	\$262.31
252		
253	The Vineyard	
254	Block B, Lot 8	\$262.31
255		
256	The Vineyard	
257	Block B, Lot 9	\$262.31
258		
259	The Vineyard	
260	Block B, Lot 10	\$262.31
261		
262	The Vineyard	
263	Block B, Lot 11	\$262.31
264		
265		

266	The Vineyard	
267	Block B, Lot 12	\$262.31
268		
269	The Vineyard	
270	Block B, Lot 13	\$262.31
271		
272	The Vineyard	
273	Block B, Lot 14	\$262.31
274		
275	The Vineyard	
276	Block B, Lot 15	\$262.31
277		
278	The Vineyard	
279	Block B, Lot 16	\$262.31
280		
281	The Vineyard	
282	Block B, Lot 17	\$262.31
283		
	The Vineyard	\$262.31
	Parcel 1	
	A portion of Block B, Lot 18 described as follows: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 18; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 18,113.63 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 18, 160.00 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOT 18, 113.63 FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 18, 160.00 FEET TO THE POINT OF BEGINNING.	
284		
285	The Vineyard	
286	Block C, Lot 1	\$262.31
287		
288	The Vineyard	
289	Block C, Lot 2	\$262.31
290		
291	The Vineyard	
292	Block C, Lot 3	\$262.31
293		
294	The Vineyard	
295	Block C, Lot 4	\$262.31
296		
297	The Vineyard	
298	Block C, Lot 5	\$262.31
299		
300		

301	The Vineyard	
302	Block C, Lot 6	\$262.31
303		
304	The Vineyard	
305	Block C, Lot 7	\$262.31
306		
307	The Vineyard	
308	Block C, Lot 8	\$262.31
309		
310	The Vineyard	
311	Block C, Lot 9	\$262.31
312		
313	The Vineyard	
314	Block C, Lot 10	\$262.31
315		
316	The Vineyard	
317	Block C, Lot 11	\$262.31
318		
319	The Vineyard	
320	Block C, Lot 12	\$262.31
321		
322	The Vineyard	
323	Block C, Lot 13	\$262.31
324		
325	The Vineyard	
326	Block C, Lot 14	\$262.31
327		
328	The Vineyard	
329	Block C, Lot 15	\$262.31
330		
331	The Vineyard	
332	Block C, Lot 16	\$262.31
333		
	Arbor Valley Subdivision	\$11,017.35
	Parcel 2	

A PART OF LOT 1, BLOCK A OF ARBOR VALLEY SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 15 EAST OF THE 6TH P.M., IN SHAWNEE COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A; THENCE COINCIDENT WITH THE EAST LINE OF SAID LOT 1, BLOCK A, SOUTH 00 DEGREES 02 MINUTES 03 SECONDS EAST, A DISTANCE OF 862.16



FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 57 SECONDS WEST, A DISTANCE OF 110.05 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 03 SECONDS WEST, A DISTANCE OF 63.14 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 131.87 FEET; THENCE NORTH 04 DEGREES 48 MINUTES 13 SECONDS EAST, A DISTANCE OF 173.92 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE COINCIDENT WITH SAID CURVE HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 37.49 FEET, A DELTA ANGLE OF 06 DEGREES 36 MINUTES 31 SECONDS, A CHORD BEARING SOUTH 72 DEGREES 28 MINUTES 38 SECONDS WEST AND A CHORD LENGTH OF 37.47 FEET; THENCE SOUTH 69 DEGREES 10 MINUTES 22 SECONDS WEST, A DISTANCE OF 175.32 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE COINCIDENT WITH SAID CURVE HAVING A RADIUS OF 680.00 FEET, AN ARC LENGTH OF 89.11 FEET, A DELTA ANGLE OF 07 DEGREES 30 MINUTES 30 SECONDS, A CHORD BEARING SOUTH 65 DEGREES 24 MINUTES 35 SECONDS WEST AND A CHORD LENGTH OF 89.05 FEET; THENCE NORTH 07 DEGREES 27 MINUTES 08 SECONDS WEST, A DISTANCE OF 84.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THENCE COINCIDENT WITH SAID CURVE HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 130.54 FEET, A DELTA ANGLE OF 23 DEGREES 00 MINUTES 52 SECONDS, A CHORD BEARING NORTH 04 DEGREES 03 MINUTES 18 SECONDS EAST AND A CHORD LENGTH OF 129.67 FEET; THENCE NORTH 15 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 6.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE COINCIDENT WITH SAID CURVE HAVING A RADIUS OF 185.00 FEET, AN ARC LENGTH OF 54.27 FEET, A DELTA ANGLE OF 16 DEGREES 48 MINUTES 31 SECONDS, A CHORD BEARING NORTH 07 DEGREES 09 MINUTES 28 SECONDS EAST AND A CHORD LENGTH OF 54.08 FEET; THENCE NORTH 01 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 439.62 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF S.W. HUNTOON STREET; THENCE COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE NORTH 87 DEGREES 18 MINUTES 21 SECONDS EAST, A DISTANCE OF 510.92 FEET TO THE POINT OF BEGINNING. THE ABOVE TRACT OF LAND CONTAINS 8.59 ACRES, MORE OR LESS.

