

LEGAL DESCRIPTION

That part of the Northwest Quarter of Section 13, Township 13 South, Range 19 East of the Sixth Principal Meridian, in the City of Lawrence, Douglas County, Kansas described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence along the north line of said Northwest Quarter on a bearing of N87°42'26"E (based on Kansas State Plane Coordinate System, NAD83, North Zone), 1607.77 feet; thence S02°17'34"E, 50.00 feet to the northeast corner of Colt Subdivision, being a point on the south right-of-way line of West 31st Street and being the POINT OF BEGINNING; thence along said south right-of-way line, parallel with and 50 feet south of the north line of said Northwest Quarter, N87°42'26"E, 1057.58 feet to the east line of said Northwest Quarter; thence along said east line, S01°53'07"E, 1969.67 feet to a point 633.48 feet north of the southeast corner of said Northwest Quarter and being the northeast corner of a tract of land described and recorded in Book 522, Page 1988, Item (c), in the Office of the Register of Deeds in said County; thence along the northerly line of said tract, S53°20'43"W, 520.76 feet; thence continuing along said northerly line, S59°27'47"W, 663.23 feet to a point being 1650 feet east and 25 feet north of the southwest corner of said Northwest Quarter and being a point on the north right-of-way line of N1250 Road (formerly Road No. 382); thence along said north right-of-way line, S87°44'45"W, 370.91 feet; thence N02°23'01"W, 125.00 feet; thence S87°44'45"W, 129.63 feet to the east line of Wal-Mart Addition No. 2; thence along said east line and the east line of Wal-Mart Addition No. 3, N02°15'53"W, 513.00 feet to the south line of Lot 1, Wal-Mart Addition No. 3; thence along said south line, N87°46'33"E, 391.03 feet to the southeast corner of said Lot 1; thence along the east line of said Lot 1, N02°16'42"W, 639.59 feet to the south right-of-way line of 33rd Street as platted in Armstrong's Subdivision No. 2; thence along said south right-of-way line, N87°44'42"E, 80.00 feet to the east right-of-way line of Ousdahl Road as platted in Armstrong's Subdivision No. 2 and in Colt Subdivision; thence along said east right-of-way line, N02°17'54"W, 1300.00 feet to the point of beginning.

The above described contains 63.111 acres, more or less.

DEDICATION

Be it known to all men that I, 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 "Exchange at Lawrence" and have caused the same to be subdivided into blocks, lots, tracts 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". An easement is hereby granted to the City of Lawrence to enter upon, construct and maintain the designated utilities upon, over, and under those areas outlined on this plat as either "Sanitary Sewer Easement" or "Water Line Easement." An access easement is hereby granted to the City of Lawrence to enter upon and over those areas outlined on this plat as "Access Easement" for the purposes of ingress/egress from public streets to/from Tract B. An easement is hereby granted to the City of Lawrence, in accordance with City Code, to enter upon areas outlined on this plat as "Drainage Easement".

No direct vehicular access to 31st Street from Lot 1, Block 1 will be allowed.

Tract 'A' is reserved for Open Space and Drainage purposes.

Tract 'B' is dedicated to the City of Lawrence.

Tract 'C' is reserved for Open Space.

Fairfield Lawrence Exchange, LLC

By: NAME _____, Title _____

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

Be it remembered that on this _____ day of _____ A.D. 2008, before me the undersigned, a notary public in and for the county and state aforesaid, came Fairfield Lawrence Exchange, LLC, by _____, its _____, and who is personally known to me to be such person who executed, as officer, the within instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF

I hereby set my hand and affix my notarial seal the day and year last written above.

NOTARY PUBLIC

My commission expires: _____

ENDORSEMENTS

Associated Preliminary Plat Approved by
Lawrence-Douglas County Planning Commission

Chairperson _____ Date _____
Grant Eichhorn

Preliminary Plat Approved and rights-of-way
and easements accepted by City Commission

MAYOR _____ Date _____
Sue Hack

Approved as a Final Plat under Subdivision
Regulations for Lawrence and the
Unincorporated Areas of Douglas County.

Lawrence-Douglas County _____ Date _____
Planning Director
Scott McCullough

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 _____, 200__, and is duly recorded at _____ am (pm), in Plat Book _____ Page _____.

