AN ORDINANCE introduced by Mayor Harry Felker amending the “District Map” referred to and made a part of the Zoning Ordinances by Section 48-1.04 of the Code of the City of Topeka, by providing for certain changes in zoning on property within the East Topeka neighborhood of the City of Topeka, Kansas requesting to amend the District Zoning Classification from "M-1" Two-Family Dwelling District, "M-3" Multiple Family Dwelling District, and "C-2" Commercial District to "R-2" Single-Family Dwelling District. (Z02/17) (Council Districts 2 and 3)

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TOPEKA, KANSAS:

Section 1. That the “District Map” referred to and made a part of the Zoning Ordinances by Section 48-1.04 of the Code of the City of Topeka, be, and the same is hereby amended, by reclassifying the following described property:

Area 1:
A district composed of Lots and Tracts in the City of Topeka, Shawnee County, Kansas, the boundary of which is described as: Beginning at the Southwest corner of Lot 309 on Sixth Avenue, in Parkdale Addition, thence south-southwesterly, on the East line of Branner Street, and its extensions, to the Northwest corner of Lot 220 on Branner Street, in Parkdale Addition; thence west-northwesterly, on the South line of Seventh Street, and its extension, to a point on the North line of Lot 219 on Branner Street, in Farnsworth’s Addition to Parkdale, which is 20 feet east-southeast of the Northwest corner of said lot; thence southwesterly, to the Southwest corner of Lot 221 on Branner Street, in Farnsworth’s Addition to Parkdale; thence west-northwesterly, to the Southeast corner of Lot 222 on Smith Street, in Farnsworth’s Addition to Parkdale; thence south-southwesterly, to the Northwest corner of Lot 238 on Smith Street, in Farnsworth’s Addition to Parkdale; thence west-northwesterly, to a point on the North line of Lot 238 which is 57 feet east-southeast of the Northwest corner of said lot; thence southwesterly, to a point on the South line of Lot 246 on Smith Street, in Farnsworth’s Addition to Parkdale, which is 5 feet east-southeast of the Northwest corner of said lot; thence southwesterly, to a point on the North line of Lot 286 on 8th Avenue, in Farnsworth’s Addition to Parkdale, which is 10 feet west-northwest of the Northeast corner of said lot; thence southerly, parallel with the East line of Lot 286, 15 feet; thence southwesterly, to the Southwest corner of Lot 294 on Eighth Avenue, in Metsker’s 3rd Addition; thence southwesterly, to the Northwest corner of Lot 289 on Eighth Avenue, in Metsker’s 3rd Addition; thence south-southwesterly, to the Northeast corner of the South 1/3 of Lot 287 on Eighth Avenue, in Metsker’s 3rd Addition; thence west-northwesterly, to the Northwest corner of the South 1/3 of said Lot 287; thence south-southwesterly, to the Southwest corner of Lot 287; thence southwesterly, to the Northeast corner of Lot 275 on Chestnut Street, Metsker’s 3rd Addition; thence westerly, to a point on the North
line of Lot 275 which is 59 feet east of the Northwest corner of said lot; thence southwesterly, to a point on the South line of Lot 275 which is 42.14 feet east of the Southwest corner of said lot; thence southwesterly, to a point on the South line of Lot 277 on Chestnut Street, in Metskner's 3rd Addition, which is 25.29 feet east of the Southwest corner of said lot; thence southwesterly, to a point on the West line of Lot 281 on Chestnut Street, in Metskner's 3rd Addition, which is 12.5 feet south of the Northwest corner of said lot; thence southerly, to the Southwest corner of Lot 285 on Chestnut Street, in Metskner's 3rd Addition; thence easterly, on the South line of Lot 285, and its extension, to an intersection with the East line of Chestnut Street; thence southerly, on the East line of Chestnut Street, to the Southwest corner of Lot 290 on Tenth Avenue, in Metskner's 3rd Addition; thence easterly, on the North line of Tenth