


<u>AREA'S</u>		
LOT NO.	BLOCK NO.	AREA
LOT 1	1	409,072.5 S.F.
LOT 1	2	512,005.5 S.F.
LOT 2	2	11,358.4 S.F.
LOT 3	2	12,385.4 S.F.
LOT 4	2	22,975.5 S.F.
R/W PETERSON ROAD		30,058.2 S.F.
R/W SHERWOOD PLACE		15,878.6 S.F.

LEGEND

	FLOOD PLAIN
R/W	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT

BENCHMARK
NORTH RIM OF SANITARY SEWER MANHOLE LOCATED APPROXIMATELY 5'
NORTH OF THE NORTH LINE OF LOT 10 ARROWHEAD ADDITION AND ON THE
EAST R/W LINE OF ARROWHEAD DRIVE.

CURVE DATA TABLE				
CURVE	LENGTH	DELTA	RADIUS	CHORD
C1	130.48'	05°33'11"	1270.00'	130.42'
C2	85.45'	74°58'50"	50.00'	80.87'
C3	45.10'	51°41'10"	50.00'	43.59'
C4	114.04'	130°40'51"	50.00'	90.88'
C5	170.73'	072°1'19"	1330.00'	170.62'
C6	175.00'	074°2'46"	1300.00'	174.87'

A PORTION OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 89°41'42" EAST ON THE SOUTH LINE OF SAID SECTION 23, 1322.50 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00°04'36" EAST, 133.00 FEET; THENCE SOUTH 89°41'42" EAST, 20.30 FEET; THENCE NORTH 02°10'03" EAST TO THE NORTH LINE OF SAID QUARTER QUARTER (SW 1/4) OF SAID SECTION 23, 2517.08 FEET; THENCE SOUTH 89°39'13" EAST ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 23, 100.10 FEET; THENCE SOUTH 02°10'03" EAST, 247.47 FEET; THENCE SOUTH 18°20'58" EAST, 538.91 FEET; THENCE SOUTH 81°40'53" EAST, 192.56 FEET; THENCE SOUTH 00°00'00" WEST, 85.13 FEET; THENCE SOUTH 27°15'00" WEST, 215.80 FEET; THENCE SOUTH 00°00'00" WEST, 162.00 FEET; THENCE SOUTH 25°35'09" EAST, 265.01 FEET; THENCE SOUTH 46°21'53" EAST, 116.17 FEET; THENCE SOUTH 89°53'13" EAST, 100.00 FEET; THENCE SOUTH 00°08'47" WEST, 170.00 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ON A CURVE TO THE LEFT WITH A RADIUS OF 81.00 FEET, BY AN ANGLE OF 24°33'13" EAST, 250.07 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ON A CURVE TO THE LEFT WITH A RADIUS OF 169.63 FEET A DELTA ANGLE OF 43°00'00" AN ARC LENGTH OF 127.31 FEET; THENCE SOUTH 18°00'00" EAST, 63.27 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 29.50 FEET, BY AN ANGLE OF 22°50'00" EAST, 22.50 FEET; THENCE SOUTH 29°50'00" WEST A DELTA ANGLE OF 78°27'48" AN ARC LENGTH OF 68.47 FEET; THENCE SOUTH 21°36'14" EAST, 333.28 FEET; THENCE SOUTH 00°06'26" WEST TO THE SOUTH LINE OF SAID SECTION 23, 120.00 FEET; THENCE NORTH 89°41'42" WEST ON THE SOUTH LINE OF SAID SECTION 23, 801.15 FEET TO THE POINT OF BEGINNING. DOWNSIDE, MORE OR LESS, ALL IN THE CITY OF DOWNSIDE, DOWNSIDE COUNTY, KANSAS.

I HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON REPRESENTS ALL
BOUNDARIES ARE ACCURATELY GIVES ALL LOT DIMENSION WHICH ARE A
RESULT OF A CLOSED FIELD TRAVERSE.

Charles F. Steinbracher
CHARLES F. STEINBRACHER-377 R.L.S. # 377

- 1) FLOOD INSURANCE RATE MAP COMMUNITY---PANEL NUMBER 200087 0040 B, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED MARCH 2, 1981, INDICATES THAT PORTIONS OF LOT 1, BLOCK 1, & LOT 1, BLOCK 2 IS IN THE REGULATORY FLOODWAY FRINGE AREA AND, THEREFORE, SHALL BE SUBJECT TO THE CITY OF LAWRENCE FLOOD PLAN MANAGEMENT REGULATIONS WHICH ARE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION.
- 2) A MASTER STREET TREE PLAN IS RECORDED WITH THE REGISTER OF DEEDS OFFICE IN BOOK 594 PAGE 1283.
- 3) LOT 1 BLOCK 2 SHALL HAVE ACCESS ONLY FROM PETERSON ROAD.
- 4) MAINTENANCE OF FLOODWAY AND FLOODWAY FRINGE AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO STRUCTURES, FENCES OR FILL SHALL BE LOCATED WITHIN DRAINAGE EASEMENTS.
- 5) NO RESIDENTIAL STRUCTURES SHALL BE LOCATED WITHIN THE FLOODWAY FRINGE.
- 6) DUE TO THE FLOODPLAIN LOCATION AND KPL SUBSTATION, NO MASTER STREET TREE PLAN IS PROVIDED FOR PETERSON ROAD. A LANDSCAPING PLAN WILL BE PART OF THE DEVELOPMENT PLAN.

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND PLATTED UNDER THE NAME OF A REPLAT OF DEERFIELD WOODS SUBDIVISION, NO.3 IN THE CITY OF WINDSOR, WINDSOR COUNTY, KANSAS, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN HEREON. THE STREETS ARE HEREBY DEDICATED TO THE PUBLIC FOR STREET, UTILITY, AND DRAINAGE PURPOSES. THE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC FOR UTILITY AND DRAINAGE PURPOSES.

CHEER POLE COMPANY, LTD. HAS CAUSED THESE PRESENTS TO BE SIGNED BY
THE RESPECTIVE CHAIRPERSON OF SAID COMPANY AND DEER RUN PARTNERS
HAVE THESE PRESENTS TO BE SIGNED BY ITS RESPECTIVE PRESIDENT

Donald W. Funk

DONALD W. FUNK VICE-PRESIDENT

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS 6th DAY OF February 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAME THE ABOVE NAMED OWNERS TO ME KNOWN PERSONALLY TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

R. L. Wilson COMMISSION EXPIRES 5-18-98
NOTARY PUBLIC

APPROVED BY:

LAWRENCE--DOUGLAS COUNTY PLANNING COMMISSION DOUGLAS COUNTY
KANSAS

MAX ENTRIKIN _____ CHAIRPERSON
DATE 2/22, 1995

RIGHTS-OF-WAY AND EASEMENTS
ACCEPTED BY

CITY COMMISSION
LAWRENCE, KANSAS

F. Jolene Anderson

F. JOLENE ANDERSON MAYOR

DATE 3/7 1995

RAYMOND J. HUMMERT CITY CLERK
DATE 3-7, 1995

STATE OF KANSAS
COUNTY OF DOUGLAS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE ON THIS 27 DAY OF MAY, 1996
AT 1:25 P.M., AND IS DULY RECORDED IN BOOK P-15, PAGE
777 OF PLATS.

Don K. Kestiger
REGISTER OF DEEDS

DATE OF PREPARATION: JAN., 1995

EBH ENGINEERS
& ASSOCIATES
Evans-Bierly-Hutchison & Associates, Inc.
1000 Broadway, New York, N.Y. 10018