Register of Deeds _____
Kay Pesnell

CERTIFICATION

I hereby certify, to the best of my knowledge and belief, that the boundary dimensions of the platted area shown herein are a true and accurate depiction of the results of a field survey performed under my direct supervision in March, 2008 and form a closed figure. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

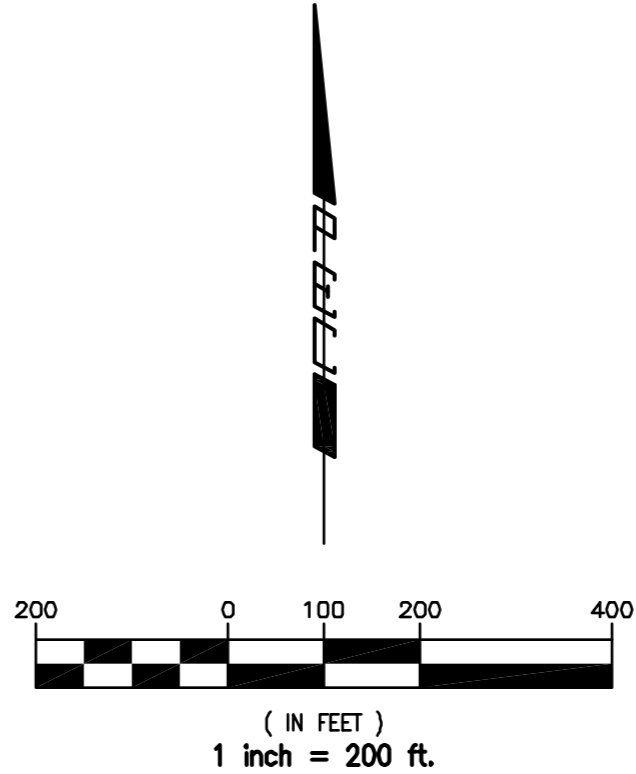
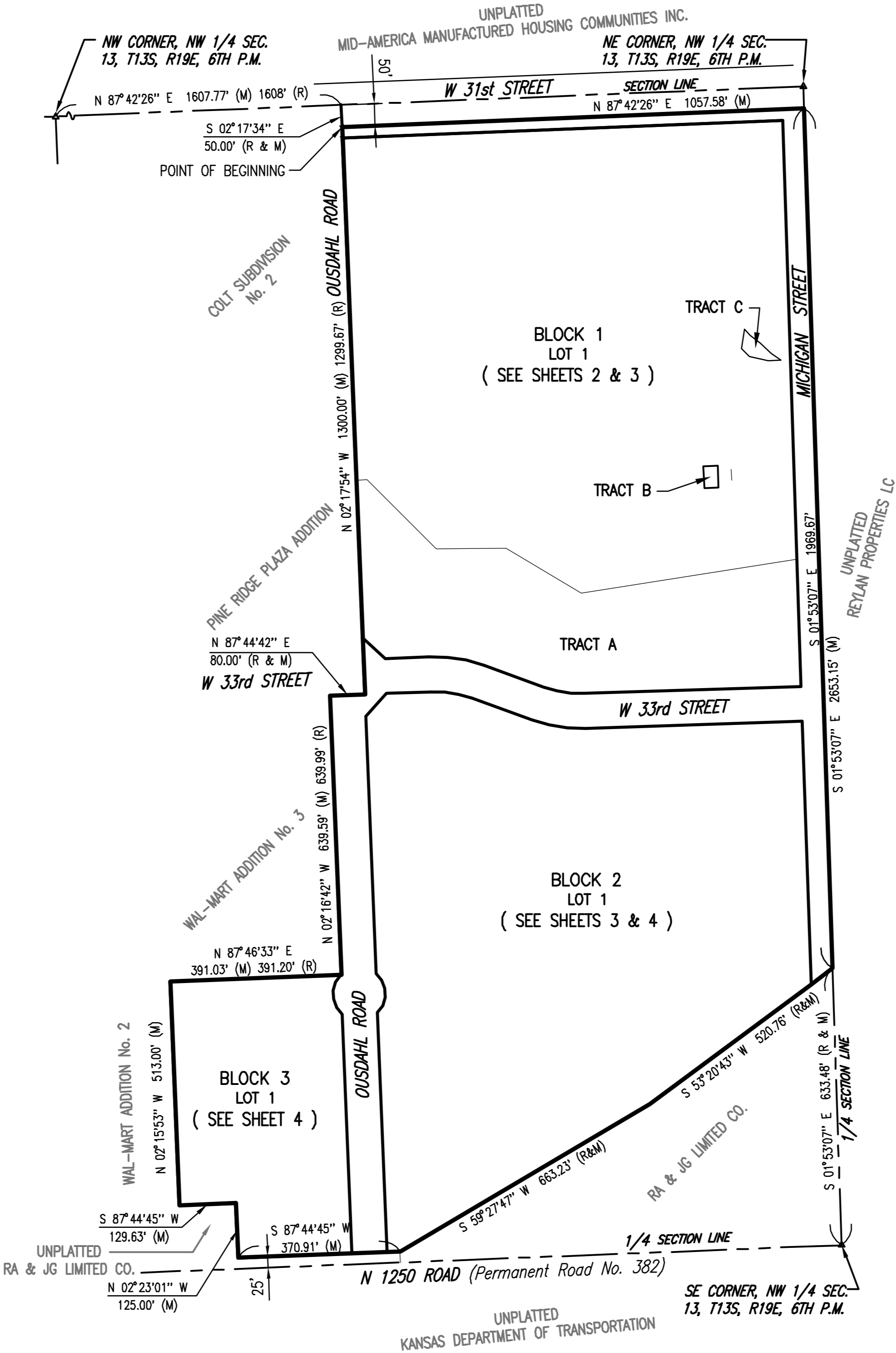
Michael D. Clifford, L.S. #884

