

A MASTER PLANNED UNIT DEVELOPMENT FOR: WALMART COMMERCIAL CENTER

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH,
RANGE 16 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN TOPEKA, SHAWNEE COUNTY, KANSAS.

BOOK: _____ PAGE: _____

DATE: _____ TIME: _____
RECORDED WITH THE SHAWNEE COUNTY REGISTER OF DEEDS:

REBECCA J. NIOCE—REGISTER OF DEEDS

LEGAL DESCRIPTIONS

COMPOSITE DESCRIPTION FOR TOTAL TRACT:

A TRACT OF LAND BEING ALL OF LOTS 15 THRU 20 IN BLOCK A OF COMMUNITY PLAZA SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 28 PAGE 130 OF THE SHAWNEE COUNTY RECORDS AND PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE 6TH PRINCIPAL MERIDIAN, IN TOPEKA, SHAWNEE COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 200 FEET NORTH AND 50 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH 00 DEGREES 01 MINUTES 01 SECONDS WEST, A DISTANCE OF 306.51 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 59 SECONDS EAST, A DISTANCE OF 269.88 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 01 SECONDS WEST, A DISTANCE OF 544.10 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 589.92 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS EAST, A DISTANCE OF 240.10 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 134.81 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST, A DISTANCE OF 239.09 FEET; THENCE SOUTH 60 DEGREES 24 MINUTES 32 SECONDS EAST, A DISTANCE OF 292.82 FEET; THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 47.87 FEET, HAVING A CHORD BEARING OF SOUTH 24 DEGREES 30 MINUTES 43 SECONDS WEST AND A CHORD DISTANCE OF 47.81 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE, TURNING TO THE LEFT WITH A RADIUS OF 294.03 FEET, AN ARC LENGTH OF 295.81 FEET, HAVING A CHORD BEARING OF SOUTH 27 DEGREES 34 MINUTES 17 SECONDS WEST AND A CHORD DISTANCE OF 147.73 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE, TURNING TO THE LEFT WITH A RADIUS OF 294.03 FEET, AN ARC LENGTH OF 295.81 FEET, HAVING A CHORD BEARING OF SOUTH 27 DEGREES 34 MINUTES 17 SECONDS WEST AND A CHORD DISTANCE OF 147.73 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE, TURNING TO THE LEFT WITH A RADIUS OF 294.03 FEET, AN ARC LENGTH OF 295.81 FEET, HAVING A CHORD BEARING OF SOUTH 27 DEGREES 34 MINUTES 17 SECONDS WEST AND A CHORD DISTANCE OF 147.73 FEET; THENCE SOUTH 96 DEGREES 23 MINUTES 59 SECONDS EAST, A DISTANCE OF 12.00 FEET; THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 787.33 FEET, AN ARC LENGTH OF 474.55 FEET, HAVING A CHORD BEARING OF SOUTH 73 DEGREES 40 MINUTES 00 SECONDS EAST AND A CHORD DISTANCE OF 467.39 FEET; THENCE SOUTH 01 DEGREES 20 MINUTES 55 SECONDS EAST, A DISTANCE OF 299.42 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 07 SECONDS WEST, A DISTANCE OF 1,190.15 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 18 SECONDS WEST, A DISTANCE OF 199.20 FEET; THENCE SOUTH 88 DEGREES 28 MINUTES 52 SECONDS WEST, A DISTANCE OF 609.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,240,374 SQUARE FEET OR 28.48 ACRES, MORE OR LESS.

LOT 1:

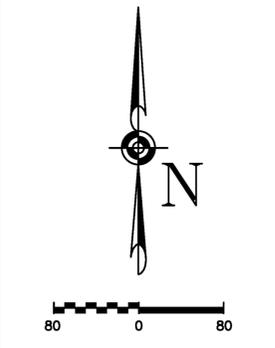
A TRACT OF LAND BEING ALL OF LOTS 15, 16, 17 AND PART OF 18 OF BLOCK A OF COMMUNITY PLAZA SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 28 PAGE 130 OF THE SHAWNEE COUNTY RECORDS AND PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE 6TH PRINCIPAL MERIDIAN, IN TOPEKA, SHAWNEE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN CORNER OF LOT 15; THENCE NORTH 89 DEGREES 58 MINUTES 59 SECONDS EAST, A DISTANCE OF 269.88 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS EAST A DISTANCE OF 181.87 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 59 SECONDS WEST A DISTANCE OF 235.81 FEET; THENCE NORTH 45 DEGREES 01 MINUTES 01 SECONDS WEST, A DISTANCE OF 48.18 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 01 SECONDS WEST A DISTANCE OF 147.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 48,502 SQUARE FEET OR 1.11 ACRES, MORE OR LESS.