Avenue, and its extensions, to the Southeast corner of the West Half of Lot 340 on Tenth Avenue, in Parkdale Addition; thence north-northeasterly, on the East line of the West Half of said Lot 340, and its extension, to a point on the South line of Lot 339 on Eighth Avenue, in Parkdale Addition; thence easterly, to the Southeast corner of said Lot 339; thence north-northeasterly, on the East line of Lot 339, and its extension, to an intersection with the North line of Eighth Avenue East; thence east-southeasterly, on the North line of Eighth Avenue, and its extensions, to an intersection with the North line of Tenth Avenue; thence easterly, to the Southeast corner of Lot 418 on Tenth Avenue, in Parkdale Addition; thence north-northeasterly, on the West line of Locust Street, to the Southeast corner of Lot 245 on Locust Street, in Parkdale Addition; thence east-southeasterly, to the Southwest corner of Lot 246 on Locust Street, in Parkdale Addition; thence east-southeasterly, on the North line of an alley, and its extension, to the Southwest corner of Lot 245 on Lafayette Place, formerly Lafayette Street, in Parkdale Addition; thence north-northeasterly, to the Southwest corner of Lot 233 on Lafayette Place; thence east-southeasterly, to the Southeast corner of Lot 233; thence south-southwesterly, on the West line of Lafayette Place, to an intersection with the North line of Tenth Avenue; thence easterly, on the North line of Tenth Avenue, and its extensions, to the Southeast corner of Lot 1910 on Tenth Avenue, in Benson's Addition; thence northerly, to the Northeast corner of Lot 508 on Seventh Street in Rodgers-Davis Addition; thence westerly, on the North line of Rodgers-Davis Addition, to an intersection with the North line of an east to west alley in Veale's Addition; thence west-northwesterly, on the North line of said alley, to the Southwest corner of Lot 485 on Sixth Avenue, in Veale's Addition; thence west-northwesterly, to the Southeast corner of Lot 485 on Sixth Avenue in Veale's Addition; thence west-northwesterly, to the Southwest corner of Lot 463 on Sixth Avenue, in Veale's Addition; thence west-northwesterly, to the Southwest corner of Lot 461 on Sixth Avenue, in Veale's Addition; thence west-northwesterly, on the South lines of Lots 461, 459, 457, 455, 453 and 451 on Sixth Avenue, in Veale's Addition, to an intersection with the East line of Root's Addition; thence west-northwesterly, to the Southwest corner of Lot 441 on Sixth Avenue, in Root's Addition; thence west-northwesterly, to the Southeast corner of Lot 439 on Sixth Avenue, in Root's Addition; thence west-northwesterly, on the South lines of Lots 439, 437, 435, 433, 431, 429 and 427 on Sixth Avenue, in Root's Addition, to an intersection with the East line of Parkdale Addition; thence west-northwesterly, to the Southwest corner of Lot 419 on Sixth Avenue East, in Parkdale Addition; thence west-northwesterly, to the Southeast corner of Lot 417 on Sixth Avenue, in Parkdale Addition; thence west-northwesterly, to the Southwest corner of Lot 397 on Sixth Avenue East, in Parkdale Addition; thence west-northwesterly, to the Southeast corner of Lot 395 on Sixth Avenue East, in Parkdale Addition; thence west-northwesterly, to the Southwest corner of Lot 375 on Sixth Avenue East, in Parkdale Addition; thence west-northwesterly, to the Southeast corner of Lot 373 on Sixth Avenue East, in Parkdale Addition; thence west-northwesterly, to the Southwest corner of Lot 353 on Sixth Avenue East, in Parkdale Addition; thence west-northwesterly, to the Southeast corner of Lot 351 on Sixth
Avenue East, in Parkdale Addition; thence west-northwesterly, to the Southwest corner of Lot 331 on Sixth Avenue East, in Parkdale Addition; thence west-northwesterly, to the Southeast corner of Lot 329 on Sixth Avenue East, in Parkdale Addition; thence west-northwesterly, to the point of beginning; LESS: all existing street and alley right of way.

