

**LEGAL DESCRIPTION**  
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE, 344.49 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. 40 / WEST SIXTH STREET; THENCE SOUTH 88°00'51" WEST, ALONG SAID RIGHT-OF-WAY LINE, 50.00 FEET; THENCE SOUTH 01°59'09" EAST, ALONG SAID RIGHT-OF-WAY LINE, 244.10 FEET; THENCE SOUTH 88°27'24" WEST, ALONG SAID RIGHT-OF-WAY LINE, 10.00 FEET; THENCE NORTH 01°59'09" WEST, 1360.39 FEET; THENCE NORTH 34°53'40" WEST, 29.11 FEET; THENCE NORTH 58°56'08" WEST, 28.92 FEET; THENCE SOUTH 88°03'27" WEST, 299.66 FEET; THENCE ON A 440.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 315.99 FOOT CHORD BEARING NORTH 70°53'55" WEST, AN ARC DISTANCE OF 323.21 FEET; THENCE NORTH 49°51'18" WEST, 202.25 FEET; THENCE ON A 710.00 FOOT RADIUS CURVE TO THE LEFT WITH A 509.78 FOOT CHORD BEARING NORTH 70°53'37" WEST, AN ARC DISTANCE OF 521.42 FEET; THENCE SOUTH 88°04'03" WEST, 708.25 FEET; THENCE ON A 340.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 227.92 FOOT CHORD BEARING NORTH 72°20'56" WEST, AN ARC DISTANCE OF 232.42 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE SOUTH LAWRENCE TRAFFICWAY; THENCE NORTH 02°42'29" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 150.87 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE ON A 4069.72 FOOT RADIUS CURVE TO THE LEFT WITH A 554.59 FOOT CHORD BEARING NORTH 06°36'46" WEST, AN ARC DISTANCE OF 555.02 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 88°04'03" EAST, ALONG SAID NORTH LINE, 2289.72 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 01°59'09" EAST, ALONG THE EAST LINE OF SAID QUARTER SECTION, 2308.39 FEET TO THE POINT OF BEGINNING. CONTAINS 48.995 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 "MERCATO ADDITION 1ST 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" AND "PEDESTRIAN EASEMENT" OR "P/E" AND "ACCESS EASEMENT" OR "A/E."

JAMES D. SCHWADA  
KENTUCKY PLACE, LC

**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 JAMES D. SCHWADA, KENTUCKY PLACE, LC, 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 \_\_\_\_\_ RIGHTS-OF-WAY AND EASEMENTS  
LAWRENCE-DOUGLAS COUNTY ACCEPTED BY  
PLANNING COMMISSION CITY COMMISSION  
DOUGLAS COUNTY, KANSAS LAWRENCE, KANSAS

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
HOLLY KREBS MIKE AMYX

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_ REVIEWED IN COMPLIANCE  
FRANK S. REEB WITH K.S.A. 58-2005.

MICHAEL D. 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

# A FINAL PLAT OF MERCATO ADDITION 1ST PLAT

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

SW 1/4, SEC. 29-T12S-R19E

**MERO TABLE**

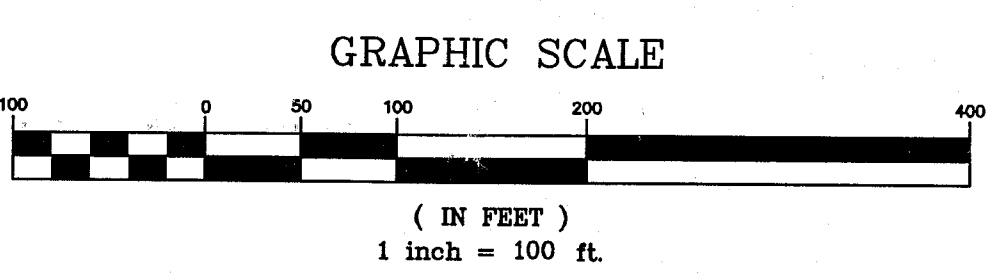
BLOCK	LOT NO.	MERO
ONE	11	992.1
ONE	12	992.1
ONE	13	992.1
ONE	14	992.1
ONE	15	992.1
ONE	16	992.1
ONE	17	992.1
ONE	18	992.1
THREE	4	966.1
THREE	5	966.1
THREE	6	966.1
THREE	17	966.1
THREE	18	966.1

LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1	10,036	0.230	TRACT A	76,091	1.746	5	12,147	0.278	25	14,236	0.326	19	8,680	0.199
2	8,060	0.185	1	11,479	0.263	6	16,200	0.371	TRACT B	67,815	1.556	20	8,680	0.199
3	8,060	0.185	2	8,680	0.199	7	9,092	0.208	1	11,480	0.263	21	8,680	0.199
4	8,060	0.185	3	8,680	0.199	8	8,998	0.206	2	8,680	0.199	22	8,680	0.199
5	8,060	0.185	4	8,680	0.199	9	8,998	0.206	3	8,680	0.199	23	8,680	0.199
6	8,060	0.185	5	8,680	0.199	10	8,998	0.206	4	8,680	0.199	24	8,680	0.199
7	8,060	0.185	6	8,680	0.199	11	11,902	0.273	5	8,680	0.199	25	8,680	0.199
8	8,060	0.185	7	8,680	0.199	12	13,775	0.316	6	8,680	0.199	26	8,680	0.199
9	8,063	0.185	8	8,680	0.199	13	11,660	0.266	7	8,680	0.199	27	8,680	0.199
10	9,824	0.220	9	8,680	0.199	14	11,660	0.266	8	8,680	0.199	28	8,680	0.199
11	11,522	0.264	10	8,680	0.199	15	12,252	0.281	9	8,740	0.200	29	12,320	0.282
12	11,325	0.259	11	8,680	0.199	16	12,248	0.281	10	11,482	0.263	30	11,283	0.259
13	9,361	0.214	12	8,680	0.199	17	13,959	0.320	11	11,564	0.267	31	11,258	0.258
14	8,679	0.199	13	8,680	0.199	18	25,534	0.586	12	9,336	0.212	32	11,258	0.258
15	8,680	0.199	14	8,680	0.199	19	18,353	0.421	13	9,802	0.225	33	13,000	0.298
16	8,680	0.199	15	11,480	0.263	20	13,018	0.298	14	9,968	0.228	34	511,233	11.736
17	9,745	0.223	16	11,480	0.263	21	12,659	0.290	15	13,753	0.315			
18	11,665	0.268	17	8,534	0.195	22	12,663	0.290	16	9,004	0.206			
19	11,534	0.264	18	11,188	0.256	23	11,888	0.275	17	8,680	0.199			
20	12,428	0.285	19	15,003	0.344	24	11,888	0.275	18	8,680	0.199			

