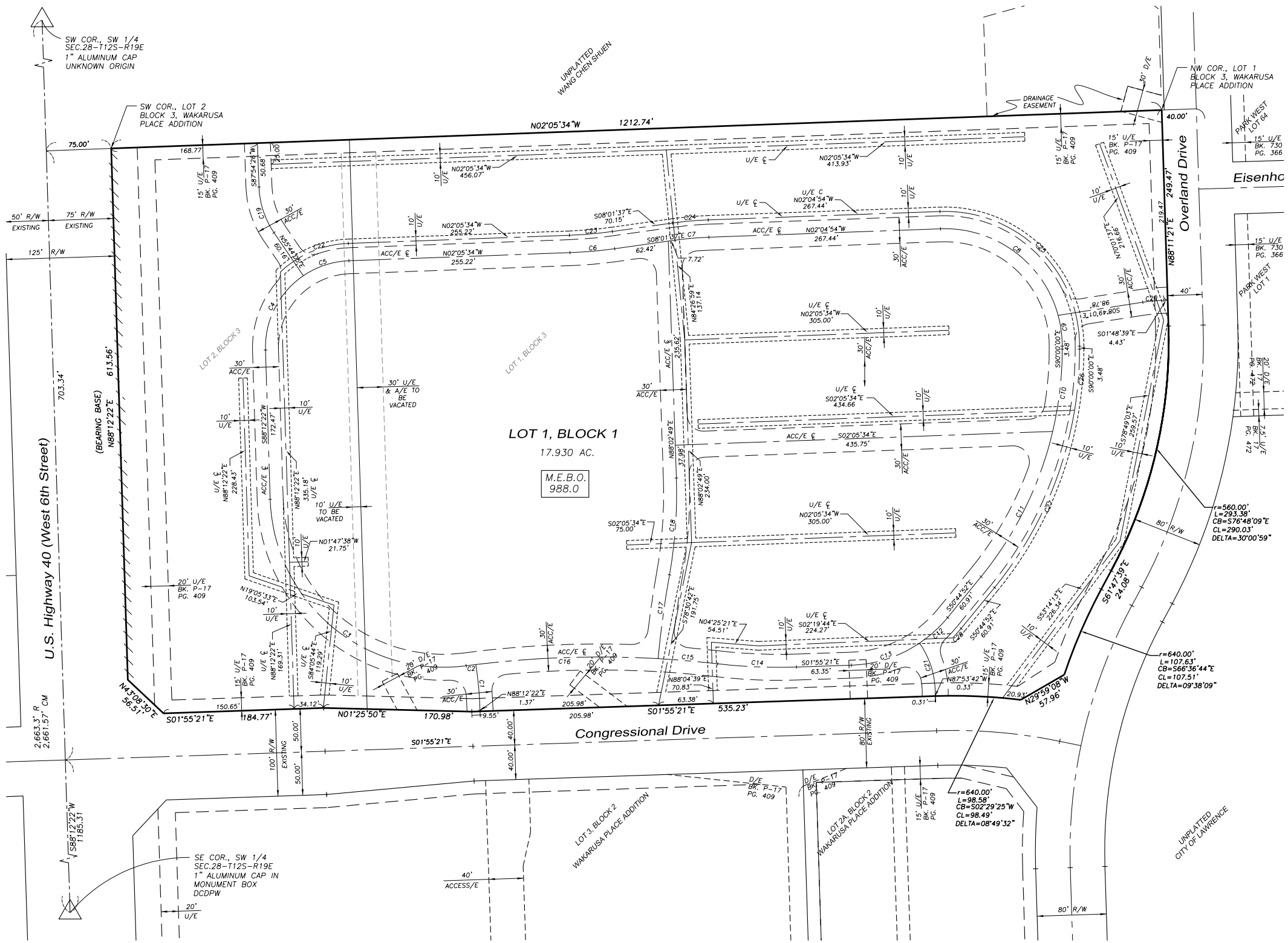



# Village Meadows

A REPLAT OF LOTS 1 & 2, BLOCK 3, WAKARUSA PLACE, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

