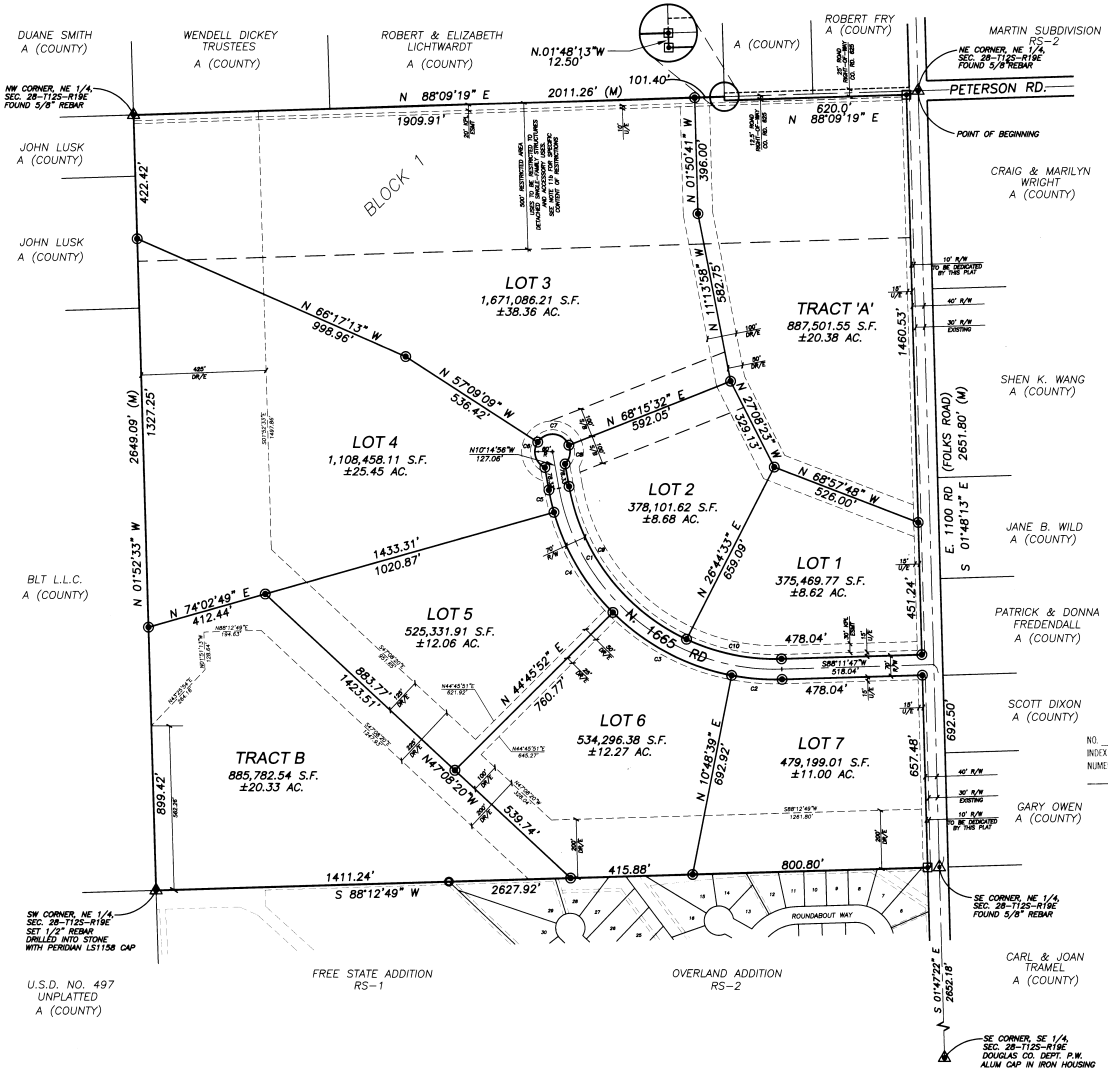



NO. 163638
INDEX
NUMERICAL INDEX

## CURVE TABLE

| CURVE | ANGLE | RADIUS | LENGTH | CHORD | CHORD BEARING |
|---|---|---|---|---|---|
| C1 | 81°33'18" | 750.00' | 1067.55' | 979.68' | N51°01'35"W |
| C2 | 12°36'52" | 785.00' | 172.83' | 172.48' | N85°29'47"W |
| C3 | 33°57'13" | 785.00' | 465.19' | 458.42' | N62°12'45"W |
| C4 | 29°16'57" | 785.00' | 401.20' | 396.84' | N30°35'40"W |
| C5 | 5°42'15" | 785.00' | 78.15' | 78.12' | N13°06'04"W |
| C6 | 97°24'41" | 60.00' | 102.01' | 90.16' | N15°51'29"W |
| C7 | 125°24'40" | 60.00' | 131.33' | 106.64' | S84°26'49"E |
| C8 | 65°48'25" | 60.00' | 68.91' | 65.19' | S11°09'44"W |
| C9 | 54°49'04" | 715.00' | 684.08' | 658.28' | N37°39'28"W |
| C10 | 26°44'13" | 715.00' | 333.65' | 330.63' | N78°26'07"W |

A FINAL PLAT FOR

# Bauer Brook Estates

N.E. 1/4, SEC. 28-T12S-R19E
DOUGLAS COUNTY, KANSAS

## Legal Description:

THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN EXCEPT ROAD RIGHT-OF-WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH 88°09'19" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER; 40.00 FEET; THENCE SOUTH 01°48'13" EAST PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER 12.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01° 48'13" EAST A DISTANCE OF 2639.26 FEET TO THE SOUTH OF SAID NORTHEAST QUARTER; THENCE SOUTH 88°12'49" WEST ALONG THE SOUTH LINE OF SAID QUARTER, 2627.92 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER; THENCE NORTH 01°52'33" WEST ALONG THE WEST LINE OF SAID QUARTER, 2649.08 FEET TO THE NORTHWEST CORNER OF SAID QUARTER; THENCE NORTH 88°09'19" EAST, 2011.26 FEET; THENCE SOUTH 01°48'13" WEST, 12.50 FEET THENCE NORTH 88°09'19" EAST, 620 FEET TO THE POINT OF BEGINNING, CONTAINING 161.019 ACRES MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS.

## Notes:

1. ALL DISTANCES WERE MEASURED IN THE FIELD.
