LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF FALL CREEK FARMS 10TH PLAT, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE NORTH 01°46'22" WEST, ALONG THE EAST LINE OF SAID PLAT, 280.67 FEET; THENCE ALONG SAID EAST LINE ON A 530.00 FOOT RADIUS CURVE TO THE LEFT, WITH A 108.35 FOOT CHORD BEARING NORTH 80°33'18" EAST, AN ARC DISTANCE OF 108.54 FEET; THENCE ALONG SAID EAST LINE ON A 25.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A 33.81 FOOT CHORD BEARING SOUTH 62°46'18" EAST, AN ARC DISTANCE OF 37.12 FEET; THENCE ALONG SAID EAST LINE ON A 575.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A 35.07 FOOT CHORD BEARING SOUTH 18°29'02" EAST, AN ARC DISTANCE OF 35.08 FEET; THENCE ALONG SAID EAST LINE ON A 25.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A 21.36 FOOT CHORD BEARING SOUTH 08°33'15" WEST, AN ARC DISTANCE OF 22.07 FEET; THENCE ALONG SAID EAST LINE ON A 50.00 FOOT RADIUS CURVE TO THE LEFT, WITH A 66.72 FOOT CHORD BEARING NORTH 75°41'28" EAST, AN ARC DISTANCE OF 241.12 FEET; THENCE ALONG SAID EAST LINE ON A 25.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A 19.57 FOOT CHORD BEARING NORTH 39°24'34" WEST, AN ARC DISTANCE OF 20.11 FEET; THENCE ALONG SAID EAST LINE ON A 625.00 FOOT RADIUS CURVE TO THE LEFT, WITH A 42.62 FOOT CHORD BEARING NORTH 18°18'58" WEST, AN ARC DISTANCE OF 42.62 FEET; THENCE ALONG SAID EAST LINE ON A 25.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A 33.66 FOOT CHORD BEARING NORTH 22°02'26" EAST, AN ARC DISTANCE OF 36.92 FEET; THENCE ALONG SAID EAST LINE ON A 530.00 FOOT RADIUS CURVE TO THE LEFT, WITH A 278.73 FOOT CHORD BEARING NORTH 49°06'18" EAST, AN ARC DISTANCE OF 282.05 FEET; THENCE SOUTH 51°23'21" EAST, 143.96 FEET; THENCE SOUTH 38°06'44" WEST, 230.20 FEET; THENCE SOUTH 02°25'03" EAST, 231.73 FEET TO THE NORTH LINE OF WESTLAND ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE SOUTH 88°13'38" WEST, ALONG SAID NORTH LINE, 378.72 FEET TO THE POINT OF BEGINNING.
CONTAINS 3.121 ACRES, MORE OR LESS.

DEDICATION

BE IT KNOWN TO ALL MEN THAT I (WE), THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF "FALL CREEK FARMS 13TH PLAT" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL STREETS, DRIVES, ROADS, ETC. SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE AND PUBLIC UTILITY COMPANIES TO ENTER UPON, CONSTRUCT AND MAINTAIN UTILITIES UPON, OVER, AND UNDER THOSE AREAS OUTLINED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" AND "DRAINAGE EASEMENT" OR "D/E."

WILLIAM E. FRITZEL, PRESIDENT
SOJAC LAND COMPANY, L.C.

ACKNOWLEDGEMENT

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME WILLIAM E. FRITZEL, PRESIDENT, SOJAC LAND COMPANY, L.C., WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ENDORSEMENTS

APPROVED BY
LAWRENCE-DOUGLAS COUNTY
PLANNING COMMISSION
DOUGLAS COUNTY, KANSAS

CHAIR _____ DATE
HOLLY KREBS

RIGHTS-OF-WAY AND EASEMENTS
ACCEPTED BY
CITY COMMISSION
LAWRENCE, KANSAS

MAYOR _____ DATE
MIKE AMYX

REVIEWED IN COMPLIANCE
WITH K.S.A. 58-2005.

CITY CLERK _____ DATE
FRANK S. REEB

MICHAEL S. KELLY, P.L.S. #869
DOUGLAS COUNTY SURVEYOR

FILING RECORD

STATE OF KANSAS
COUNTY OF DOUGLAS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS ON THIS ____ DAY OF _____, 2006, AND IS DULY RECORDED AT _____ AM/PM, IN PLAT BOOK ____ PAGE ____.

REGISTER OF DEEDS
KAY PESNELL

CERTIFICATION

I HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN HEREON ARE THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN THE MONTH OF SEPTEMBER, 2006 AND THAT THE PLAT IS A CLOSED TRAVERSE.

PLAT PREPARED SEPTEMBER, 2006

JOHN E. SELK, P.E., P.L.S. #810
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
(785) 843-7530

GRAPHIC SCALE
0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LEGEND

U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT

NOTES

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS. BOOK ____ PAGE ____.

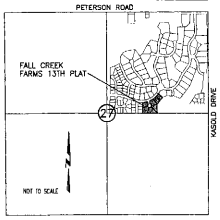
THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-706a OF THE CITY SUBDIVISION REGULATIONS.

