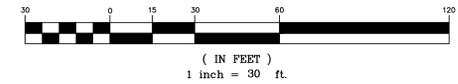


MINOR PLAT
WESTVIEW HEIGHTS ESTATE NO. 2
 A RE-PLAT OF ALL OF LOTS 5-8 AND LOTS 15-21, BLOCK "C", WESTVIEW HEIGHTS ESTATE
 TO
 TOPEKA, KANSAS

BOOK
PAGE
DATE
TIME

GRAPHIC SCALE



LEGEND

- △ SECTION CORNER, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- 1/2" BAR FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- ⊙ 1/2" BAR FOUND IN CONCRETE, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- 1/2"x24" REBAR W/KVE CLS 20 CAP SET
- (P) PLATTED
- (M) MEASURED
- (C) CALCULATED
- FLOOD ZONE DESIGNATION
- ||||| RESTRICTED ACCESS

ENGINEER / SURVEYOR:
 KAW VALLEY ENGINEERING, INC.
 LEON D. OSBOURN, P.E./R.L.S.
 2319 NORTH JACKSON / P.O. BOX 1304
 JUNCTION CITY, KANSAS 66441
 (785) 762-5040

DEVELOPER/OWNER:
 BATS DEVELOPMENT COMPANY
 JAMES MARK WITENBURG
 2933 SW WOODSIDE DRIVE, SUITE 200
 TOPEKA, KANSAS 66614
 (785) 272-4400

SURVEYOR'S RECOMMENDED DESCRIPTION:

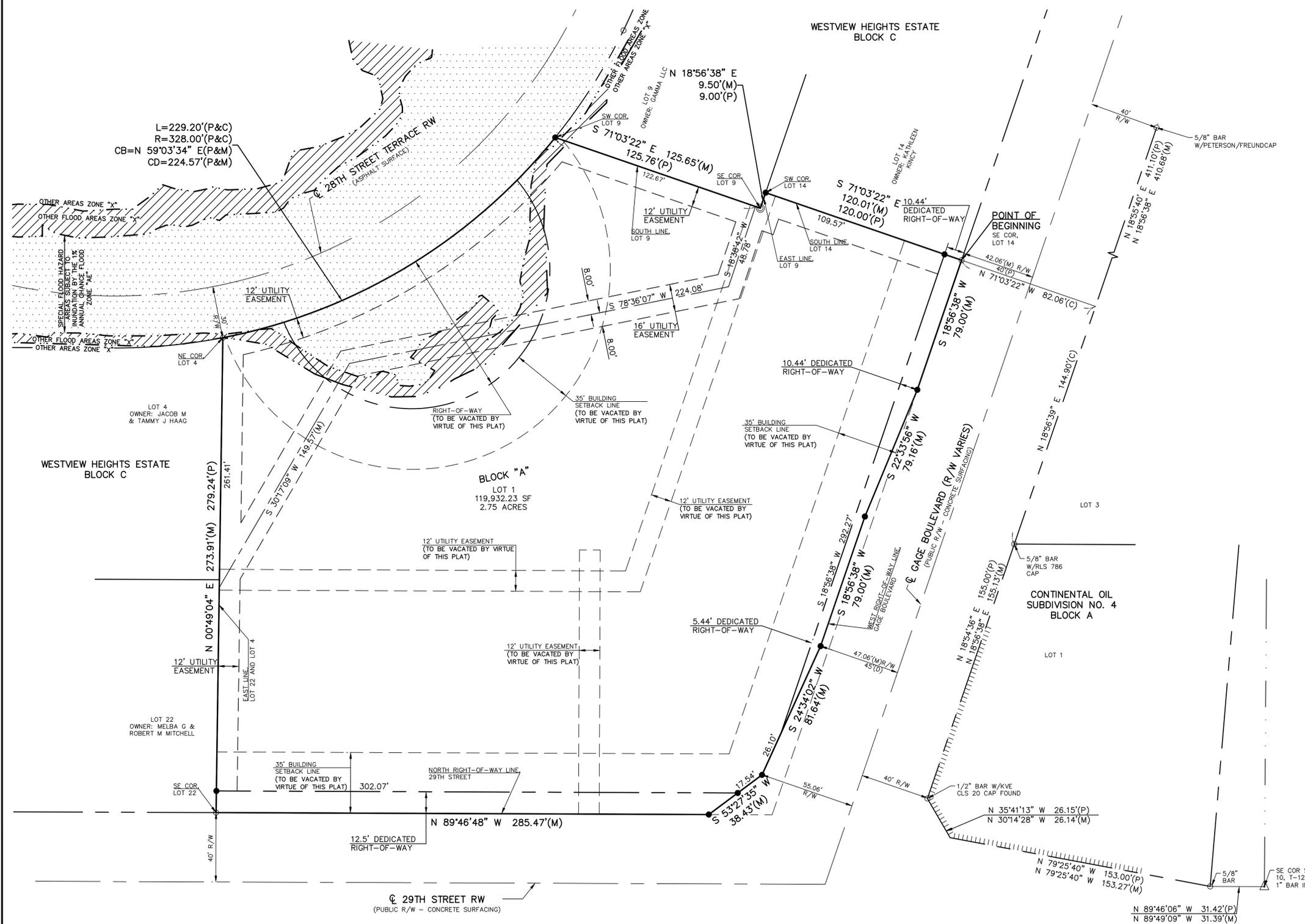
THAT PORTION OF LOTS 5 THRU 8, LOTS 15 THRU 21, BLOCK C AND A PORTION OF 28TH STREET TERRACE RIGHT-OF-WAY, WESTVIEW HEIGHTS ESTATE IN THE CITY OF TOPEKA, COUNTY OF SHAWNEE, STATE OF KANSAS, RECORDED IN DEED BOOK 12-A, PAGE 151 AND RE-RECORDED IN BOOK 12-A, PAGE 198 AND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 SOUTH AND RANGE 15 EAST, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14 IN SAID WESTVIEW HEIGHTS ESTATE; THENCE ALONG AN ASSUMED BEARING OF S 18°56'38" W, ALONG THE WEST RIGHT-OF-WAY LINE OF GAGE BOULEVARD, A DISTANCE OF 79.00 FEET; THENCE SOUTH, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 79.16 FEET; THENCE S 18°56'38" W, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 79.00 FEET; THENCE S 24°34'02" W, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 81.64 FEET; THENCE S 53°27'35" W, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 38.43 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 29TH STREET; THENCE N 89°46'48" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 285.47 FEET TO THE SOUTHWEST CORNER OF LOT 22 OF SAID WESTVIEW HEIGHTS ESTATE; THENCE N 00°49'04" E, ALONG THE EAST LINE OF SAID LOT 22 AND LOT 4 OF SAID WESTVIEW HEIGHTS ESTATE, A DISTANCE OF 273.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 AND TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 328.00 FEET, AN ARC LENGTH OF 229.20 FEET, A CHORD BEARING OF N 59°03'34" E, AND A CHORD DISTANCE OF 224.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9 OF SAID WESTVIEW HEIGHTS ESTATE; THENCE S 71°03'22" E, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 125.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE N 18°56'38" E, ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 9.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14 OF SAID WESTVIEW HEIGHTS ESTATE; THENCE S 71°03'22" E, ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 120.01 FEET TO THE POINT OF BEGINNING. CONTAINS 2.88 ACRES, MORE OR LESS.

END OF DESCRIPTION

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY WAS AN ASSUMED BEARING OF N 18°56'38" E ALONG THE WEST LINE OF LOT 1, BLOCK A, CONTINENTAL OIL SUBDIVISION NO. 4, IN THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.



KAW VALLEY ENGINEERING, INC.