2. LOTS 1 AND 7 WILL HAVE NO DIRECT ACCESS ONTO EAST 1100 ROAD ROAD (FOLKS ROAD).
3. LOT OWNERS, THEIR HEIRS, EXECUTORS AND ASSIGNS, COVENANT AND AGREE THAT UPON REQUIREMENT BY THE BOARD OF COUNTY COMMISSIONERS OR THE LAWRENCE CITY COMMISSION, IF THEIR PROPERTY HAS BEEN ANNEXED BY THE CITY OF LAWRENCE, THEY WILL EXECUTE SUCH PETITIONS AS ARE NECESSARY TO ESTABLISH SPECIAL BENEFIT DISTRICTS FOR THE CONSTRUCTION AND/OR IMPROVEMENT OF PUBLIC IMPROVEMENTS, INCLUDED BUT NOT LIMITED TO; SANITARY SEWER TRUNK AND LATERAL LINES, STREETS, STORM SEWERS, SIDEWALKS, AND WATERLINES. THIS AGREEMENT IS A COVENANT RUNNING WITH THE LAND.
4. COVENANTS AND RESTRICTIONS TO BE FILED WHICH WILL (1) RESTRICT SUBDIVISION OF THE LOTS, INCLUDING LOT SPLITS INTO NO MORE THAN 14 TOTAL LOTS UNTIL ANNEXED INTO CITY; (2) PROVIDE LOCATION AND MAINTENANCE OF THE PROJECT ENTRY MONUMENT; (3) REQUIRE EACH LOT OWNER TO PROVIDE MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT.
5. UPON ANNEXATION OF THE PROPERTY, THE PROPERTY OWNERS SHALL BE RESPONSIBLE TO THE CITY OF LAWRENCE FOR ALL COSTS IMPOSED ON THE CITY BY THE RURAL WATER DISTRICT FOR THE ANNEXATION AND THE REMOVAL OF RURAL WATER DISTRICT WATER METERS AND ASSOCIATED FACILITIES AND EQUIPMENT.
6. ALL UTILITIES FOR THIS DEVELOPMENT SHALL BE UNDERGROUND.
7. THIS SUBDIVISION WILL BE CONNECTED TO SANITARY SEWER UPON ANNEXATION OR WITHIN 7 YEARS OF PLAT APPROVAL, WHICHEVER OCCURS FIRST.
8. A VARIANCE HAS BEEN REQUESTED FROM THE DOUGLAS COUNTY COMMISSION FROM THE SANITARY SEWER REQUIREMENTS IDENTIFIED IN SECTION 21-706 WHICH PROHIBIT SEPTIC SYSTEMS IN THE PRIMARY URBAN GROWTH BOUNDARY (SERVICE AREA 1).
9. THE EXTRAORDINARY SETBACK PROVIDED ALONG THE COMMON LOT LINE BETWEEN LOTS 2 AND 3 IS FOR THE LOCATION OF A FUTURE ACCESS ROAD TO TRACT A, IF NEEDED IN THE FUTURE.
10. THE PROJECT DEVELOPER AGREES TO PROVIDE AN AGREEMENT NOT TO PROTEST THE FORMATION OF A BENEFIT DISTRICT FOR THE IMPROVEMENT OF FOLKS ROAD.

