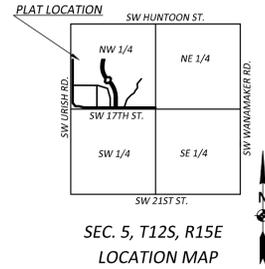


FINAL PLAT WRANGLER RIDGE SUBDIVISION

A Tract of Land located in the Northwest Quarter of Section 5, Township 12 South, Range 15 East of the 6th P.M., City of Topeka, Shawnee County, Kansas.

BOOK _____ PAGE _____

DATE _____ TIME _____



GENERAL NOTES:

1. Property owners shall be admonished from placing any permanent or semi-permanent obstruction in permanent sewer, water or other utility easements. This includes but is not limited to trees, shrubs, fences, retaining walls, buildings or other miscellaneous obstructions that interfere with access and egress of maintenance vehicles and 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, water or other easement may be removed by personnel representing the applicable Department of Public Works, to provide for the proper operation and maintenance of the utility line, without cost or obligation for replacement. Cost of removal and/or replacement shall be the responsibility of the property owners.
2. 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.
3. Water service shall be provided by the City of Topeka.
4. Sanitary Sewer service shall be provided by the City of Topeka.
5. All utilities shall be placed underground pursuant to the City's right-of-way management standards.
6. It is anticipated that Model Right-of Way Corridor No. 2 will be used to place utilities within the subdivision.
7. According to the Flood Insurance Rate Map "FIRM" Community Panel No. 20177C0192E, effective date September 29, 2011, this property is in Zone X, an area determined to be outside the 0.2% annual chance floodplain.
8. Temporary Turnaround easements to be rescinded upon extension of street.
9. 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.
10. Restricted access line defines a 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.
11. Access openings along SW Urish Rd., SW Kingsrow Rd., and SW 17th St. shall be approved at the site development review stage demonstrating they are consistent with City of Topeka street design and location criteria and as established on the recorded Planned Unit Development plan for Wrangler Ridge.
12. 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.
13. 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.
14. 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.

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

Chairperson, Topeka Planning Commission Bill Flander, Planning Director

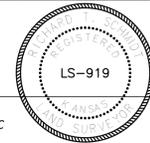
This subdivision has been presented to the City Council, City of Topeka, Kansas on the _____ day of _____, 2014 for acceptance of land to be dedicated for public purposes.

The City Council hereby accepts the land for public purposes.
By the City Council, City of Topeka, Kansas.

Larry Walgast, Mayor Brenda Younger, City Clerk

CERTIFICATE OF SURVEYOR:

I hereby certify that 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 monumented and that iron pins are set as shown on the attached plat this _____ day of _____, 2014.



RICHARD T. SCHMIDT, L.S. 919
SCHMIDT, BECK & BOYD ENGINEERING, LLC
1415 SW TOPEKA BLVD.
TOPEKA, KS 66612

REVIEWED BY SHAWNEE COUNTY SURVEYOR, THIS _____ DAY OF _____, 2014
for compliance with KSA Chapter 58 Article 20.

Deborah J. Thomas, County Surveyor, LS# 1461

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

Cynthia A. Beck, County Clerk

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

Rebecca J. Nioco; Register of Deeds

LEGAL DESCRIPTION: A Tract of Land in the Northwest Quarter of Section 5, Township 12 South, Range 15 East of the 6th P.M., City of Topeka, Shawnee County, Kansas, being more particularly described as follows: Beginning at the Southwest corner of said Northwest Quarter; thence on a Kansas State Plane Grid bearing of North 00 degrees 53 minutes 12 seconds East along the West line of said Northwest Quarter, a distance of 1539.24 feet (1539.49 feet measured) to a point 1063.91 feet (1063.84 feet measured) South of the Northwest corner of said Northwest Quarter; thence North 87 degrees 53 minutes 50 seconds East, parallel with the North line of said Northwest Quarter, a distance of 1654.24 feet (1654.29 feet measured) to a point on the West line of Lot 1, Block A, Arbor Valley Subdivision; thence South 00 degrees 39 minutes 26 seconds East along the West line of said subdivision a distance of 585.09 feet (South 00 degrees 39 minutes 55 seconds East, 585.26 feet measured) to the Southwest corner of said Arbor Valley Subdivision; thence North 87 degrees 54 minutes 18 seconds East along the South line of said subdivision a distance of 970.31 feet (North 87 degrees 53 minutes 45 seconds East, 970.11 feet measured) to the Southeast corner of said Arbor Valley Subdivision; thence South 00 degrees 32 minutes 57 seconds West along the East line of said Northwest Quarter a distance of 945.37 feet (South 00 degrees 33 minutes 04 seconds West, 945.58 feet measured) to the Southeast corner of said Northwest Quarter; thence South 87 degrees 43 minutes 45 seconds West along the South line of said Northwest Quarter, a distance of 2646.34 feet (2646.24 feet measured) to the point of beginning. Less that portion for right-of-way of SW Urish Road and SW 17th Street.