2319 NORTH JACKSON - PO BOX 1304
 JUNCTION CITY, KANSAS 66441
 785-762-5040

MINOR PLAT
WESTVIEW HEIGHTS ESTATE NO. 2
 A RE-PLAT OF ALL OF LOTS 5-8 AND LOTS 15-21, BLOCK "C", WESTVIEW HEIGHTS ESTATE
 TO
 TOPEKA, KANSAS

BOOK _____
 PAGE _____
 DATE _____
 TIME _____

DEDICATION:

- KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS TO THE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS AND PUBLIC WAYS WHICH SHALL BE KNOW AS: WESTVIEW HEIGHTS ESTATE NO. 2, A RE-PLAT OF ALL OF LOTS 5-8 AND LOTS 15-21, BLOCK "C", WESTVIEW HEIGHTS ESTATE.
- EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS FOLLOWS: "UTILITY EASEMENTS" TO ALLOW PUBLIC UTILITY PROVIDERS, CONTRACTORS, AND AUTHORIZED AGENTS TO LOCATE, CONSTRUCT AND MAINTAIN FACILITIES TO PROVIDE UTILITY SERVICE TO THE PUBLIC. ALL PUBLIC UTILITIES SPECIFICALLY INCLUDING BUT NOT LIMITED TO WATER, GAS, SEWER, STORMWATER, AND TELECOMMUNICATIONS MAY PLACE OR LOCATE THEIR FACILITIES OVER, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENTS". A TEMPORARY CONSTRUCTION EASEMENT OF 12-FOOT ADJACENT TO THE SIDE OF THE UTILITY EASEMENT IS DEDICATED FOR THE PUBLIC UTILITIES WHILE INITIAL CONSTRUCTION OF THE PUBLIC UTILITY'S FACILITIES ARE IN PROGRESS.
- THE PUBLIC WAYS (STREETS AND ROADS) NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

OWNER'S CERTIFICATE

STATE OF KANSAS }
 COUNTY OF GEARY } SS
 IN TESTIMONY WHEREOF, THE OWNER, JAMES MARK WITTENBURG, PRESIDENT OF BATIS DEVELOPMENT COMPANY, A KANSAS CORPORATION, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2014.

 JAMES MARK WITTENBURG, PRESIDENT
 BATIS DEVELOPMENT COMPANY, A KANSAS CORPORATION

NOTARY CERTIFICATE

STATE OF KANSAS }
 COUNTY OF GEARY } SS
 BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JAMES MARK WITTENBURG, PRESIDENT OF BATIS DEVELOPMENT COMPANY WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED THE WITHIN INSTRUMENT OF WRITING, AND SUCH PERSONS DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

IN TESTIMONY, I HAVE HEREUNTO SET MY HAND, AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

 NAME OF NOTARY
 MY COMMISSION EXPIRES _____

NOTES:

- NO BUILDING PERMIT(S) SHALL BE ISSUED UNTIL ALL STORMWATER MANAGEMENT REQUIREMENTS SET FORTH IN TOPEKA MUNICIPAL CODE (TMC) CHAPTER 13.35 ARE MET INCLUDING: APPROVAL OF STORMWATER MANAGEMENT PLAN AND GRANTING OF ANY NECESSARY STORMWATER MANAGEMENT EASEMENTS.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ARRANGEMENTS FOR THE INSTALLATION FOR WATER MAINS AND/OR CONNECTION CHARGES HAVE BEEN MADE WITH THE CITY OF TOPEKA WATER DEPARTMENT.
- PROPERTY OWNERS SHALL BE ADMONISHED FROM PLACING ANY PERMANENT OR SEMI-PERMANENT OBSTRUCTION IN PERMANENT SEWER, DRAINAGE OR UTILITY EASEMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, TREES, SHRUBS, FENCES, RETAINING WALLS, BUILDINGS OR OTHER MISCELLANEOUS OBSTRUCTIONS THAT INTERFERE WITH ACCESS OR EGRESS OF MAINTENANCE VEHICLES OR EQUIPMENT FOR THE OPERATION AND MAINTENANCE OF THE UTILITIES OR PIPE LINES LOCATED IN THE EASEMENT. ANY PERMANENT OR SEMI-PERMANENT OBSTRUCTION LOCATED IN THE PERMANENT SEWER OR UTILITY EASEMENT MAY BE REMOVED BY PERSONNEL REPRESENTING THE GOVERNING BODY, TO PROVIDE FOR THE PROPER OPERATION AND MAINTENANCE OF THAT UTILITY LINE, WITHOUT COST OR OBLIGATION FOR REPLACEMENT, COST OF REMOVAL, AND/OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- RESTRICTED ACCESS LINE DEFINES PORTION OF SUBDIVISION BOUNDARY IN WHICH THE PUBLIC IS NOT ALLOWED TO CROSS IN ORDER TO GAIN ACCESS TO THE SUBDIVISION. THE GOVERNING BODY MAY CROSS THIS LINE IN ORDER TO GAIN ACCESS TO THE SUBDIVISION.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND PURSUANT TO THE CITY'S RIGHT-OF-WAY MANAGEMENT STANDARDS.
- ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBER 20177C0213E EFFECTIVE DATE SEPTEMBER 29, 2011 THIS PROPERTY IS SHOWN TO BE LOCATED IN OTHER AREAS ZONE "X", OTHER FLOOD AREAS ZONE "X" AND SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE "AE" ON THE FLOOD INSURANCE RATE MAP FOR CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS. MAP NO. 20177C0213E, EFFECTIVE DATE SEPTEMBER 29, 2011. OTHER AREAS ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". OTHER FLOOD AREAS ZONE "X" IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE "AE" IS DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED, THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V AND VE. THE BASE FLOOD ELEVATIONS IS THE WATER-SURFACE ELEVATION OF THE 1 % ANNUAL CHANCE FLOOD.
- CROSS ACCESS SHALL BE ALLOWED THROUGH AND BETWEEN SAID LOTS WITHIN THE SUBDIVISION BOUNDARIES. THIS ACCESS AGREEMENT SHALL BE BINDING ON ALL HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS OF SAID OWNERS.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR VEGETATION EXCEPT AS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS OR DESIGNEE.

NOTICE:
 IN THE EVENT THERE ARE NO OTHER OWNERS OR THOSE HOLDING ANY PROPRIETARY INTEREST IN ANY LAND CONTAINED IN THIS SUBDIVISION WHO DO NOT APPEAR AND DULY ACKNOWLEDGE THIS PLAT PRIOR TO TIME OF RECORDING IN THE OFFICE OF THE SHAWNEE COUNTY REGISTER OF DEEDS, THE PLAT SHALL BE NULL AND VOID.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
 COUNTY OF GEARY } SS

I HEREBY CERTIFY THE DETAILS OF THIS PLAT TO BE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL BOUNDARY CORNERS OF THIS SUBDIVISION OF LAND HAVE BEEN MONUMENTS, THAT IRON PINS ARE SET AS SHOWN ON THE ATTACHED PLAT THIS _____ DAY OF _____, 2014.



LAND SURVEYOR, LEON D. OSBOURN
 REGISTRATION NO. 800

COUNTY SURVEYOR'S CERTIFICATE

REVIEWED BY SHAWNEE COUNTY SURVEYOR, ONLY FOR COMPLIANCE WITH KSA CHAPTER 58, ARTICLE 20, THIS _____ DAY OF _____, 2014.

 DEBORAH J. THOMAS, L.S. 1461

CERTIFICATE OF REGISTER OF DEEDS

STATE OF KANSAS }
 COUNTY OF SHAWNEE } SS

FILED FOR RECORD IN THE OFFICE OF THE SHAWNEE COUNTY REGISTER OF DEEDS THIS _____ DAY OF _____, 2014, AT _____ O'CLOCK.

 REBECCA J. NIOCE, REGISTER OF DEEDS

ENTERED ON THE TRANSFER RECORD OF SHAWNEE COUNTY, KANSAS, THIS _____ DAY OF _____, 2014.

 CYNTHIA A. BECK, COUNTY CLERK

CERTIFICATE OF APPROVALS

APPROVED BY THE TOPEKA PLANNING DIRECTOR THIS _____ DAY OF _____, 2014.

 BILL FIANDER, AICP, PLANNING DIRECTOR

APPROVED BY THE TOPEKA PUBLIC WORKS DIRECTOR THIS _____ DAY OF _____, 2014.

 DOUG WHITACRE, PUBLIC WORKS DIRECTOR