11a. DECLARATIONS, RESTRICTIONS, AND GRANTS OF EASEMENTS PERTAINING TO THIS PLAT ARE RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS IN BOOK 691, AT PAGE 966, DATED THE 9th DAY OF July, 1999.

11b. DECLARATIONS OF RESTRICTIVE COVENANTS PERTAINING TO THIS PLAT ARE RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS IN BOOK 691, AT PAGE 951, DATED THE 9th DAY OF July, 1999.

## Filing Record:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS ON THIS 9th DAY OF July, 1999 AND IS DULY RECORDED AT 12:21 ; PLAT BOOK P17 ; PAGE 82 .

REGISTER OF DEEDS
SUE NEUSTIFTER

## Endorsements:

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

CHAIRMAN
ANDREW RAMIREZ

RIGHTS-OF-WAY AND EASEMENTS
ACCEPTED BY
COUNTY COMMISSION
DOUGLAS COUNTY, KANSAS

DEAN NIEDER, CHAIRMAN
DOUGLAS COUNTY COMMISSION

PATTY JAIMES
DOUGLAS COUNTY CLERK

## Certification:

I HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON IS THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY CONDUCTED UNDER MY DIRECTION ON MAY 9, 1999.

DENNIS BOLTZ, RLS# 1158
P.O. BOX 3250
LAWRENCE, KANSAS 66046
(785) 838-3338

DENNIS E. BOLTZ
CENSED
LS-1158
LAWRENCE, KANSAS
LICENSED LAND SURVEYOR

## Reviewed By:

MICHAEL D. KELLY
DOUGLAS COUNTY SURVEYOR

## 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 " BAUER BROOKS ESTATES AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT; ALL STREETS, DRIVES, AND ROADS ETC. SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED. AN EASEMENT IS HEREBY GRANTED TO DOUGLAS COUNTY 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".

DOUGLAS J. COMPTON
NORTH FOLKS 160, L.L.C.

## Acknowledgment:

STATE OF KANSAS
COUNTY OF DOUGLAS

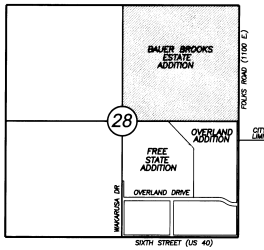
BE IT REMEMBERED THAT ON THIS 9th DAY OF July, 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME DOUGLAS J. COMPTON, NORTH FOLKS 160, L.L.C. WHO IS (ARE) KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE 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 — 6-16-2003 MY COMMISSION EXPIRES

TODD N. THOMPSON
Notary Public - State of Kansas
My Appt. Expires

## Location Map:




SECTION 28-T12S-R19E
NOT TO SCALE

## Legend:

- △ 1/4 SECTION CORNER
- ◉ 1/2" X 24" REBAR SET WITH PERIDIAN LS1158 CAP
- ○ 1/2" REBAR FOUND
- ⊡ 1/2" REBAR IN CONCRETE WITH PERIDIAN LS1158 CAP
- (M) CALC. BY MEASUREMENT
- (P) RECORDED PLAT MEASUREMENT
- DR/E - - - - PRIVATE DRAINAGE EASEMENT
- U/E - - - - PUBLIC UTILITY EASEMENT
- — — — — SPECIAL SETBACK

SCALE: 1" = 200' - 0"

0' 100' 200' 400' 600' 800'

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