The above described tract contains 79.87 acres, more or less.

DEDICATION: The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat which subdivision shall be known as "WRANGLER RIDGE SUBDIVISION".

STREETS: Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

STORMWATER MANAGEMENT EASEMENT: Stormwater Management Easements (SME) are hereby established as shown or described to provide for the management of storm water including, but not limited to, detention, retention, storage and treatment of storm water. Property Owners and their assigns and successors (Property Owners) agree to install, construct, reconstruct, replace, enlarge, repair, operate and provide perpetual maintenance of pipe, flume, ditch, swale, vegetative areas or mechanical devices for storm water conveyance and/or treatment, or any improvements in the SME for the drainage and/or treatment of said storm water. No change to the grade, topography or storm water management structures and improvements in the SME shall be made without the prior written approval of the applicable Public Works Director or his/her designee.

Property Owners shall not place or permit any permanent, semi-permanent or temporary obstruction in said SME including, but not limited to, trees, shrubs, vegetation, rocks, fences, retaining walls, landscaping, structures, buildings or other obstructions that interfere with or obstruct designed water flow and/or treatment process in an engineered channel, conduit, structure or area, nor shall Property Owners obstruct, prevent or otherwise hinder ingress, egress or operation of maintenance vehicles, equipment and personnel. Upon receiving written permission from the applicable Public Works Director or his/her designee, Property Owners may construct at their own peril other limited improvements and/or landscaping within the SME which do not and will not interfere with the function of the storm water management system. Any obstructions or improvements in the SME, permitted or not permitted, may be removed by the applicable Public Works Department or its Contractor to provide for designed water flow and/or treatment process of the storm water management system. Cost of removal, damage and any repair or replacement shall be the responsibility of the Property Owner.

All maintenance and repairs within the SME shall be the right, duty and responsibility of the Property Owners of the property on which the SME is located. However, if designed water flow and/or treatment process are impeded by neglected maintenance, system failure or are subject to other unusual circumstances causing a hazard or threat to public safety, as determined by the applicable Public Works Director or his/her designee, emergency or corrective maintenance may be performed by the applicable Public Works Department or its Contractor with costs charged to said Property Owners. Unpaid costs shall be assessed to and imposed as a lien on the land. The applicable Public Works Department Staff and their Contractors shall have the right to enter upon the SME for purposes of periodic or special inspection and/or corrective maintenance.

DRAINAGE EASEMENT: Drainage easements are hereby established as shown to provide for the unobstructed overland flow of surface water and/or the construction and maintenance of pipe, flume, ditch or any or all improvements for the drainage of said water, all as may be determined and/or approved by the director of the applicable department of public works. Property owners shall not place any permanent or semi-permanent obstruction in said easement. All maintenance within the drainage easement (DE) 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 purposes of periodic inspection and/or corrective maintenance.

IN TESTIMONY WHEREOF, the owners, John P. Hoffer & Barbara R. Hoffer, husband and wife, has caused these presents to be signed this _____ day of _____, 2014.

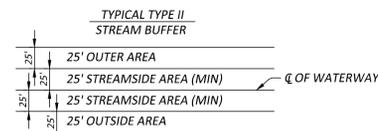
By: _____
John P. Hoffer Barbara R. Hoffer
Owner Owner

STATE OF KANSAS
COUNTY OF SHAWNEE, SS: Be it remembered that on this _____ day of _____, 2014, before me, the undersigned, a notary public in and for the County and State aforesaid came John P. Hoffer & Barbara R. Hoffer, owners, who are personally known to me to be the same individuals who executed, the within instrument of writing.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal the day and year last written above.

Notary Public

My Commission Expires: _____



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:

1. Native Vegetation
2. Flood Control
3. Foot Paths / Road Crossings
4. Utility Corridors

OUTER AREA - USES ALLOWED:

1. Native Vegetation or Managed Lawn
2. Biking / Hiking Paths
3. Flood Control
4. Detention / Retention Structure
5. Utility Corridor
6. Stormwater BMP'S
7. Residential Yards / Landscape Areas

STREAM BUFFER EASEMENT:

a) 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.

b) 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.

c) 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.

Rev.	By	Date	Description
1	588	5/20/14	REVISED PER PLANNING COMMISSION DETERMINATION

Prepared for:
JOHN P. & BARBARA R. HOFFER
4840 SW 69th ST.
AUBURN, KANSAS 66402

Schmidt, Beck & Boyd
Engineering, LLC
1415 SW Topeka Blvd.
Topeka, KS 66612
Ph: (785) 215-8630

SHEET TITLE:
FINAL PLAT
WRANGLER RIDGE SUBDIVISION

SBB Proj. No.:	13-177
Drawn by:	MB
Checked by:	RS
Date:	02/14/2014
Scale:	1"=100'
Drawing No.:	