LOT 2:

A TRACT OF LAND BEING PART OF LOT 19 AND ALL OF LOT 20 IN BLOCK A OF COMMUNITY PLAZA SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 28 PAGE 130 OF THE SHAWNEE COUNTY RECORDS AND PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE 6TH PRINCIPAL MERIDIAN, IN TOPEKA, SHAWNEE COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 200 FEET NORTH AND 50 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH 00 DEGREES 01 MINUTES 01 SECONDS WEST, A DISTANCE OF 158.71 FEET; THENCE SOUTH 45 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 48.18 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 59 SECONDS EAST, A DISTANCE OF 235.81 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 01 SECONDS WEST, A DISTANCE OF 723.97 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 589.92 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS EAST, A DISTANCE OF 240.10 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 134.81 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST, A DISTANCE OF 239.09 FEET; THENCE SOUTH 60 DEGREES 24 MINUTES 32 SECONDS EAST, A DISTANCE OF 292.82 FEET; THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 47.87 FEET, HAVING A CHORD BEARING OF SOUTH 24 DEGREES 30 MINUTES 43 SECONDS WEST AND A CHORD DISTANCE OF 47.81 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE, TURNING TO THE LEFT WITH A RADIUS OF 294.03 FEET, AN ARC LENGTH OF 295.81 FEET, HAVING A CHORD BEARING OF SOUTH 27 DEGREES 34 MINUTES 17 SECONDS WEST AND A CHORD DISTANCE OF 147.73 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE, TURNING TO THE LEFT WITH A RADIUS OF 294.03 FEET, AN ARC LENGTH OF 295.81 FEET, HAVING A CHORD BEARING OF SOUTH 27 DEGREES 34 MINUTES 17 SECONDS WEST AND A CHORD DISTANCE OF 147.73 FEET; THENCE SOUTH 96 DEGREES 23 MINUTES 59 SECONDS EAST, A DISTANCE OF 12.00 FEET; THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 787.33 FEET, AN ARC LENGTH OF 474.55 FEET, HAVING A CHORD BEARING OF SOUTH 73 DEGREES 40 MINUTES 00 SECONDS EAST AND A CHORD DISTANCE OF 467.39 FEET; THENCE SOUTH 01 DEGREES 20 MINUTES 55 SECONDS EAST, A DISTANCE OF 299.42 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 07 SECONDS WEST, A DISTANCE OF 1,190.15 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 18 SECONDS WEST, A DISTANCE OF 199.20 FEET; THENCE SOUTH 88 DEGREES 28 MINUTES 52 SECONDS WEST, A DISTANCE OF 609.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,191,873 SQUARE FEET OR 27.36 ACRES, MORE OR LESS.



