

WRANGLER RIDGE MASTER PLANNED UNIT DEVELOPMENT PLAN

LOTS 1-3, BLOCK A AND LOTS 1 & 2, BLOCK B, WRANGLER RIDGE SUBDIVISION, IN THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS

BOOK _____ PAGE _____

DATE _____ TIME _____

PROJECT PERFORMANCE OBJECTIVES:

TO CREATE A MIXED-USE DEVELOPMENT ORIENTED TOWARDS RETAIL, COMMERCIAL, OFFICE AND LOW TO MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL.

GENERAL NOTES:

- PURSUANT TO TMC 18.190.060(b), THE APPLICANT MUST RECORD THE MASTER PUD PLAN WITH THE SHAWNEE COUNTY REGISTER OF DEEDS WITHIN 60 DAYS UPON APPROVAL OF CITY COUNCIL. FAILURE BY THE APPLICANT TO RECORD THE PLAN WITHIN THE PRESCRIBED TIME PERIOD OR PROVIDE THE PLANNING DEPARTMENT FIFTEEN (15) COPIES OF THE RECORDED PLAN WITHIN NINETY (90) DAYS OF THE DATE OF ACTION BY CITY COUNCIL SHALL DEEM THE ZONING PETITION NULL AND VOID.
- ALL APPLICABLE BASE ZONING USE GROUPS SHALL APPLY UNLESS STATED OTHERWISE HEREIN.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL INDIVIDUAL SITE DEVELOPMENT PLANS HAVE BEEN REVIEWED BY CITY STAFF AND APPROVED BY THE PLANNING DIRECTOR. THE SITE PLANS SHALL ADDRESS BUILDING SITE LOCATIONS AND FOOTPRINT, LANDSCAPING, PULL-OFF PARKING, INTERNAL CIRCULATION AND STREET CONNECTIVITY, DRIVEWAYS, PEDESTRIAN PATHWAYS, STORMWATER, EXTERNAL LIGHTING, FENCING, SIGNAGE, ARCHITECTURAL FEATURES, AND RELATIONSHIP TO ADJACENT LOTS.
- 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.
- ALL UTILITIES AND PUBLIC STREET IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF TOPEKA STANDARDS.
- PROPERTY OWNER(S) SHALL AGREE TO A FAIR AND EQUITABLE IRREVOCABLE WAIVER OF OBJECTION TO PARTICIPATION IN A STREET BENEFIT DISTRICT FOR FUTURE IMPROVEMENTS TO SW KINGSROW ROAD.
- ANYTHING BEYOND A 5 PERCENT INCREASE OR A 20 PERCENT DECREASE IN THE LAND AREA OF LOT 1, BLOCK A SHALL REQUIRE A MAJOR PUD AMENDMENT. A REPLAT SHALL BE APPROVED CONCURRENTLY WITH THE PUD AMENDMENT.

UTILITY NOTES:

- ALL UTILITIES SHALL BE UNDERGROUND PURSUANT TO THE CITY'S RIGHT-OF-WAY MANAGEMENT STANDARDS.
- SANITARY SEWER SERVICE IS PROVIDED BY THE CITY OF TOPEKA.
- WATER SERVICE IS PROVIDED BY THE CITY OF TOPEKA.
- THE LOCATION, HEIGHT, TYPE OF FIXTURE AND INTENSITY OF LIGHTING SHALL BE DETERMINED AT SITE PLAN REVIEW. PARKING LOT LIGHTING SHALL BE DIRECTED AWAY FROM PUBLIC STREETS AND NOT EXCEED THREE FOOT-CANDELES AS MEASURED AT THE PROPERTY LINE. THE SOURCE OF ILLUMINATION SHALL BE NOT VISIBLE FROM ADJACENT PROPERTIES.
- ALL FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE CITY FIRE DEPARTMENT AS PART OF THE IMPROVEMENT PLANS PRIOR TO THE START OF CONSTRUCTION.
- NO BUILDING PERMITS SHALL BE ISSUED FOR THIS SUBDIVISION UNTIL SUCH TIME AS UTILITY EXTENSION PLANS FOR SANITARY SEWER AND WATER, INCLUDING SIZING AND ROUTING, ARE APPROVED BY THE CITY OF TOPEKA DEPARTMENT OF PUBLIC WORKS AND THE PROJECT IS UNDER CONTRACT FOR CONSTRUCTION.