The lots and tracts included in this district are listed as:

**In Metsker's 3rd Addition:**
- Portions of Lots 275, 277, 279 and 281 on Chestnut Street;
- Fractional Lots 268 and 270 on Chestnut Street;
- Lots 283 and 285 and Lots 272 through 286 even, all on Chestnut Street;
- Portions of Lots 287, portions of Fractional Lots 294 and 296 and all of Lots 289, 291, 293 and 295 on Eighth Avenue;
- Lots 290 through 302 even, on Tenth Street;

**In Farnsworth's Addition to Parkdale:**
- Portions of Lots 238 through 246 even, on Smith Street;
- Portions of Fractional Lots 219 and 221, all of Fractional Lots 223 through 229 and all of Lots 231 through 245 odd on Branner Street;
- Fractional Lot 246, 267, 269, 271, 273, 275, 282, 284 and 286 on Branner Street;
- Lots 265 and 266 through 280 even, on Branner Street;
- Fractional Lots 267 through 279 odd, on Chandler Street;
- A portion of Fractional Lot 286, all of Fractional Lots 310, 312 and 314, all of Lots 288 through 308 even, on 8th Avenue;
- Fractional Lots 287, 289, 291, 315, 317, 319 and all of Lots 293 through 313 odd, on 8th Avenue;
- Fractional Lots 266 through 272 even, west of an alley which is west of Fractional Lots 265, 267 and 269 on Branner Street;

**In Alden's Addition to Parkdale:**
- Fractional Lots 332, 334, 336, 338 and Lots 340 through 352 even, on Eighth Avenue;
- Fractional Lots 243 and 245 on Lake Street;

**In Parkdale Addition:**
- Fractional Lots 219 through 229 odd, on Branner Street;
- Lots 194 through 246 even, on Branner Street;
- Lots 193 through 245 odd, on Chandler Street;
- Fractional Lots 310, 312, 314, 315, 317 and 319, on Eighth Avenue East;
- Lots 316 through 330 even and Lots 321 through 329 odd, all on Eighth Avenue East;
- Lot 265 and Fractional Lots 267 through 279 odd, on Chandler Street;
- Lots 194 through 246 even, on Chandler Street;
- Fractional Lots 332, 334, 336 and 338, on Eighth Avenue East;
- Lots 331 through 339 odd, on Eighth Avenue East;
- Lots 332, 334, 336, 338 and the West Half of Lot 340, on Tenth Avenue;
- Lots 193 through 241 odd and Fractional Lots 243 and 245, all on Lake Street;
- Lots 194 through 246 even, on Lake Street;
- Lots 354 through 374 even, on Eighth Avenue East;
- Lots 193 through 246 on Lime Street;
- Lots 376 through 396 even, on Eighth Avenue East;
- Lots 193 through 218, on Lawrence Street;
- Lots 220, 222, 224 and 226 through 246, on Lawrence Street;
- Lots 398 through 412 even and Fractional Lots 414, 416 and 418, all on Eighth Avenue East;
- Lot 193, Fractional Lot 194, Lots 195 through 246 on Locust Street;
Fractional Lot 219, Lots 221 through 245 odd, on Lafayette Place, formerly Lafayette Avenue;
Fractional Lots 238 through 246 even, on Lafayette Place;
A tract described in Volume 3244, at page 139;

In Levi's Subdivision:
Lots 219, 221, 223 and 225, on Lawrence Street;
Lots 1111 and 1113, on Seventh Street;

In Root's Addition:
Lot 193 and Lots 195 through 249 on Lafayette Street;

In Veale's Addition:
Lots 193 and 195, and Fractional Lots 197 through 205 odd, all on Leland Street;
Lots 194, 196 and 198 and Fractional Lot 200 and an un-named fractional lot south of and adjoining said Lot 200, all on Leland Street;
Lot 193, Fractional Lot 195 and an un-named fractional lot south of and adjoining said Lot 195, all on Liberty Street;
An un-named fractional lot adjoining the East line of Liberty Street and the South line of Veale's Addition;

In Rodgers-Davis Addition:
Lots 215 through 231 odd and Lots 241 through 251 odd, all on Leland Street;
Lots 216 through 252 even, on Leland Street;
Lots 215 through 251 odd, on Liberty Street;
Lots 216 through 226 even, and Lots 232 through 252 even, and an un-named lot north of and adjoining said Lot 216, all on Liberty Street;
Lots 501 through 508 on Seventh Street;
Lots 502, 504, 506 and 508 on Tenth Avenue, formerly Eighth Avenue;

Tracts in the Southwest Quarter of Section 32, Township 11 South, Range 16 east of the 6th P.M.:
A tract recorded in Volume 2742, at page 261;
A tract recorded in Volume 3587, at page 882;
A tract recorded in Volume 3213, at page 472;
A tract recorded in Volume 2975, at page 484;

Tracts in the Southeast Quarter of Section 32, Township 11 South, Range 16 east of the 6th P.M.:
A tract recorded in Volume 2742, at page 092;
A tract recorded in Volume 1681, at page 336.