A TRACT OF LAND LOCATED IN LOT 1, BLOCK A, ARBOR VALLEY SUBDIVISION RECORDED IN BOOK 40, PAGE 40 OFFICIAL RECORDS OF SHAWNEE COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF S.W. HUNTOON STREET ON AZ. 87 DEGREES 18 MINUTES 21 SECONDS (DIRECTION BASED ON SAID RECORDED PLAT), A DISTANCE OF 492.97 FEET; THENCE COINCIDENT WITH THE CENTERLINE OF A PROPOSED ACCESS WAY ON AZ. 178 DEGREES 45 MINUTES 13 SECONDS, A DISTANCE OF 372.30 FEET; THENCE ON AZ. 268 DEGREES 45 MINUTES 13 SECONDS, A DISTANCE OF 132.06 FEET TO THE POINT OF CUSP ON A NON-TANGENT CURVE TO THE RIGHT; THENCE COINCIDENT WITH SAID NON-TANGENT CURVE HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 94.60 FEET, A DELTA ANGLE OF 120 DEGREES 26 MINUTES 55 SECONDS, A CHORD AZ. OF 217 DEGREES 23 MINUTES 58 SECONDS, AND A CHORD LENGTH OF 78.12 FEET; THENCE ON AZ. 178 DEGREES 45 MINUTES 13 SECONDS, A DISTANCE OF 85.59 FEET; THENCE ON AZ. 241 DEGREES 07 MINUTES 05 SECONDS, A DISTANCE OF 44.65 FEET; THENCE ON AZ. 260 DEGREES 18 MINUTES 24 SECONDS, A DISTANCE OF 115.15 FEET, THENCE ON AZ. 178 DEGREES 45 MINUTES 12 SECONDS, A DISTANCE OF 144.61 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE COINCIDENT WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 236.50 FEET, AN ARC LENGTH OF 184.45 FEET, A DELTA ANGLE OF 44 DEGREES 41 MINUTES 07 SECONDS TO THE POINT OF A COMPOUND CURVATURE; THENCE COINCIDENT WITH SAID COMPOUND CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 41.32 FEET, A DELTA ANGLE OF 94 DEGREES 41 MINUTES 26 SECONDS TO THE POINT OF A REVERSE CURVATURE; THENCE COINCIDENT WITH SAID REVERSE CURVE HAVING A RADIUS OF 693.50 FEET, AN ARC LENGTH OF 243.87 FEET, A DELTA ANGLE OF 20 DEGREES 08 MINUTES 53 SECONDS TO THE POINT OF A REVERSE CURVATURE; THENCE

COINCIDENT WITH SAID REVERSE CURVE TO HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 14.61 FEET, A DELTA ANGLE OF 33 DEGREES 29 MINUTES 20 SECONDS; THENCE ON AZ. 117 DEGREES 10 MINUTES 26 SECONDS, A DISTANCE OF 21.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE COINCIDENT WITH SAID NON-TANGENT CURVE HAVING A RADIUS OF 684.64 FEET; AN ARC LENGTH OF 94.09 FEET, A DELTA ANGLE OF 07 DEGREES 52 MINUTES 27 SECONDS, A CHORD AZ. OF 65 DEGREES 36 MINUTES 32 SECONDS, A CHORD LENGTH OF 94.01 FEET; THENCE ON AZ. 159 DEGREES 10 MINUTES 22 SECONDS, A DISTANCE OF 61.76 FEET; THENCE ON AZ. 181 DEGREES 50 MINUTES 53 SECONDS, A DISTANCE OF 131.53 FEET; THENCE ON AZ. 271 DEGREES 07 MINUTES 23 SECONDS, A DISTANCE OF 90.36 FEET; THENCE ON AZ. 189 DEGREES 00 MINUTES 41 SECONDS, A DISTANCE OF 155.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE COINCIDENT WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 513.50 FEET AN ARC LENGTH OF 114.48 FEET, A DELTA ANGLE OF 12 DEGREES 46 MINUTES 25 SECONDS; THENCE ON AZ. 201 DEGREES 47 MINUTES 06 SECONDS, A DISTANCE OF 146.43 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE COINCIDENT WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 311.50 FEET, AN ARC LENGTH OF 133.06 FEET, A DELTA ANGLE OF 24 DEGREES 28 MINUTES 25 SECONDS; THENCE ON AZ. 177 DEGREES 18 MINUTES 41 SECONDS, A DISTANCE OF 52.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE COINCIDENT WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.29 FEET, A DELTA ANGLE OF 90 DEGREES 02 MINUTES 18 SECONDS; THENCE ON AZ. 177 DEGREES 18 MINUTES 21 SECONDS, A DISTANCE OF 27.00 FEET TO A POINT OF CUSP OF A NON-TANGENT CURVE TO THE LEFT; THENCE COINCIDENT WITH SAID NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A DELTA ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A CHORD AZ. OF 222 DEGREES 18 MINUTES 41 SECONDS, AND A CHORD LENGTH OF 35.36 FEET TO THE POINT OF CUSP; THENCE ON AZ. 267 DEGREES 18 MINUTES 41 SECONDS, A DISTANCE OF 13.50 FEET; THENCE ON AZ. 177 DEGREES 18 MINUTES 41 SECONDS, A DISTANCE OF 81.50 FEET TO THE