CIRCULATION, PARKING AND TRAFFIC NOTES:

- PUBLIC STREETS: SW KINGSROW RD. SHALL BE A PUBLIC STREET WITH A RIGHT-OF-WAY WIDTH OF 60 FEET. STREET WIDTH SHALL BE 29 FEET, BACK OF CURB TO BACK OF CURB. ANY DEVELOPMENT THAT PRECEDES IMPROVEMENTS OF SW URISH ROAD TO AT LEAST THREE LANES OR DEVELOPMENT OF THE "M-2" USE GROUP THAT EXCEEDS A DENSITY OF 7.5 UNITS PER ACRE SHALL REQUIRE THE APPROVAL OF AN UPDATED TRAFFIC IMPACT ANALYSIS (TIA) BY THE CITY ENGINEER. IF THAT TIA WARRANTS ADDITIONAL STREET IMPROVEMENTS BE MADE TO SW KINGSROW ROAD OR SW URISH ROAD, THESE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. ANY ADDITIONAL RIGHT-OF-WAY NEEDED SHALL BE DEDICATED BY RE-PLAT.
- PRIVATE STREETS: ALL OTHER STREETS SHALL BE PRIVATE STREETS CONSTRUCTED TO URBAN STREET DESIGN STANDARDS WITH 4' WIDE SIDEWALKS ALONG BOTH SIDES OF THE STREET. STREETS WILL BE POSTED WITH SIGN NAMES, WHICH SHALL HAVE THE APPROVAL OF THE CITY OF TOPEKA ENGINEER. PRIVATE STREETS WILL BE CONSTRUCTED AT THE MINIMUM ACCORDING TO CITY OF TOPEKA PRIVATE STREET DESIGN STANDARDS AND BE APPROVED BY THE FIRE DEPARTMENT FOR ACCESS WITH "NO PARKING" SIGNAGE POSTED, AS NECESSARY, TO BE DETERMINED AT THE SITE DEVELOPMENT PLAN REVIEW STAGE.
- OFF-STREET PARKING SHALL BE PROVIDED PURSUANT WITH TMC 18.240.020. ALL PARKING AREAS AND DRIVES SHALL BE IMPROVED TO CITY OF TOPEKA STANDARDS. PARKING WILL BE RESTRICTED TO ALONG ONE SIDE OF SW KINGSROW RD. WITH "NO PARKING" SIGNAGE POSTED ACCORDINGLY.
- ALL DRIVES, LANES, AND PRIVATELY OWNED ACCESS WAYS PROVIDING ACCESSIBILITY TO STRUCTURES, BUILDINGS, AND USES WITHIN THE PLANNED UNIT DEVELOPMENT SHALL BE CONSIDERED AND SERVE AS MUTUAL RIGHTS OF ACCESS FOR OWNERS, TENANTS, INVITED GUESTS, CLIENTS, CUSTOMERS, SUPPORTS AND UTILITY SERVICE PERSONNEL AND EMERGENCY SERVICE PROVIDERS, INCLUDING LAW ENFORCEMENT, FIRE PROTECTION, AND AMBULANCE SERVICES. ALL ACCESS WAYS PROVIDING GENERAL ACCESSIBILITY TO, AND CIRCULATION AMONG, THE USES WITHIN THE PLANNED UNIT DEVELOPMENT SHALL BE MAINTAINED AT ALL TIMES IN GOOD SERVICEABLE CONDITION WITH THE MAINTENANCE OF SAID ACCESS WAYS BEING THE RESPONSIBILITY OF THE OWNER(S).
- CONSTRUCTION OF SW KINGSROW RD. SHALL BE COMPLETED PRIOR TO THE OCCUPANCY OF ANY STRUCTURES ON LOT 3, BLOCK A OR LOT 1, BLOCK B.