ACKNOWLEDGED

Michael D. Kelly, L.S. #869 _____ Date _____
County Surveyor
Douglas County, Kansas
Reviewed in compliance with K.S.A. 58-2005

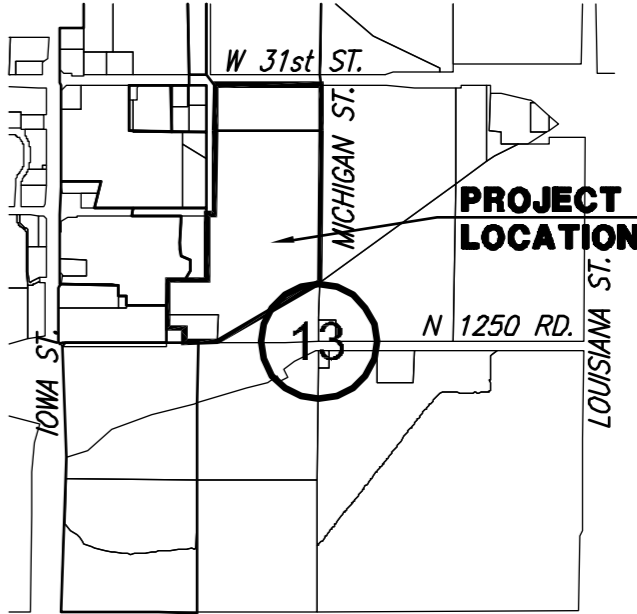
FINAL PLAT EXCHANGE AT LAWRENCE

AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



Basis of Bearings is N 87°42'26" E on the north line of the NW 1/4, Sec. 13, based on the Kansas State Plane Coordinate System, NAD83, North Zone

(R) = Record Dimension
(M) = Measured Dimension



VICINITY MAP

NOTES:

- LOTS SHALL BE PINNED IN ACCORDANCE WITH SECTION 20-811(g)(8) OF THE CITY SUBDIVISION REGULATIONS.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS AT BOOK _____, PAGE _____.
- TELEPHONE, CABLE TELEVISION AND/OR ELECTRIC LINES WILL BE LOCATED UNDERGROUND, PURSUANT TO CITY LAWS.
- THIS AREA IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN. FLOODPLAIN INFORMATION GATHERED FROM FLOOD INSURANCE RATE MAP FOR THE CITY OF LAWRENCE KANSAS, UNINCORPORATED AREAS, COMMUNITY PANEL NUMBER 20045C0076C, EFFECTIVE DATE: NOVEMBER 7, 2001.
- LOT 1 BLOCK ONE SHALL HAVE NO DIRECT ACCESS TO W 31st STREET.
- DRAINAGE EASEMENT MAINTENANCE SHALL BE THE RESPONSIBILITY OF OF THE PROPERTY OWNER.