Area II:
A district composed of Lots and Tracts in the City of Topeka, Shawnee County, Kansas, the boundary of which is described as: Beginning at the Southwest corner of Lot 39 in Block 6, in Mulvane and Chase's First Addition; thence northerly, on the East line of Indiana Avenue, to the Northwest corner of Lot 1 in Block 5, in Mulvane and Chase's First Addition; thence easterly, on the South line of Tenth Avenue, and its extensions, to the Northeast corner of Lot 49 in Block 3, in Mulvane and Chase's First Addition; thence southerly, to the Southeast corner of Lot 49; thence easterly, on the North line of an alley, and its extensions, to the Southeast corner of Lot 69 in Block 2, in Mulvane and Chase's First Addition; thence southerly, on the West line of Lafayette Street, and its extensions, to the Northeast corner of Lot 85 in Block 19, in Mulvane and Chase's 2nd Addition; thence westerly, to the Northwest corner of Lot 85; thence southerly, to the Southeast corner of Lot 126 in Block 19, in Mulvane and Chase's 2nd Addition; thence westerly, on the North line of Thirteenth Street, and its extensions, to the Southwest corner of Lot 127 in Block 16, in Mulvane and Chase's 2nd Addition; thence northerly, on the East line of Indiana Avenue, formerly Gordon Street, and its extensions, to the Northwest corner of Lot 61.
in Block 15, in Mulvane and Chase's 2nd Addition; thence westerly, on an extension of the North line of said Lot 61, to an intersection with the West line of the Northeast Quarter of Section 5, Township 12 South, Range 16 east of the 6th P.M.; thence northerly, on the West line of said Northeast Quarter, to an intersection with an extension of the South line of Lot 39 in Block 6, in Mulvane and Chase's First Addition; thence easterly, to the point of beginning; LESS: all existing street and alley right of way.

The lots and tracts included in this district are listed as:

**In Mulvane and Chase's First Addition:**
Lots 31 through 49 odd, in Block 3;
A vacated north to south alley, between Lots 39 and 41 in Block 3, and extending from an extension of the South line of Lot 39, to an extension of the North line of Lot 39;
Lots 11 through 29 odd, in Block 4;
A vacated north to south alley, between Lots 19 and 21 in Block 4, and extending from an extension of the South line of Lot 19, to an extension of the North line of Lot 19;
Lots 1 through 9 odd, in Block 5;
5 through 39 odd, in Block 6;
Lots 5 through 40, in Block 7;
Lots 3 through 40, in Block 8;
Lots 3 through 40, in Block 9;

**In Mulvane and Chase's Second Addition:**
Lots 41 through 84, in Block 12;
Lots 41 through 84, in Block 13;
Lots 41 through 84, in Block 14;
Lots 61 through 83 odd, in Block 15;
Lots 85 through 127 odd, in Block 16;
Lots 85 through 128, in Block 17;
Lots 85 through 128, in Block 18;
Lots 86 through 126 even, in Block 19;

**Tracts in the Northeast Quarter of Section 5, Township 12 South, Range 16 east of the 6th P.M.:**
A tract recorded in Volume 3501, at page 032;
A tract recorded in Volume 3279, at page 400;
A tract recorded in Volume 2913, at page 185;
A tract recorded in Volume 2883, at page 242;
A tract recorded in Volume 2146, at page 634;