LOT 1, BLOCK A SHALL BE ALLOWED TWO (2) ACCESS POINTS, ONE (1) FROM SW URISH RD. AND ONE (1) FROM SW 17TH ST.
LOT 2, BLOCK A SHALL BE ALLOWED ONE (1) ACCESS POINT FROM SW 17TH ST.
LOT 3, BLOCK A SHALL BE ALLOWED TWO (2) ACCESS POINTS FROM SW URISH RD.
LOT 2, BLOCK B SHALL BE ALLOWED TWO (2) ACCESS POINTS FROM SW 17TH ST. ONE (1) ACCESS OPENING SHALL ALIGN WITH SW KINGSROW RD. ON THE PROPERTY'S SOUTH SIDE AND THE SECOND ACCESS OPENING SHALL BE DETERMINED AT THE SITE DEVELOPMENT PLAN REVIEW STAGE.
- A CROSS ACCESS EASEMENT SHALL BE PROVIDED THROUGH AND ACROSS LOTS 1 AND 2, BLOCK A. THIS ACCESS EASEMENT SHALL BE BINDING UPON ALL OWNERS, HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS OF SAID SUBDIVISION.
- PEDESTRIAN CONNECTIONS WILL BE PROVIDED THROUGHOUT THE RESIDENTIAL COMMUNITY WITH THE CLUBHOUSE AND WITH THE OUTER LIMITS OF THE PROPERTY, AS WELL AS, WITH THE COMMERCIAL USES ON LOT 1, BLOCK A. THE EXACT LOCATIONS OF SIDEWALKS WILL BE DETERMINED AT THE TIME OF SITE DEVELOPMENT PLAN REVIEW.
- BICYCLE PARKING FOR ALL NON-RESIDENTIAL USES SHALL BE PROVIDED IN ACCORDANCE TO TMC 18.240 AS AMENDED.

BUILDING AND STRUCTURE NOTES:

- NO BUILDING EXCEPT FOR BUS SHELTERS AS OUTLINED BELOW SHALL BE BUILT WITHIN 25 FEET OF THE PLANNED UNIT DEVELOPMENT BOUNDARY OR THE PUBLIC STREET RIGHTS OF WAY.
- THE MINIMUM DISTANCE BETWEEN ANY TWO PRINCIPAL BUILDINGS ON THE SAME LOT SHALL BE 10 FEET.
- FRONT YARD SETBACK FOR THE "M-2" USE GROUP SHALL BE 20 FEET MINIMUM AS MEASURED FROM THE EDGE OF THE SIDEWALK.
- BUS SHELTERS TO SERVE PATRONS OF MASS TRANSIT SHALL BE ALLOWED WITHIN THE PUBLIC RIGHTS OF WAY AND LANDSCAPE BUFFERS. BUS SHELTERS SHALL BE COORDINATED IN DESIGN AND LOCATION WITH THE TOPEKA METROPOLITAN TRANSIT AUTHORITY.
- ALL SIDES OF THE PRINCIPAL BUILDING ON LOT 1, BLOCK A SHALL HAVE A MINIMUM OF 25 PERCENT OF THE BUILDING FACADE ACCENTED WITH GLASS, BRICK, STONE, BELGIAN BLOCK OR OTHER SIMILAR BUILDING MATERIAL SO AS TO BREAKUP THE EXPANSE OF BLANK WALL FACE. THE FRONT FACADE FACING SW 17TH STREET OF THE PRINCIPAL BUILDING ON LOT 2, BLOCK B SHALL HAVE A MINIMUM OF 10 PERCENT OF THE BUILDING FACADE ACCENTED WITH GLASS, BRICK, STONE, BELGIAN BLOCK OR OTHER SIMILAR BUILDING MATERIAL SO AS TO BREAK-UP THE EXPANSE OF BLANK WALL FACE.
- THE LOCATION OF TRASH ENCLOSURES SHALL BE DETERMINED AT THE SITE DEVELOPMENT PLAN STAGE TO ENSURE TRASH AREAS ARE NOT OVERLY CONCENTRATED, ARE EFFECTIVELY SCREENED FROM PUBLIC AND RESIDENTIAL AREAS, AND PROVIDE ADEQUATE CIRCULATION WITHIN THE OVERALL DEVELOPMENT. ALL SAID RECEPTACLES SHALL HAVE ENCLOSURES THAT SCREEN THE RECEPTACLES FROM VIEW AND ARE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE ARCHITECTURAL FEATURES OF THE PRINCIPAL BUILDING.