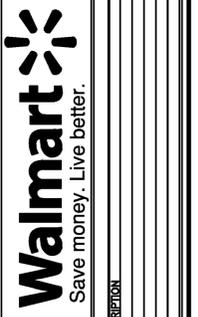
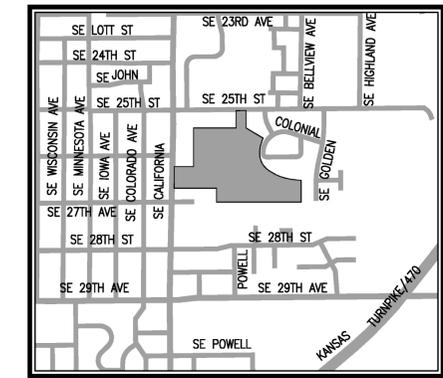
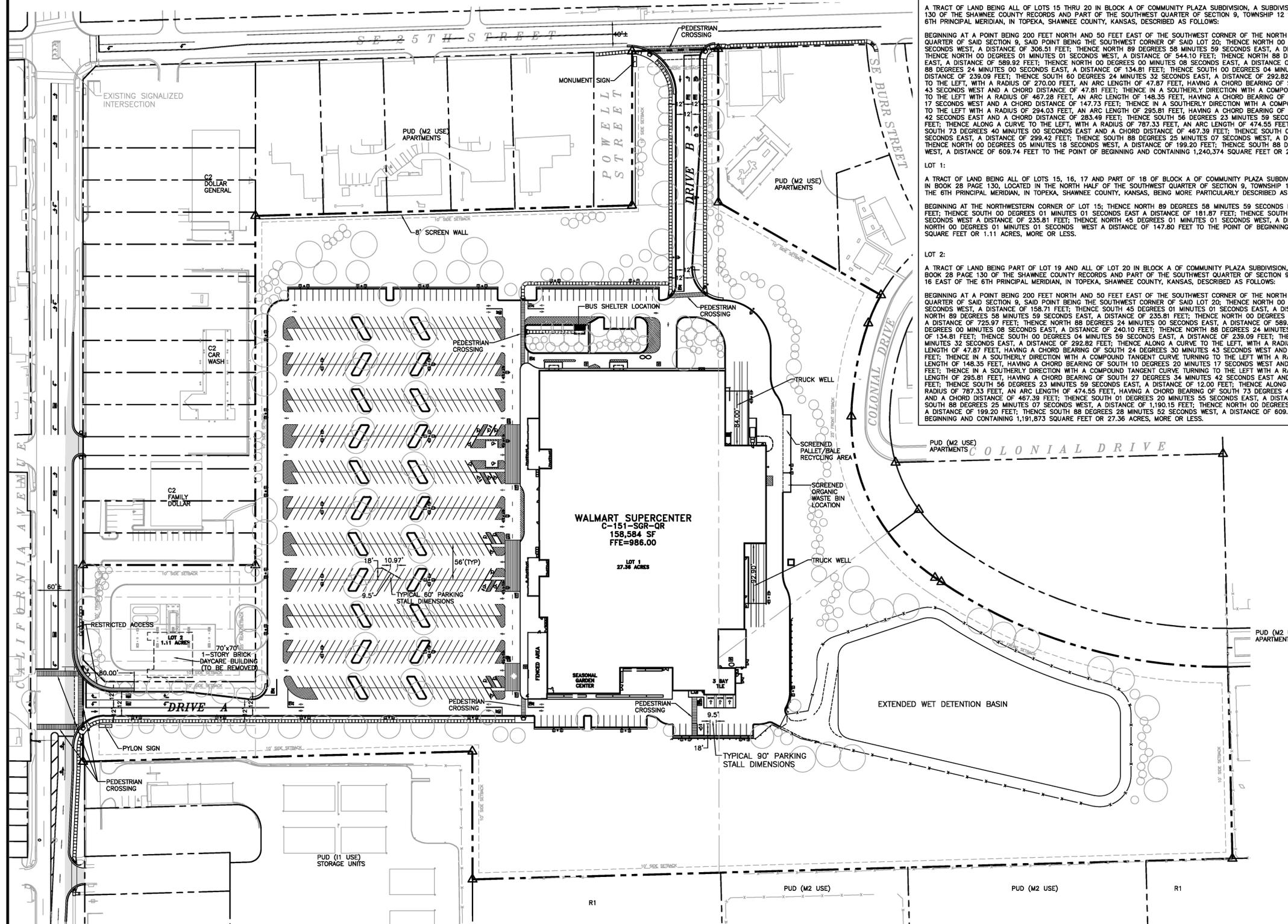
- ### LEGEND
- PROPERTY LINE
 - PB --- PIPE BOLLARD
 - ♿ --- HANDICAP PARKING SYMBOL
 - 6" RAISED CONCRETE CURB
 - PAINTED TRAFFIC ISLAND
 - CURBED TRAFFIC ISLAND
 - C.C.C.C. --- CART CORRAL
 - SIGN
 - LIGHT POLE
 - TRAFFIC FLOW ARROW (IN LOT)
 - TRAFFIC FLOW ARROW (IN DRIVE)
 - R.O.W. PAVEMENT
 - FENCE
 - RESTRICTED ACCESS

SITE ANALYSIS TABLE

WALMART	158,584 SF
PARKING (ASSOCIATE AND CUSTOMER)	615 SPACES
ACCESSIBLE	20 SPACES
TOTAL PARKING	635 SPACES
RATIO	4.0/1,000 SF
CART CORRALS	14 CORRALS/28 SPACES
*PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO	

SITE DATA

LOT 1	27.36 AC
LOT 2	1.11 AC
TOTAL	28.48 AC



A MASTER PLANNED UNIT DEVELOPMENT
WALMART COMMERCIAL CENTER
SHAWNEE COUNTY, KANSAS

CARLSON CONSULTING ENGINEERS, INC.
7088 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38735
PH: (901) 384-0404 • FX: (901) 384-0710

DWG: 6392 PUD DRAWINGS
SITE PLAN
DATE: JULY 26, 2013
SCALE: 1"=80'
SHEET 1 OF 4
CASE NUMBER: PUD 13/1