PLAT BEARINGS
WAKARUSA PLACE ADDITION

SCALE: 1" = 60'

0' 30' 60' 120' 180' 240'

## NOTES:

1. THIS PLAT IS REFERENCED TO SURVEYS WAKARUSA PLACE ADDITION.
2. ALL DISTANCES AND BEARINGS ARE CALCULATED FROM MEASUREMENTS, UNLESS NOTED OTHERWISE.
3. TELEPHONE, CABLE TELEVISION AND/OR ELECTRIC LINES WILL BE LOCATED UNDERGROUND. PURSUANT TO CITY LAWS.
4. NO FENCES OR OBSTRUCTIONS SHALL BE CONSTRUCTED WITHIN DEDICATED DRAINAGE EASEMENTS.
5. ANY ADDITIONAL EASEMENTS DETERMINED TO BE REQUIRED DURING THE ENGINEERING OF PUBLIC IMPROVEMENTS FOR EACH PHASE SHALL BE DEDICATED THROUGH SEPARATE INSTRUMENT.
6. MASTER STREET TREE PLAN RECORD: BOOK _____; PAGE _____.
7. THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 1, SECTION 21-708a OF THE CITY SUBDIVISION REGULATIONS.
8. 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.
9. INTERIOR PINS TO BE SET WITHIN 45 DAYS AFTER COMPLETION OF SANITARY SEWER CONSTRUCTION, GRADING AND THE EXCEPTED BY OF THE CITY OF LAWRENCE.

## LEGEND:

| | |
|---|---|
| ○ | 1/2" REBAR FOUND WITH PLS 610 CAP |
| ● | 1/2"x24" REBAR SET WITH PG KS CLS 131 CAP |
| □ | SUBDIVISION CORNER SET IN CONCRETE |
| △ | QUARTER SECTION CORNER AS NOTED |
| D/E | DRAINAGE EASEMENT |
| U/E | PUBLIC UTILITY EASEMENT |
| A/E | PUBLIC ACCESS EASEMENT |
| R/W | RIGHTS-OF-WAY |
| R | PLAT RECORD |
| CM | CALCULATED VALUE FROM MEASUREMENTS |
| L | LENGTH OF CURVE |
| r | RADIUS OF CURVE |
| CB | CHORD BEARING OF CURVE |
| CL | CHORD LENGTH OF CURVE |
| /// | NO ACCESS |

## CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD LENGTH | DELTA |
|---|---|---|---|---|---|
| C1 | 448.00 | 53.00 | S84°49'01"W | 52.97 | 6°46'42" |
| C2 | 1175.00 | 11.26 | S02°16'09"E | 11.26 | 0°32'57" |
| C3 | 200.00 | 334.23 | N40°19'52"E | 296.67 | 95°44'59" |
| C4 | 100.00 | 100.41 | S63°01'47"E | 96.24 | 57°31'43" |
| C5 | 100.00 | 56.15 | S18°10'45"E | 55.42 | 32°10'21" |
| C6 | 500.00 | 51.78 | N05°03'35"W | 51.76 | 5°56'03" |
| C7 | 379.00 | 39.33 | S05°03'16"E | 39.31 | 5°56'43" |
| C8 | 135.50 | 181.89 | S36°22'23"W | 168.53 | 76°54'35" |
| C9 | 135.50 | 35.92 | S82°24'19"W | 35.82 | 15°11'22" |
| C10 | 415.00 | 95.97 | N83°22'32"W | 95.75 | 13°14'57" |
| C11 | 415.00 | 188.53 | N63°45'43"W | 186.91 | 26°01'43" |
| C12 | 150.00 | 44.08 | N42°19'42"W | 43.93 | 16°50'20" |
| C13 | 150.00 | 83.74 | N17°54'56"W | 82.66 | 31°59'11" |
| C14 | 609.00 | 91.03 | N02°21'35"E | 90.95 | 8°33'52" |
| C15 | 1175.00 | 69.05 | S04°57'30"W | 69.04 | 3°22'01" |
| C16 | 1175.00 | 210.60 | S01°51'35"E | 210.32 | 10°16'10" |
| C17 | 1188.00 | 97.66 | S82°15'12"E | 97.63 | 4°42'35" |
| C18 | 533.00 | 112.12 | N85°55'36"W | 111.92 | 12°03'10" |
| C19 | 100.00 | 56.15 | N71°49'15"E | 55.42 | 32°10'21" |
| C20 | 200.00 | 24.46 | S05°18'50"E | 24.44 | 7°00'23" |
| C21 | 99.00 | 64.53 | S73°25'54"W | 63.39 | 37°20'47" |
| C22 | 120.00 | 86.94 | S22°50'55"E | 85.05 | 41°30'41" |
| C23 | 480.00 | 49.71 | N05°03'35"W | 49.69 | 5°56'03" |
| C24 | 399.00 | 41.40 | S05°03'16"E | 41.38 | 5°56'43" |
| C25 | 155.50 | 249.91 | S43°57'33"W | 223.87 | 92°04'54" |
| C26 | 435.00 | 70.81 | N85°20'13"W | 70.73 | 9°19'34" |
| C27 | 435.00 | 227.20 | N65°42'39"W | 224.63 | 29°55'34" |
| C28 | 170.00 | 14.61 | N48°17'11"W | 14.60 | 4°55'22" |

