



- LEGEND**
- SET 1/2"x24" REBAR w/ CLS 263 CAP
  - FOUND CORNER AS NOTED
  - (M) MEASURED
  - (P) PLAT
  - R/W RIGHT OF WAY
  - D.U.E. DRAINAGE & UTILITY EASEMENT
  - W.E. WATERLINE EASEMENT
  - RESTRICTED ACCESS
  - UP — UTILITY POLE
  - GUY ANCHOR
  - LP — LIGHT POLE
  - GTS — GAS TEST STATION
  - GM — GAS METER
  - FH — FIRE HYDRANT
  - WV — WATER VALVE
  - SIGN
  - BL — BOLLARD
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ STORM SEWER MANHOLE
  - W — WATER LINE
  - G — GAS LINE
  - OHP&TV — OVERHEAD POWER LINE & CABLE TELEVISION
  - T — UNDERGROUND TELEPHONE LINE
  - FO — UNDERGROUND FIBER OPTIC LINE
  - CSP — CORRUGATED STEEL PIPE
  - CONCRETE PAVEMENT

PROPERTY LOCATION



LOCATION MAP  
NTS

**LEGAL DESCRIPTION:**  
Lot 4, Block A, TOPEKA CROSSING SUBDIVISION NO. 5, in the City of Topeka, Shawnee County, Kansas, according to the plat thereof recorded July 3, 2014, in Plat Book 52, Page 52.

**EXCEPTIONS:**  
STEWART TITLE GUARANTY COMPANY  
COMMITMENT FOR TITLE INSURANCE, FILE NO. 01109-38704 B  
EFFECTIVE DATE: JULY 27, 2016 AT 8:00 AM

- SCHEDULE B - PART II:**
- Building lines, easements and restrictions shown on the plat of TOPEKA CROSSING SUBDIVISION NO. 5, recorded 07/03/2014 in Plat Book 52 and Page 52. (Are plotted hereon)
  - As affected by Ordinance No. 20013 by the City of Topeka, Kansas relating to the vacation of a 16 foot drainage and utility easement recorded 07/18/2016 as Document No. 2016R12653
  - Easement granted to the City of Topeka, a municipal corporation as more fully set forth in the instrument recorded in Book 2539 at Page 351. (Easement is for underground public utilities and is now platted. It is located along west line of subject tract)
  - Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements granted to as more fully set forth in the instrument recorded in Book 2767 at Page 792. (Subject tract is within described boundary)
  - Easement granted to the City of Topeka, a municipal corporation as more fully set forth in the instrument recorded in Book 2786 at Page 997. (Easement is for a water line. Easement does not cross subject tract)
  - Declaration of Covenants, Conditions and Operating Agreement granted to as more fully set forth in the instrument recorded in Book 4525 at Page 22. (Subject tract is with described boundary)
  - Restrictive Covenant granted to as more fully set forth in the instrument recorded as Document No. 2015R13523. (Subject tract is within described boundary)

- NOTES:**
- The basis of the bearing system for this survey is based on the Final Plat of Topeka Crossing Subdivision No. 5.
  - Utilities were field located through Kansas One Call Ticket No. 15580308, dated November 19, 2015, along with information provided by the City of Topeka and City of Topeka GIS website. (Waterline was not field located, location and size is shown as per City of Topeka GIS mapping.)
  - According to the Flood Insurance Rate Map "FIRM" Community Panel 20177C0192E, effective date September 29, 2011, this property is in Flood Zone X, an area determined to be outside the 0.2% annual chance floodplain.
  - According to the City of Topeka Planning Department the subject tract is currently zoned C4 Commercial District.
  - Names of adjoining owners and addresses are shown as per Shawnee County GIS website.
  - The subject tract is located approx. 350' North of the centerline intersection of SW Wanamaker Road and SW 19th Terrace.
  - As of the date of this survey there are no building structures on subject tract.
  - As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions.
  - As of the date of this survey there are no proposed changes in street right of way lines for SW Wanamaker Road.
  - As the date of this survey there are is no observable evidence of site being used as a solid waste dump, sump or sanitary landfill.
  - Benchmark: City of Topeka BM No. 80.2, Brass Disk located at the Northwest Corner of the intersection of SW 21st Street and SW Wanamaker Road, 8.1' East of Traffic Signal Pole, Elev. 986.85 (NGVD 29 Datum)  
Site Benchmarks:
    - Chiseled square cut at front face of curb inlet approx. 44' South Southwest from the Southwest property corner of subject tract. Elev. 968.88 (NGVD 29 Datum)
    - Chiseled square cut top of concrete light pole base approx. 16.5' West from the Southeast property corner of subject tract. Elev. 980.42 (NGVD 29 Datum)
  - Item not listed in Title Commitment:  
Private Drainage Easement Recorded Document No. 2016R14658

- GENERAL NOTES ON SUBDIVISION PLAT:**
- 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.
  - 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.
  - Water service shall be provided by the City of Topeka.
  - Sanitary Sewer service shall be provided by the City of Topeka.
  - All utilities shall be placed underground pursuant to the City's right-of-way management standards.
  - 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.
  - 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.
  - Planning Staff has determined street frontage pursuant to TMC 18.40.110(g) is not required as an easement for unobstructed ingress and egress is hereby provided by this platting action through and across all Lots within the subdivision. This access easement shall be binding upon all owners, heirs, executors, administrators, and assigns of said subdivision.

**CERTIFICATION**  
STEWART TITLE GUARANTY COMPANY, QUATTRO DEVELOPMENT LLC, an Illinois limited liability company AND TEXAS EXCHANGE BANK, SSB, a state savings bank, its successors and/or assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, and NSPS, and includes Items 1, 2, 3, 4, 5, 6 (a), 7 (a), 8, 9, 11 (a), 11 (b), 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on November 25, 2015.

RICHARD T. SCHMIDT, L.S. 919  
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1415 SW Topeka Blvd.  
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Rev.	By	Date	Description
1	JEM	8/18/16	Amended Commitment

Prepared for:  
**Quattro Development**  
1100 Jorie Boulevard Ste. 140  
Oak Brook, Illinois 60523

**Schmidt, Beck & Boyd Engineering, LLC**  
1415 SW Topeka Blvd.  
Topeka, KS 66612  
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SHEET TITLE:	
ALTA/ACSM SURVEY	
PROJECT LOCATION:	
1900 SW Wanamaker Road Topeka, Kansas 66604	
SBB Proj. No.:	15-269
Drawn by:	JEM
Checked by:	RS
Date:	12/24/2015
Scale:	1" = 20'
Drawing No.:	