BENCHMARKS

BENCHMARK "A" :

Chiseled "d" on the southeast corner of the first curb inlet west of Ousdahl Road on the north side of 33rd Street
Elev. = 835.03

BENCHMARK "B" :

Chiseled "d" on curb on south end of west hub guard on R.C.B. on Ousdahl Road between 31st and 33rd Streets.
Elev. = 832.67

BENCHMARK "C" :

Chiseled "d" on the center of first curb inlet west of entrance to Gaslight Village on the south side of 31st Street.
Elev. = 847.20

TABLE OF CLOSURE

ΔN	=	-0.001
ΔE	=	-0.003
LENGTH	=	7,760.40
PRECISION	=	N/A

MINIMUM ELEVATION OF BUILDING OPENINGS

LOT 1, BLOCK 1	834.0
LOT 1, BLOCK 2*	832.0
LOT 1, BLOCK 2**	843.0

* APPLICABLE TO PORTION OF LOT NORTH OF CENTERLINE OF OVERHEAD ELECTRIC TRANSMISSION LINE EASEMENT

** APPLICABLE TO PORTION OF LOT SOUTH OF CENTERLINE OF OVERHEAD ELECTRIC TRANSMISSION LINE EASEMENT

Date of Preparation: June 5, 2008

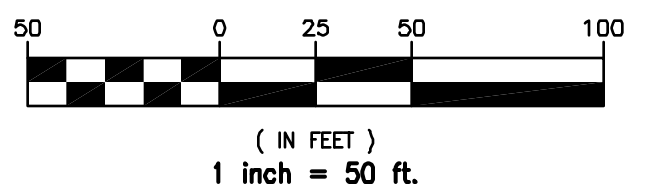


Professional Engineering Consultants, P.A.
616 VERMONT ST. SUITE B, LAWRENCE, KANSAS 66044
785-842-6464 / FAX 785-842-4140


Basis of Bearings is N 87°42'26" E on North Section Line
based on Kansas State Plane Coordinate System, NAD83,
North Zone

NW CORNER, NW 1/4
SEC. 13, T13S, R19E, 6TH P.M.
Found 5/8" Bar in monument
box from KSHS and Douglas
County recorded ties. (Origin Unknown)

NE CORNER, NW 1/4 _____
SEC. 13, T13S, R19E, 6TH P.M.
Found 5/8" Bar in monument
box from KSHS and Douglas
County recorded ties. (Origin
Unknown)



	<i>Section Corner</i>
	<i>Monument encased in concrete</i>
	<i>90° Angle</i>
	<i>Measured Dimension</i>
	<i>Record Dimension</i>
	<i>5/8"x24" Bar Set with Cap Stamped "PEC CLS 65"</i>
	<i>1/2" Bar Found with Cap Stamped "LS 610"</i>
	<i>Chiseled "+ " Set</i>
	<i>Access Easement</i>









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North Zone

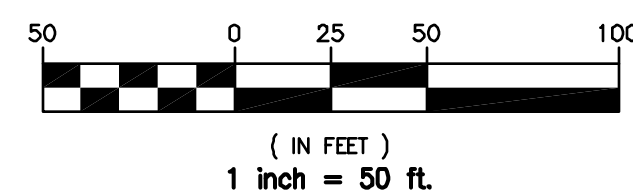
(IN FEET)
1 inch = 50 ft.