## REVIEWED BY:

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

MICHAEL D. KELLY, L.S. #869
DOUGLAS CO. SURVEYOR

## LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 3 OF WAKARUSA PLACE ADDITION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

CONTAINING 781,034 SQUARE FEET OR 17.930 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 VILLAGE MEADOWS AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN AND FULLY DEFINED ON THIS PLAT. 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 AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE AND THE PUBLIC TO CONSTRUCT DRAINAGE DITCHES, SWALES AND APPURTENANCES IN THOSE AREAS OUTLINED ON THIS PLAT AS DRAINAGE EASEMENT OR "D/E."

LARRY LEVY,
MANAGING MEMBER,
MEADOWLARK GROUP, L.L.C.
WHICH IS SOLE OWNER OF
VILLAGE MEADOWS, L.L.C.

CHARLES BRYANT,
MANAGING MEMBER,
MEADOWLARK GROUP, L.L.C.
WHICH IS SOLE OWNER OF
VILLAGE MEADOWS, L.L.C.

## ACKNOWLEDGMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME LARRY LEVY, MANAGING MEMBER, MEADOWLARK GROUP, L.L.C. WHICH IS SOLE OWNER OF VILLAGE MEADOWS, L.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

## ACKNOWLEDGMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME CHARLES BRYANT, MANAGING MEMBER, MEADOWLARK GROUP, L.L.C. WHICH IS SOLE OWNER OF VILLAGE MEADOWS, L.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

CHAIRMAN — DATE
HOLLY KERBS

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

MAYOR — DATE
SUE HACK

CITY CLERK — DATE
FRANK S. REEB

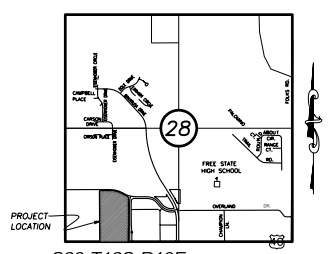
## FILING RECORD:

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 _____, 2007 AND IS DULY RECORDED AT _____; PLAT BOOK _____; PAGE _____.

REGISTER OF DEEDS — DATE
KAY PESNELL

## Location Map:




S28-T12S-R19E

SCALE: 1"= 2,000'

## CERTIFICATION:

I HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON IS THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION IN SEPTEMBER, 2005, AND THAT IT REPRESENTS A CLOSED TRAVERSE.

DENNIS E. BOLTZ, L.S. #1158
PERIDIAN GROUP, INC.
500 ROCKLEDGE RD., SUITE A
LAWRENCE, KANSAS 66049
(785) 838-3338

MAY. 2, 2007
APR. 4, 2007

04122-1-FP