BASIS OF BEARINGS FOR THIS PLAT IS NAD83-MODIFIED STATE PLANE (KANSAS NORTH ZONE)

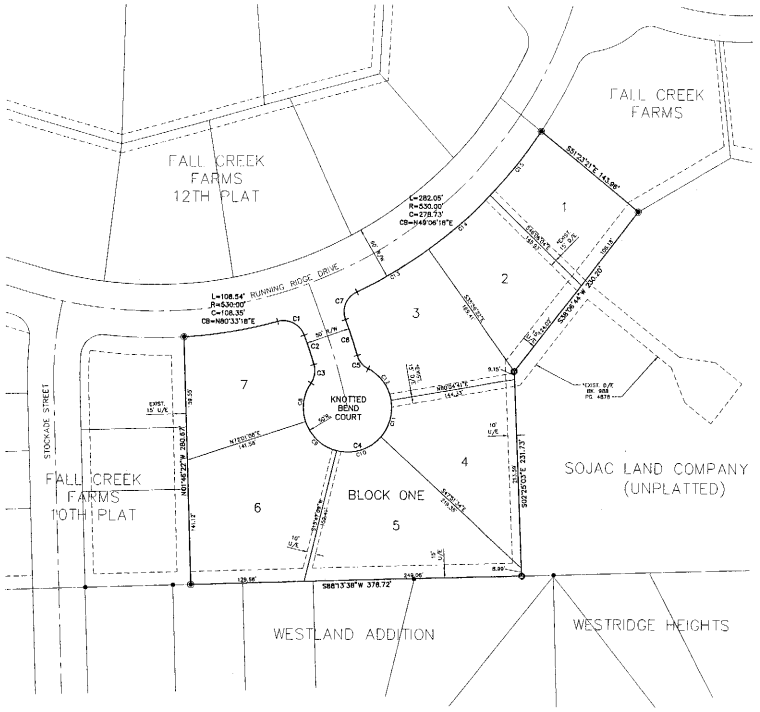
ERROR OF CLOSURE = 1 : 126,727

SOILS INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERECTED ON LOTS WITH SLOPES GREATER THAN 3:1, OR NON-ENGINEERED FILL GREATER THAN 12 INCHES. A SOILS ENGINEER LICENSED BY THE STATE OF KANSAS SHALL PERFORM INVESTIGATIONS AND A REPORT OF THE INVESTIGATION SHALL BE SUBMITTED TO THE CITY OF LAWRENCE CODES ENFORCEMENT DIVISION. OTHER LOTS MAY BE REQUIRED TO BE INVESTIGATED WHERE EXCAVATION REVEALS INDICATIONS OF UNSUITABLE CONDITIONS.

LOCATION MAP



SECTION 27-T12S-R19E



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	37.12	25.00	33.81	N62°46'18"W
C2	35.08	575.00	35.07	N18°29'02"W
C3	23.07	20.00	21.78	N08°33'15"E
C4	241.12	50.00	66.72	S75°41'28"E
C5	20.11	25.00	19.57	S39°24'34"E
C6	42.62	625.00	42.62	N18°18'58"W
C7	36.92	25.00	33.66	S22°02'26"E
C8	45.87	30.00	41.10	S07°40'48"W
C9	50.49	30.00	44.37	S47°46'48"E
C10	54.76	30.00	39.07	N72°43'52"E
C11	64.35	30.00	42.01	N15°58'39"E
C12	65.90	30.00	44.28	N38°13'22"W
C13	65.21	330.00	80.08	N59°13'15"E
C14	50.89	330.00	50.87	N48°36'36"E
C15	91.85	330.00	92.73	N38°32'41"E

MICRO TABLE		
BLOCK	LOT NO.	SQ FT
ONE	1	1000
ONE	2	1000
ONE	3	1000
ONE	4	980

LOT TABLE			
	LOT NO.	SQ FT	ACRES
BLOCK ONE	1	14,706	0.337
	2	16,732	0.385
	3	19,709	0.452
	4	19,248	0.442
	5	33,092	0.760
	6	24,330	0.559
	7	13,463	0.309

MONUMENTATION

- ◉ 1/2" BAR W/CAP "PLS 810" FOUND IN CONCRETE (ORIGINAL SUBDIVISION CORNER)
- ○ 1/2" X 24" BAR W/CAP "PLS 610" SET IN CONCRETE
- ● 1/2" BAR FOUND (ORIGIN UNKNOWN)

NOTE: 1/2" X 24" BAR W/CAP "PLS 610" TO BE SET AT ALL INTERIOR LOT CORNERS WITHIN 12 MONTHS OF RECORDING OF THIS PLAT, AND ACCORDING TO SEC. 21-302.2 OF THE CITY OF LAWRENCE SUBDIVISION REGULATIONS.

A FINAL PLAT OF

FALL CREEK FARMS 13TH PLAT

A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

NE 1/4, SEC. 27-T12S-R19E

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