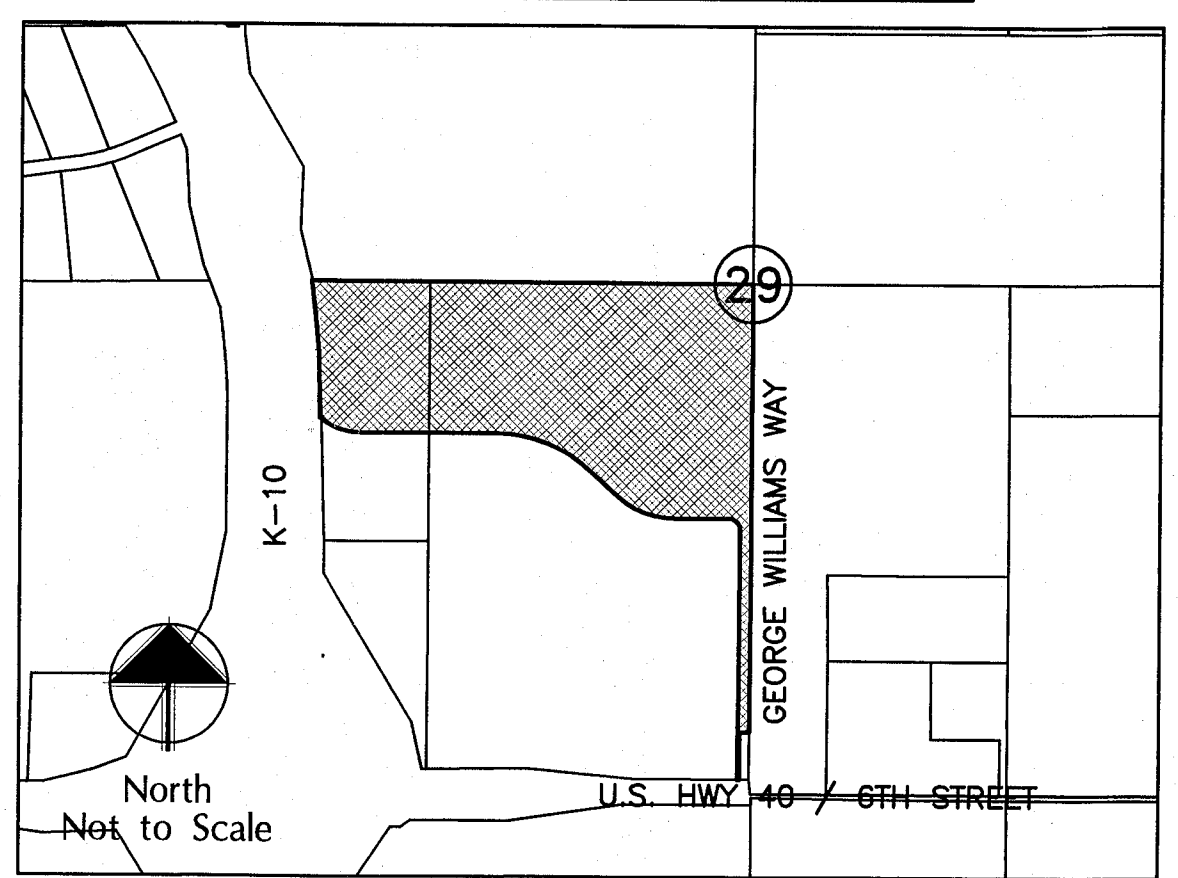
## MONUMENTATION

1/2" BAR FOUND (ORIGIN UNKNOWN)  
1/2" X 24" BAR W/CAP "PLS 610" SET

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.



## LOCATION MAP



## 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 21-708a OF THE CITY SUBDIVISION REGULATIONS.

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

ERROR OF CLOSURE = 1 : 961,452

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.

TRACT A AND B WILL BE PRIVATELY-OWNED, DEDICATED "DRAINAGE EASEMENTS". THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF SAME VIA INDIVIDUAL OWNER MAINTENANCE OR MAINTENANCE BY OWNERS ASSOCIATION.

DIRECT SINGLE-FAMILY AND DUPLEX RESIDENTIAL DRIVEWAY ACCESS ONTO THE SOUTH LAWRENCE TRAFFICWAY FRONTAGE ROAD, OVERLAND DRIVE AND GEORGE WILLIAMS WAY IS PROHIBITED.

## 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 JUNE, 2006 AND THAT THE PLAT IS A CLOSED TRAVERSE.

JOHN E. SELK, P.E., P.L.S. #610  
1310 WAKARUSA DRIVE  
LAWRENCE, KANSAS 66049  
(785) 843-7530

PLAT PREPARED JUNE, 2006

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	157.67	200.00	153.62	N24°34'14"W
C2	156.30	200.00	152.36	N69°32'38"W
C3	240.39	300.00	234.01	S88°58'36"E
C4	550.79	750.00	538.50	N70°53'37"W
C5	293.83	400.00	287.26	S70°53'55"E
C6	54.97	230.00	54.84	N08°49'57"W
C7	56.06	230.00	55.92	N22°39'43"W
C8	58.33	230.00	58.18	N36°54'37"W
C9	11.96	230.00	11.96	N45°38'56"W
C10	35.65	230.00	35.61	N51°55'44"W
C11	56.07	230.00	55.93	N63°01'10"W
C12	56.06	230.00	55.92	N76°59'09"W
C13	31.97	230.00	31.94	N87°57'02"W
C14	22.82	50.00	22.63	N51°52'44"W
C15	51.72	50.00	49.44	S85°24'41"W
C16	39.80	50.00	38.76	S32°58'33"W
C17	42.96	50.00	41.65	S14°26'19"E
C18	41.75	50.00	40.55	S62°58'24"E
C19	50.75	50.00	48.60	N64°01'27"E
C20	121.03	170.00	118.49	N71°32'12"W
C21	11.83	170.00	11.82	N49°08'53"W
C22	10.67	170.00	10.67	N45°21'27"W
C23	123.35	170.00	120.66	N22°46'22"W
C24	4.12	50.00	4.12	N41°09'55"W
C25	70.90	50.00	65.11	N84°09'04"W
C26	51.72	50.00	49.45	S25°35'24"W
C27	50.05	50.00	47.99	S32°43'31"E
C28	68.97	50.00	63.63	N79°04'33"E
C29	4.03	50.00	4.03	N37°14'49"E
C30	347.24	4069.72	347.13	N08°04'31"W
C31	181.11	4069.72	181.09	N04°21'22"W
C32	26.68	4069.72	26.68	N02°53'37"W
C33	144.39	260.00	142.54	S51°31'30"E
C34	111.17	260.00	110.32	S79°41'00"E
C35	580.17	790.00	567.22	N70°53'37"W
C36	264.44	360.00	258.54	S70°53'55"E

regular & Revised per PLO memo 11.3.06  
L.P. easement Nov. 06