LANDSCAPING NOTES:

- LANDSCAPE PLANS ARE TO BE PROVIDED AT SITE PLAN REVIEW, IDENTIFYING ALL SPECIES OF PLANTS TO BE USED AND TIED BACK TO A LEGEND TO INCLUDE POINT VALUES AS DETERMINED BY TOPEKA LANDSCAPE REGULATIONS. LANDSCAPING WITHIN REQUIRED UTILITY EASEMENTS WILL BE MINIMIZED.
- LANDSCAPE PLANS SHALL BE SUBMITTED FOR ANY CLUBHOUSE ASSOCIATED WITH THE MULTIPLE-FAMILY USE GROUPS TO REFLECT REQUIRED POINT VALUES, SPECIES, AND QUANTITIES PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

SIGNAGE:

- LOT 1, BLOCK A SHALL BE PERMITTED TWO (2) MONUMENT SIGNS NOT TO EXCEED A MAXIMUM SIZE OF 75 SQ. FT. PER SIGN FACE AND 12 FT. IN HEIGHT ABOVE NATURAL GRADE AND LOCATED NEAR EACH ENTRANCE. LOT 2, BLOCK A SHALL BE PERMITTED ONE (1) MONUMENT SIGN NOT TO EXCEED A MAXIMUM SIZE OF 50 SQ. FT. PER SIGN FACE AND 8 FT. IN HEIGHT ABOVE AVERAGE NATURAL GRADE. THE BASE OF THE MONUMENT SIGNS SHALL BE PLANTED AND MAINTAINED WITH LANDSCAPING.
- TWO (2) MONUMENT SIGNS SHALL BE ALLOWED FOR LOT 3, BLOCK A, ONE ON SW URISH RD. AND ONE ON SW 17TH ST., EACH OF WHICH SHALL NOT EXCEED A MAXIMUM OF 5 FEET IN HEIGHT ABOVE AVERAGE NATURAL GRADE AND A MAXIMUM OF 40 S.F. PER SINGLE SIGN FACE WHICH MAY BE ILLUMINATED ONLY BY INDIRECT ILLUMINATION OR BY GROUND LEVEL SPOT LIGHTS.
- ONE (1) FREESTANDING SIGN SHALL BE PERMITTED ON LOT 2, BLOCK B NOT TO EXCEED A MAXIMUM HEIGHT OF 55 FT. IN HEIGHT ABOVE AVERAGE NATURAL GRADE AND 300 SQ. FT. PER SIGN FACE WHICH MAY BE INTERNALLY OR OTHERWISE ILLUMINATED. THE BASE OF THE SIGN SHALL BE PLANTED AND MAINTAINED WITH LANDSCAPING.
- EACH TENANT SPACE WITHIN LOTS 1 & 2, BLOCK A AND LOT 2, BLOCK B SHALL BE ALLOWED ONE (1) NAMEPLATE OR FLAT WALL SIGN MOUNTED ON THE FACE OF THE BUILDING AND LIMITED TO THE NAME OF THE BUSINESS. LOT 1, BLOCK A SHALL BE ALLOWED ONE NAMEPLATE OR FLAT WALL SIGN ON THE SOUTH AND WEST FACES OF THE BUILDING ON THE CORNER OF SW 17TH ST. & SW URISH RD. SAID SIGN(S) WILL BE LIMITED TO A MAXIMUM SIGN AREA OF 40 S.F., WITH THE EXCEPTION OF LOT 2, BLOCK B, WHICH SHALL BE ALLOWED ONE (1) NAMEPLATE OR FLAT WALL SIGN ON THE EAST AND SOUTH FACES OF THE BUILDING WITH A MAXIMUM SIGN AREA OF 400 S.F. EACH, AS WELL AS (6) ADDITIONAL FLAT WALL SIGNS ON THE SOUTH FACE OF THE BUILDING WITH A MAXIMUM SIGN AREA OF 40 S.F. EACH.
- DIRECTIONAL TRAFFIC/PEDESTRIAN SIGNS WITHIN THE PROPERTY SHALL NOT BE INCLUDED WITHIN THESE RESTRICTIONS. NO PORTABLE, TEMPORARY, OR ROOF MOUNTED SIGNS SHALL BE PERMITTED.