	<i>Section Corner</i>
	<i>Monument encased in concrete</i>
	<i>90° Angle</i>
(M)	<i>Measured Dimension</i>
(R)	<i>Record Dimension</i>
	<i>5/8"x24" Bar Set with Cap Stamped "PEC CLS 65"</i>
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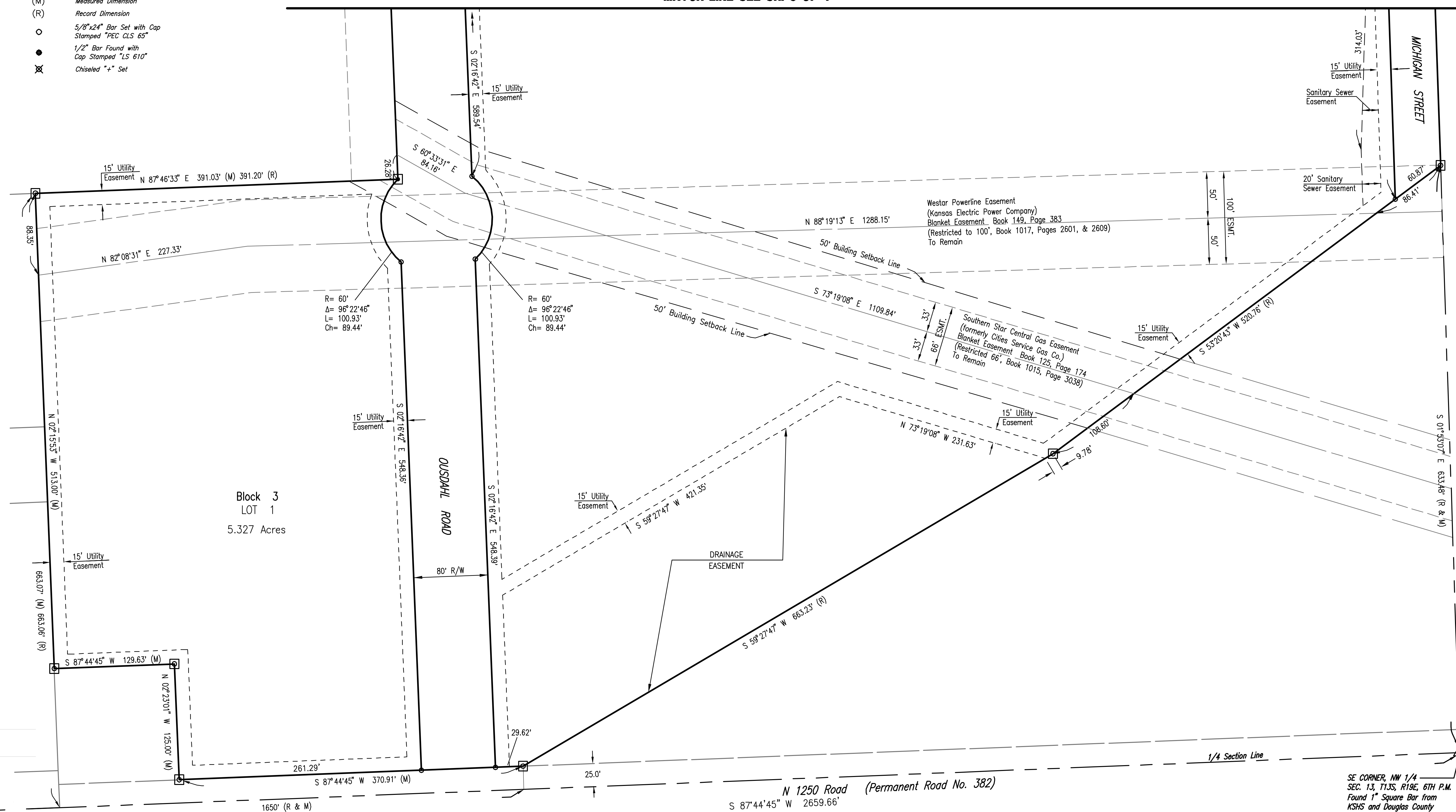
FINAL PLAT EXCHANGE AT LAWRENCE

AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

LEGEND

- △ Section Corner
- Monument encased in concrete
- + 90° Angle
- (M) Measured Dimension
- (R) Record Dimension
- 5/8"x24" Bar Set with Cap Stamped "PEC CLS 65"
- 1/2" Bar Found with Cap Stamped "LS 610"
- ⊗ Chiseled "+" Set

MATCH LINE SEE SH. 3 OF 4



SW CORNER, NW 1/4
SEC. 13, T13S, R19E, 6TH P.M.
Found 2 1/2" Dia. KDOT AL. Disk

SE CORNER, NW 1/4
SEC. 13, T13S, R19E, 6TH P.M.
Found 1" Square Bar from
KSHS and Douglas County
recorded ties. (Origin Unknown)

Date of Preparation: June 5, 2008



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SHEET 4 of 4
BLOCK DETAIL

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