INTERSECTION WITH THE SOUTH LINE OF SAID SUBDIVISION; THENCE COINCIDENT WITH THE SOUTH LINE OF SAID SUBDIVISION ON AZ. 267 DEGREES 18 MINUTES 41 SECONDS, A DISTANCE OF 339.53 TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE COINCIDENT WITH THE WEST LINE OF SAID SUBDIVISION ON AZ. 358 DEGREES 45 MINUTES 12 SECONDS, A DISTANCE OF 210.07 FEET; THENCE ON AZ. 73 DEGREES 08 MINUTES 56 SECONDS, A DISTANCE OF 114.57 FEET TO THE POINT OF CUSP OF A NON-TANGENT CURVE TO THE RIGHT; THENCE COINCIDENT WITH SAID NON-TANGENT CURVE HAVING A RADIUS OF 198.50 FEET, AN ARC LENGTH OF 82.26 FEET, A DELTA ANGLE OF 23 DEGREES 44 MINUTES 35 SECONDS, A CHORD AZ. OF 349 DEGREES 28 MINUTES 04 SECONDS, AND A CHORD LENGTH OF 81.67 FEET TO A POINT OF A COMPOUND CURVATURE; THENCE COINCIDENT WITH SAID COMPOUND CURVE HAVING A RADIUS OF 693.50 FEET, AN ARC LENGTH OF 385.55 FEET, A DELTA ANGLE OF 31 DEGREES 51 MINUTES 12 SECONDS TO A POINT OF REVERSE CURVATURE; THENCE COINCIDENT WITH SAID REVERSE CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 35.43 FEET, A DELTA ANGLE OF 81 DEGREES 12 MINUTES 36 SECONDS; THENCE ON AZ. 313 DEGREES 01 MINUTES 32 SECONDS, A DISTANCE OF 9.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE COINCIDENT WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 263.50 FEET, AN ARC LENGTH OF 195.39 FEET, A DELTA ANGLE OF 42 DEGREES 29 MINUTES 06 SECONDS; THENCE ON AZ. 268 DEGREES 45 MINUTES 12 SECONDS, A DISTANCE OF 131.69 FEET TO THE WEST LINE OF SAID SUBDIVISION; THENCE COINCIDENT WITH SAID WEST LINE ON AZ. 358 DEGREES 45 MINUTES 12 SECONDS, A DISTANCE OF 698.80 FEET TO THE POINT OF BEGINNING.

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335       Section 3.   Such assessments with accrued interest are hereby levied concurrent

336 with general property taxes and shall be payable in twenty (20) equal annual installments;

337 the first installment to be payable at the time of the first payment of the general property

338 taxes, following the publication of this ordinance.

339       Section 4.   All assessments shall bear interest in an amount not to exceed the

340 legal rate established by law.

341       Section 5.   The owner of any property so assessed may at any time prior to 30  
342 days from the date of publication of this ordinance, pay the whole of the assessment  
343 against any lot or parcel with interest accrued to the date of payment, to the City Treasurer.

344       Section 6.   Assessments not paid prior to the date provided in Section 5 hereof,  
345 shall be certified, together with interest accrued, or to accrue, by the City Clerk to the  
346 County Clerk, and collected in the same manner as other taxes.

347       Section 7.   This ordinance shall take effect and be in force from and after its  
348 passage, approval and publication in the official city newspaper.

349       PASSED and APPROVED by the Governing Body July 19, 2011.

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351

CITY OF TOPEKA, KANSAS

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William W. Bunten, Mayor

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356 ATTEST:

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Brenda Younger, City Clerk