PROJECT DATA:

USE GROUP CATEGORIES:

"M-2" MULTI-FAMILY DWELLING DISTRICT
 LEGAL DESC.: LOT 3, BLOCK "A" AND LOT 1, BLOCK "B", WRANGLER RIDGE SUBD.
 PERMITTED USES: ALL PERMITTED USES WITHIN M-2 DISTRICT.
 TOTAL LAND AREA: 39.51 ACRES
 UNIT DENSITY (MAXIMUM): 13 UNITS PER ACRE
 MAXIMUM BUILDING HEIGHT = 40 FEET
 PARKING REQUIREMENTS:
 RESIDENTIAL UNITS LESS THAN 950 SQ. FT. SHALL HAVE A MINIMUM OF 1.5 SPACES PER UNIT
 RESIDENTIAL UNITS GREATER THAN 950 SQ. FT. SHALL HAVE A MINIMUM OF 2 SPACES PER UNIT
 CLUBHOUSE = 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA
 VISITOR PARKING FOR RESIDENTS SHALL BE PROVIDED AT THE RATE OF 1 ADDITIONAL PARKING SPACE PER UNIT FOR THOSE UNITS THAT WILL NOT BE PROVIDED WITH ON-STREET PARKING.

"O&I-2" OFFICE AND INSTITUTIONAL DISTRICT AND "M-2" MULTI-FAMILY DWELLING DISTRICT
 LEGAL DESC.: LOT 2, BLOCK "A", WRANGLER RIDGE SUBD.
 PERMITTED USES: ALL PERMITTED USES WITHIN O&I-2 DISTRICT AND "M-2" DISTRICT
 TOTAL LAND AREA: 6.07 ACRES
 UNIT DENSITY (MAXIMUM): 16 UNITS PER ACRE
 MAXIMUM BUILDING HEIGHT = 40 FEET (LIMITED TO THREE STORIES ABOVE GRADE)
 PARKING REQUIREMENTS = 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA

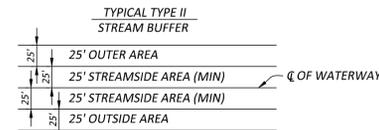
A CLUBHOUSE SHALL BE ALLOWED FOR LOTS DEVELOPED WITH M-2 USES. ONLY THOSE CLUBHOUSE USES WHICH ARE CUSTOMARY ACCESSORY USES AND THAT ARE SUBORDINATE TO THE PRINCIPAL USE OF THE RESIDENTIAL COMMUNITY SHALL BE PERMITTED.

"C-2" COMMERCIAL DISTRICT
 LEGAL DESC.: LOT 1, BLOCK "A", WRANGLER RIDGE SUBD.
 PERMITTED USES: ALL PERMITTED USES WITHIN C-2 DISTRICT, EXCEPT PRIVATE CLASS A & B CLUBS AS LICENSED BY THE STATE ALCOHOL BEVERAGE CONTROL BOARD.
 TOTAL LAND AREA: 11.04 ACRES
 MAXIMUM ALLOWABLE BUILDING FOOTPRINT: 125,000 S.F. (NEIGHBORHOOD GROCERY)
 MAXIMUM BUILDING HEIGHT = 50 FEET (LIMITED TO TWO-STORIES ABOVE GRADE)
 PARKING REQUIREMENTS = 1 SPACE PER 200 S.F. OF GROSS FLOOR AREA
 NO OUTSIDE SALES AND DISPLAY OF PRODUCTS AND MERCHANDISE SHALL BE ALLOWED.

"C-4" COMMERCIAL DISTRICT
 LEGAL DESC.: LOT 2, BLOCK "B", WRANGLER RIDGE SUBD.
 PERMITTED USES: ALL PERMITTED USES WITHIN C-4 DISTRICT
 TOTAL LAND AREA: 15.26 ACRES
 MAXIMUM BUILDING HEIGHT = 50 FEET
 PARKING REQUIREMENTS = 1 SPACE PER 200 S.F. OF GROSS FLOOR AREA
 EXTERIOR SALES DISPLAY AND STORAGE AREAS SHALL NOT EXTEND BEYOND THE FRONT FACE OF THE PRINCIPAL BUILDING AND SHALL BE SCREENED FROM PUBLIC VIEW BY LANDSCAPING.

FLOODPLAIN NOTES:

- ACCORDING TO THE FLOOD INSURANCE RATE MAP "FIRM" COMMUNITY PANEL 20177C0192E, EFFECTIVE DATE SEPTEMBER 29, 2011, THE PROPERTY IS IN FLOOD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



STREAM BUFFER NOTE:

Stream buffer easements are hereby established as shown to provide for informal green space and the natural unobstructed overland flow of surface water in existing drainage ways. Property owner(s) shall not place permanent or semi-permanent obstructions in said easement. All maintenance within the stream buffer easement shall be the right, duty, and responsibility of the property owner(s) of the property in which the easement is so located. However, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the Director of the applicable Department of Public Works, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and borne upon said property owner(s). Officials representing the applicable Department of Public Works shall have the right to enter upon the easement for the purpose of periodic inspection and/or corrective maintenance.