**Area III:**
A district composed of Lots and Tracts in the City of Topeka, Shawnee County, Kansas, the boundary of which is described as: Beginning at the Northeast corner of Lot 17 on Tenth Avenue, in Rufus Bean's Subdivision; thence westerly, on the South line of Tenth Avenue, and its extension, to the Northeast corner of Lot 17 on Tenth Avenue, in East Park Addition; thence southerly, on the West line of Branner Street, and its extension, to the Northeast corner of Lot 18 on Wood Street, in East Park Addition; thence westerly, to the Northwest corner of Lot 2 on Wood Street, in East Park Addition; thence west-southwesterly, to the Northeast corner of Lot 48 on Hancock Street, in Andersons Subdivision; thence westerly, to a point on the Northwest line of Lot 48 which is 55 feet east of the Northwest corner of said lot; thence southwesterly, to a point on the North line of Lot 46 on Hancock Street, in Andersons Subdivision which is 33.84 feet east of the Northwest corner of said lot; thence southwesterly, to a point on the North line of
Lot 44 on Hancock Street, in Andersons Subdivision, which is 12.69 feet east of the Northwest corner of said lot; thence southwesterly, to a point on the West line of Lot 43 on Hancock Street, in Andersons Subdivision, which is 30 feet south of the Northwest corner of the last said Lot 44; thence southerly, to the Southwest corner of Lot 35 on Hancock Street, in Andersons Subdivision; thence westerly, to the Northeast corner of Lot 29 on Washington Street, in Andersons Subdivision; thence westerly, to the Northwest corner of Lot 29; thence south-southeasterly, on the East line of Washington Street, and its extensions, to the Northwest corner of Lot 416 on Washington Street, in Norwood Addition; thence west-southwesterly, to the Northeast corner of Lot 59 on Washington Street, in Washington Park Addition; thence west-southwesterly, to the Northwest corner of Lot 58 on Brady Street, in Washington Park Addition; thence south-southeasterly, to a point on the West line of Lot 42 on Brady Street, in Washington Park Addition, which is 15.00 feet north-northwest of the Southwest corner of Lot 42; thence southeasterly, to a point on the South line of Lot 40 on Brady Street, in Washington Park Addition, which is 20.00 feet east-northeast of the Southwest corner of said lot; thence southeasterly, to a point on the North line of Lot 38 on Brady Street, in Washington Park Addition, which is 30.00 feet east-northeast of the Northwest corner of Lot 38; thence southeasterly, to a point on the North line of Lot 34 on Brady Street, in Washington Park Addition, which is 55.00 feet east-northeast of the Northwest corner of said lot; thence southeasterly, to a point on the North line of Lot 30 on Brady Street, in Washington Park Addition, which is 80.00 feet east-northeast of the Northwest corner of said lot; thence southeasterly, to a point on the North line of Lot 26 on Brady Street, in Washington Park Addition, which is 105.00 feet east-northeast of the Northwest corner of said lot; thence southeasterly, to the Southeast corner of Lot 24 on Brady Street, in Washington Park Addition; thence southeasterly, to a point on the South line of the North 12.00 feet of Lot 23 on Washington Street in Washington Park Addition, which is 13.20 feet east-northeast of the Southwest corner of the North 12.00 feet of said lot; thence southeasterly, to a point on the North line of the South 17 feet of Lot 19 on Washington Street, in Washington Park Addition, which is 65.00 feet east-northeast of the Southwest corner of the South 17 feet of said lot; thence east-northeastly, to the Northwest corner of the East 15.00 feet of the South 17 feet of Lot 19; thence north-northwesterly, to the Northwest corner of the East 15.00 feet of Lot 19; thence east-northeasterly, to the Northeast corner of Lot 19; thence south-southeasterly, to a point on the Centerline of Washington Street which is described as 2081.48 feet southerly from the North line of the Northwest Quarter of Section 5, Township 12 South, Range 16 east; thence easterly, 30.62 feet; thence southeasterly, to a point on the North line of Lot 8 on Washington Street, in Montrose Addition, which is 70.39 feet east of the Northwest corner of said lot; thence