STREAM SIDE AREA - USES ALLOWED:

- Native Vegetation
 - Flood Control
 - Foot Paths / Road Crossings
 - Utility Corridors
- OUTER AREA - USES ALLOWED:
- Native Vegetation or Managed Lawn
 - Biking / Hiking Paths
 - Flood Control
 - Detention / Retention Structure
 - Utility Corridor
 - Stormwater BMP'S
 - Residential Yards / Landscape Areas

STREAM BUFFER EASEMENT:

- There shall be no clearing, grading, construction or disturbance of vegetation, except as approved by the Director of the Department of Public Works or designee.
- Any buffer shown hereon is subject to protective covenants which may be found in the land records and which restrict disturbance and use of these areas.
- Please refer to Section 6 of City of Topeka Code 17.10 for all pertinent management guidelines and prohibited practices and activities within the stream buffer areas.

RECORDED WITH THE SHAWNEE COUNTY REGISTER OF DEEDS:

REBECCA J. NIOCE, REGISTER OF DEEDS

THIS PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN HAS BEEN REVIEWED AND APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 18.190 OF THE COMPREHENSIVE ZONING REGULATIONS OF THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS AND MAY BE AMENDED ONLY AS PRESCRIBED IN TMC 18.190.070 OF SAID CHAPTER AND AS SET FORTH ON THIS DOCUMENT OR AS MAY SUBSEQUENTLY BE APPROVED AND RECORDED.

CERTIFICATION OF MASTER PUD PLAN APPROVAL:

DATE: _____

BILL FIANDER, PLANNING DIRECTOR
 SECRETARY TO THE PLANNING COMMISSION

STATE OF KANSAS)

COUNTY OF SHAWNEE)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAME BILL FIANDER, PLANNING DIRECTOR, WHO IS PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE WITHIN INSTRUMENT OF WRITING, AND SUCH PERSON DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION:

LOT 1-3, BLOCK A AND LOTS 1 AND 2, BLOCK B, WRANGLER RIDGE SUBDIVISION, IN THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

OWNER'S CERTIFICATE:

JOHN P. HOFFER AND BARBARA R. HOFFER, HUSBAND AND WIFE, AGREE TO COMPLY WITH THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE MASTER PUD PLAN.

IN TESTIMONY WHEREOF: THE OWNERS OF THE ABOVE DESCRIBED PROPERTY, JOHN P. HOFFER AND BARBARA R. HOFFER, HUSBAND AND WIFE, HAVE SIGNED THESE PRESENTS THIS _____ DAY OF _____, 2014.

JOHN P. HOFFER
 OWNER

BARBARA R. HOFFER
 OWNER

STATE OF KANSAS)

COUNTY OF SHAWNEE)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2014 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED JOHN P. HOFFER AND BARBARA R. HOFFER, OWNERS, AND WHO ARE PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE WITHIN INSTRUMENT OF WRITING.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Rev.	By	Date	Description
1	588	2/14/14	REVISED PER STAFF PRELIMINARY COMMENTS
2	588	3/27/14	REVISED PER STAFF REVIEW COMMENTS
3	588	5/20/14	REVISED PER PLANNING COMMISSION DETERMINATION

Prepared for:
JOHN P. AND BARBARA R. HOFFER
4840 SW 69TH ST.
AUBURN, KS 66402

Schmidt, Beck & Boyd
Engineering, LLC
 1415 SW Topeka Blvd.
 Topeka, KS 66604
 Ph: (785) 215-8630



PROJECT TITLE:
WRANGLER RIDGE
MASTER PLANNED UNIT DEVELOPMENT PLAN
SW 17TH ST. & SW URISH RD.
TOPEKA, KANSAS

SBB Proj. No.:	13-177
Drawn by:	MB
Checked by:	KB
Date:	2/7/2014
Scale:	1"=100'
Drawing No.:	

DATE:
 FEBRUARY 7, 2014