east-southeasterly, to a point on the East line of Lot 8 which is 5.00 feet north-northwest of the Southeast corner of said lot; thence northeasterly, to a point on the West line of Lot 2 on Vine Street, in Montrose Addition, which is 20.00 feet north-northwest of the Southwest corner of said lot; thence east-southeasterly, to a point on the East line of Lot 2 which is 10.09 feet north of the Southeast corner of said lot; thence east-southeasterly, to a point on the South line of Lot 6 on Vine Street, which is 31.50 feet east of the Southeast corner of the last said Lot 2; thence southeasterly, to the Northwest corner of Lot 15 on Vine Street, in Montrose Addition; thence southeasterly, to a point on the East line of Lot 19 on Vine Street, in Montrose Addition, which is 35.00 feet north of the Southeast corner of said lot; thence east-southeasterly, to the Southeast corner of Lot 29 on Vine Street, in Montrose Addition; thence east-southeasterly, to a point described as 355.89 feet north and 615.78 feet north of the Southeast corner of the Northwest Quarter of Section 5, Township 12 South, Range 16 east of the 6th P.M.; thence east-southeasterly, to a point described as 318.47 feet north and 499.62 feet west of the Southeast.
corner of said Northwest Quarter; thence east-southeasterly, to a point described as 318.48 feet north and 498.96 feet west of the Southeast corner of said Northwest Quarter; thence east-southeasterly, to a point described as 224.24 north and 249.48 feet west of the Southeast corner of said Northwest Quarter; thence southeasterly, to the Northwest corner of Lot 444 on Lake Street, formerly Chandler Street, in Poynter's Subdivision; thence east-southeasterly, to a point on the East line of Lot 444 which is 6.94 feet north of the Southeast corner of said lot; thence east-southeasterly, to a point on the West line of Lot 443 on Indiana Avenue, formerly Lake Street, in Poynter's Subdivision which is 5.14 feet north of the Southwest corner of said lot; thence east-southeasterly, to a point described as 5 feet north of and 30 feet west of the Southeast corner of Lot 445 on Indiana Avenue, in Prospect Block Addition; thence north-northeasterly, to a point on the North line of Lot 441 on Indiana Avenue in Poynter's Subdivision, which is 20.00 feet west of the Northeast corner of said lot; thence northerly, to a point on the North line of Lot 433 on Indiana Avenue which is 20.00 feet west of the Northeast corner of said lot; thence northerly, to a point on the North line of Buckner Street which is 40.00 feet west of the East line of said Northwest Quarter; thence north-northeasterly, to a point which is 30 feet west and 435.60 feet north of the Southeast corner of said Northwest Quarter; thence northerly, to a point which is 30 feet west and 522.72 feet north of the Southeast corner of said Northwest Quarter; thence easterly, on the North line of a tract recorded in Volume 1698, at page 170, to the East line of said Northwest Quarter; thence northerly, on the East line of said Northwest Quarter, to a point which is 1550 feet south of the Northeast corner of said Northwest Quarter; thence westerly, 125 feet on the North line of a tract recorded in Volume 2181, at page 477, to the Northwest corner of said tract; thence southerly, 25 feet, to the Southwest corner of said tract; thence westerly, to the Northwest corner of a tract recorded in Volume 3423, at page 020; thence southerly, 50 feet, to the Southwest corner of said tract; thence westerly, to the Southeast corner of a tract recorded in Volume 397 at page 144; thence northerly, to the Northeast corner of a tract recorded in Volume 880, at page 549; thence westerly, on the North line of said tract, and its extension, to an intersection with the East line of a tract recorded in Volume 2270, at page 246; thence northerly, to the Northeast corner of the last said tract; thence westerly, on the North line of said tract, and its extension, to an intersection with the Centerline of Chandler Street; thence northerly, on the Centerline of Chandler Street, to an intersection with an extension of the North line of Lot 17 on Tenth Avenue, in Rufus Bean's Subdivision; thence westerly, to the point of beginning; LESS: all existing street and alley right of way.

The lots and tracts included in this district are listed as:

**In Rufus Bean's Subdivision:**
- Lots 1 through 17 on Tenth Avenue;
- Lots 18 through 35 on Wood Street;
- Lots 52 through 68 on Eleventh Street;

**In East Park Addition:**
- Lots 2 through 18 even and Lots 19 through 35 odd, on Wood Street;
- Lots 20 through 36 even, on Eleventh Street;

**In Andersons Subdivision:**
- Portions of Lots 44 through 48 on Hancock Street;
- Lots 32 through 43 on Hancock Street;
- Lots 29, 30 and 31 on Washington Street, formerly Sac and Fox Road;

**All of Woods Lot:**

**In Cabbell's Addition:**
Lots 1 through 6 on Overton Street, formerly Center Street, and an un-named lot north of and adjoining Lots 1, 3 and 5;

**In Brier's Addition:**
Lots 1, 2, 3 and 4 on Eleventh Street;
Lots 5 through 12 on Overton Street, formerly Center Street;
Lots 13, 14, 15 and 16 on Twelfth Street, formerly Douglas Street;

**In Mapleton:**
Lots 1 through 19 on Eleventh Street;
Lots 28 through 62 on Overton Street, formerly Center Street;
Lots 71 through 86 on Twelfth Street, formerly Douglas Street;
Lots 20 through 27 and Lots 63 through 70 on Washington Street, formerly Sac and Fox Road;

**In Wells Lots:**
Lots 1 and 2;

**In Troupe Lots:**
Lots 1, 2 and 3;

**In Norwood Addition:**
Lots 416 through 424 even, on Washington Street, formerly Sac and Fox Road;
Lots 309 through 343 odd, on 13th Street, formerly Bruce Street;

**In Orr's Addition:**
Lots 700 through 726 even, on Fourteenth Street;
Fractional Lots 728, 730, 732 and 734;

**In Wood Subdivision:**
Lots 1, 2 and 3;

**In Montrose Addition:**
Lots 2, 4, 6 and a portion of 8, all on Washington Street, formerly Sac and Fox Road;
Lots 1 through 14 on Branner Street;
Portions of Lots 2, 4, 6, 15, 17, 19, 21, 23, 25, 27 and 29, all of Lots 8 through 24 even and 29 and 31, on Vine Street;
Lots 1 through 19 odd on Chandler Street;
Lot "A";

**In Montrose Addition Annex No. 1:**
Lot 1;
Lots 2 through, on Fourteenth Street;

**In Poynter's Subdivision:**
Lots 434, 436, 438, 440, 442 and a portion of Lot 444, all on Lake Street, formerly Chandler Street;
Portions of Lots 433 through 43 odd, on Indiana Avenue, formerly Lake Street;

**In Grandpre's Subdivision:**
Lots 109 through 128 on Lake Street;
Lots 109 through 127 odd, on Indiana Avenue, formerly Linn Street;

**In Washington Park Addition:**
Portions of Lots 24 through 42 even, and all of Lots 44 through 58 even, all on Brady Street;
Portions of Lots 19, 21 and 23, and all of Lots 25 through 59 odd, all on Washington Street, formerly Sac and Fox Road;

**In Beal's Addition:**
Lots 398 through 414 even, on Washington Street, formerly Sac and Fox Road;
Lots 301 through 323 odd, on Twelfth Street, formerly Douglas Street;
Lots 304 through 324 even on 13th Street, formerly Bruce Street;

**In Prospect Block Addition:**
A portion of Lot 445 on Indiana Avenue, formerly Linn Street;

**Tracts in the Northeast Quarter of Section 5, Township 12 South, Range 16 east of the 6th P.M.:**

- A tract recorded in Volume 1698, at page 170;
- A tract recorded in Volume 2870, at page 798;
- A tract recorded in Volume 1631, at page 091;
- A tract recorded in Volume 3423, at page 032;
- A tract recorded in Volume 2908, at page 184;
- A tract recorded in Volume 2922, at page 853;
- A tract recorded in Volume 1940, at page 095;
- Five tracts recorded in Volume 1927, at page 063;
- A tract recorded in Volume 2347, at page 977;
- A tract recorded in Volume 3423, at page 026;
- A tract recorded in Volume 2218, at page 240;
- A tract recorded in Volume 3423, at page 020;
- A tract recorded in Volume 2181, at page 477;
- A tract recorded in Volume 397, at page 144;
- A tract recorded in Volume 397, at page 143;
- A tract recorded in Volume 880, at page 549;
- A tract recorded in Volume 2167, at page 350;
- A tract recorded in Volume 2253, at page 405;
- A tract recorded in Volume 2270, at page 246;
- A portion of a tract recorded in Volume 3436, at page 519;
- A portion of a tract recorded in Volume 2922, at page 853;
- A tract recorded in Volume 3088, at page 221;
- A tract recorded in Volume 1832, at page 496;
- A tract recorded in Volume 2176, at page 712;
- A tract recorded in Volume 2239, at page 290;
- A tract recorded in Volume 2176, at page 711;
- A portion of a tract recorded in Volume 3423, at page 025;
- A tract recorded in Volume 1891, at page 052;
- A tract recorded in Volume 3436, at page 506;
- A tract recorded in Volume 3306, at page 980;
- A tract recorded in Volume 2332, at page 394;
- A tract recorded in Volume 3436, at page 508;
- A tract recorded in Volume 3413, at page 197;
- A tract recorded in Volume 3301, at page 142;
- A tract recorded in Volume 3413, at page 197;
- A tract recorded in Volume 2801, at page 026;
- Two tracts recorded in Volume 2579, at page 598;
- A tract recorded in Volume 3412, at page 448;
- A tract recorded in Volume 3421, at page 115;
- A tract recorded in Volume 3052, at page 321;
- A tract recorded in Volume 3092, at page 851;
- A tract recorded in Volume 1955, at page 943;
- A tract recorded in Volume 3424, at page 174;
- A tract recorded in Volume 2442, at page 627;
- A tract recorded in Volume 2673, at page 089;
- A tract recorded in Volume 2955, at page 387;
A tract recorded in Volume 3184, at page 896;
A tract recorded in Volume 3092, at page 850;
A tract recorded in Volume 3436, at page 508;
A tract recorded in Volume 2581, at page 203;
A tract recorded in Volume 2552, at page 758;
A tract recorded in Volume 3100, at page 431;
A tract recorded in Volume 1968, at page 290;
A tract recorded in Volume 3015, at page 176;
A tract recorded in Volume 3436, at page 507;
A tract recorded in Volume 3436, at page 516;
A tract recorded in Volume 3264, at page 489;
A tract recorded in Volume 1707, at page 433;
A tract recorded in Volume 2763, at page 529;
Three tracts recorded in Volume 2341, at page 007;
A tract recorded in Volume 3050, at page 958;
A tract recorded in Volume 3557, at page 525;
Also, a tract in the Northwest Quarter of Section 5, Township 12 South, Range 16 east of the 6th P.M., described as: Beginning at a point on the East line of Chandler Street, 500 feet west and 810.48 feet north of the Southeast corner of said Northwest Quarter; thence easterly, parallel with the South line of said Northwest Quarter, 150 feet; thence south 36 2/3 feet; thence west 150 feet; thence north 36 2/3 feet, to the point of beginning;
Also, a tract in the Northwest Quarter of Section 5, Township 12 South, Range 16 east of the 6th P.M., described as: Beginning at a point 12.76 chains west and 16.82 chains south of the Northeast corner of said Northwest Quarter; thence south 1.93 chains; thence east 100 feet; thence north 1.93 chains; thence west 100 feet, to the point of beginning;
Also, a tract in the Northwest Quarter of Section 5, Township 12 South, Range 16 east of the 6th P.M., described as: Beginning at a point 50 feet west of a point which is 12.76 chains west and 16.82 chains west of the Northeast corner of said Northwest Quarter; thence south 1.93 chains; thence west, to the Southeast corner of a tract recorded in Volume 2673, at page 089; thence north, on the east line of the last said tract, 1.93 chains; thence east, to the point of beginning;
Also, a tract in the Northwest Quarter of Section 5, Township 12 South, Range 16 east of the 6th P.M., described as: Beginning at a point 1525 feet south and 205 feet west of the Northeast corner of said Northwest Quarter; thence north 37 1/2 feet; thence west 125 feet; thence south 37 1/2 feet; thence east 25 feet, to the point of beginning.

from "M-1" Two Family Dwelling District, "M-3" Multiple Family Dwelling District and "C-2" Commercial District to "R-2" Single Family Dwelling District.

**Section 2.** That the "District Map" (F-11, F-12, G-11, G-12) shall reflect the boundaries of this amendment as incorporated by this Ordinance. This Ordinance Number shall be fixed upon the "District Map".

**Section 3.** The prospective use and development of real property located within the boundaries
of the above described district shall be governed by City of Topeka Code Section 48-1.03 as may be amended; provided said real property was in conformity with zoning regulations in existence prior to the adoption of this ordinance.

**Section 4.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 5.** This Ordinance shall take effect and be in force from and after its passage, approval and publication in the official city newspaper.

PASSED AND APPROVED by the Council of the City of Topeka, **JUL 09 2002**, 2002.

HPK
Harry Felker, Mayor

ATTEST:

ELIZABETH WALKER
Iris E. Walker, City Clerk

To Be Codified

Not To Be Codified **X**