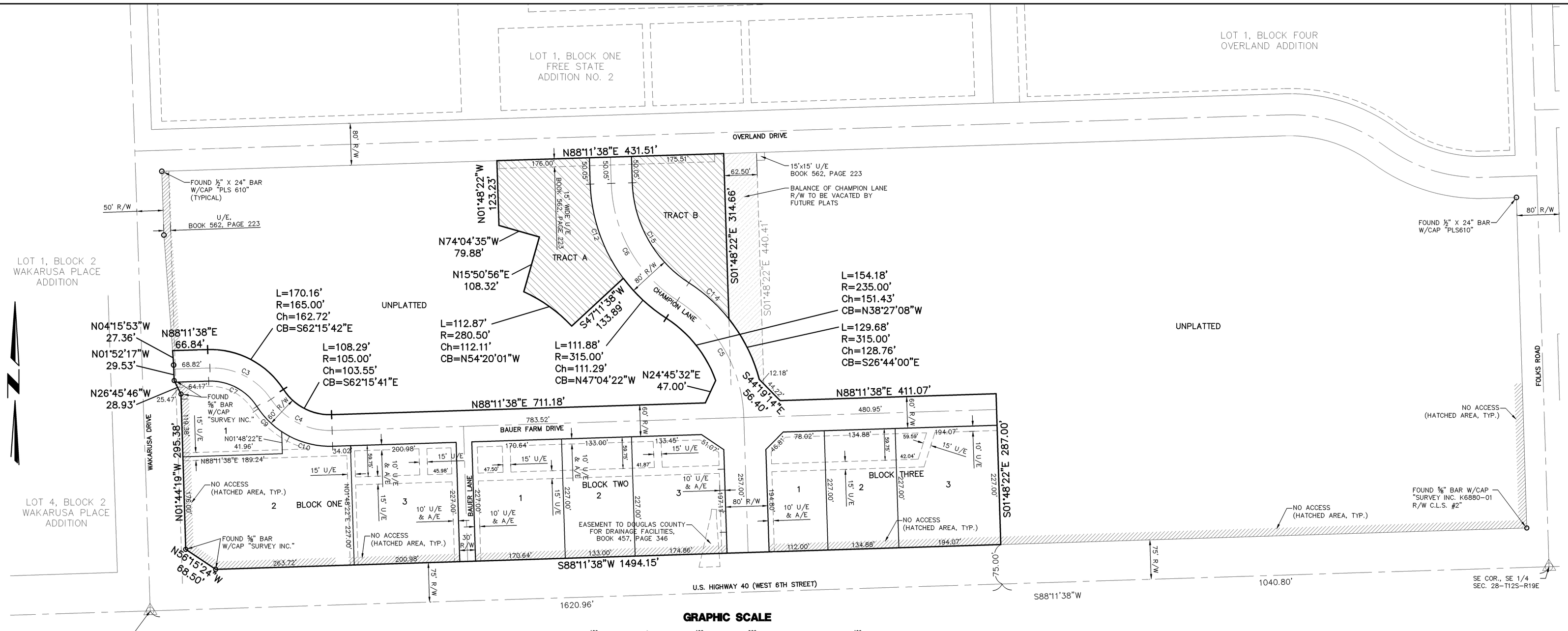



**GRAPHIC SCALE**

100 0 100 200 400

( IN FEET )
1 inch = 100 ft.

## LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 28, 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 WHICH IS SOUTH 88°11'38" WEST, 1040.80 FEET ALONG THE SOUTH LINE, AND NORTH 01°48'22" WEST, 75.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF WEST SIXTH STREET; THENCE SOUTH 88°11'38" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 1494.15 FEET; THENCE NORTH 56°15'24" WEST, ALONG SAID NORTH LINE, 68.50 FEET TO THE EAST RIGHT OF WAY LINE OF WAKARUSA DRIVE; THENCE NORTH 01°44'19" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 295.38 FEET; THENCE NORTH 26°45'46" WEST, ALONG SAID EAST LINE, 28.93 FEET; THENCE NORTH 01°52'17" WEST, ALONG SAID EAST LINE, 29.53 FEET; THENCE NORTH 04°15'53" WEST, ALONG SAID EAST LINE, 27.36 FEET; THENCE NORTH 88°11'38" EAST, 66.84 FEET; THENCE ON A 165.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 162.72 FOOT CHORD BEARING SOUTH 62°15'42" EAST, AN ARC DISTANCE OF 170.16 FEET; THENCE ON A 105.00 FOOT RADIUS CURVE TO THE LEFT WITH A 103.55 FOOT CHORD BEARING SOUTH 62°15'41" EAST, AN ARC DISTANCE OF 108.29 FEET; THENCE NORTH 88°11'38" EAST, 711.18 FEET; THENCE NORTH 24°45'32" EAST, 47.00 FEET; THENCE ON A 235.00 FOOT RADIUS CURVE TO THE LEFT WITH A 151.43 FOOT CHORD BEARING NORTH 38°27'08" WEST, AN ARC DISTANCE OF 154.18 FEET; THENCE ON A 315.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 111.29 FOOT CHORD BEARING NORTH 47°04'22" WEST, AN ARC DISTANCE OF 111.88 FEET; THENCE SOUTH 47°11'38" WEST, 133.89 FEET; THENCE ON A 280.50 FOOT RADIUS CURVE TO THE LEFT, WITH A 112.11 FOOT CHORD BEARING NORTH 54°20'01" WEST, AN ARC DISTANCE OF 112.87 FEET; THENCE NORTH 15°50'56" EAST, 108.32 FEET; THENCE NORTH 74°04'35" WEST, 79.88 FEET; THENCE NORTH 01°48'22" WEST, 123.23 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OVERLAND DRIVE; THENCE NORTH 88°11'38" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 431.51 FEET; THENCE SOUTH 01°48'22" EAST, 314.66 FEET; THENCE ON A 315.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 128.76 FOOT CHORD BEARING SOUTH 26°44'00" EAST, AN ARC DISTANCE OF 129.68 FEET; THENCE SOUTH 44°19'14" EAST, 56.40 FEET; THENCE NORTH 88°11'38" EAST, 411.07 FEET; THENCE SOUTH 01°48'22" EAST, 287.00 FEET TO THE POINT OF BEGINNING. CONTAINS 13.761 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 "BAUER FARM FIRST 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 "ACCESS EASEMENT" OR "A/E" AND "PEDESTRIAN EASEMENT" OR "P/E".

MICHAEL L. TREANOR, PRESIDENT
FREE STATE HOLDINGS, INC.

MICHAEL L. TREANOR, MANAGER
FREE STATE GROUP, LLC

## ACKNOWLEDGEMENT

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME MICHAEL L. TREANOR, PRESIDENT, FREE STATE HOLDINGS, INC, AND MANAGER, FREE STATE GROUP, LLC, 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
BRAD FINKELDEI

CITY CLERK — DATE
FRANK S. REEB

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

MAYOR — DATE
MICHAEL DEVER

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

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

## CERTIFICATION

I HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN HEREON ARE THE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN THE MONTH OF APRIL, 2008. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS

JOHN E. SELK LICENSED PLS-610 KANSAS LAND SURVEYOR

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

PLAT PREPARED JUNE, 2008

## 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 _____, 2008, AND IS DULY RECORDED AT _____ AM/PM, IN PLAT BOOK ____ PAGE ____ .

REGISTER OF DEEDS
KAY PESNELL

## NOTES

ERROR OF CLOSURE = 1 : 5,484,920

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

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.

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

TRACTS 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 OWNER'S ASSOCIATION.

## MONUMENTATION

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.

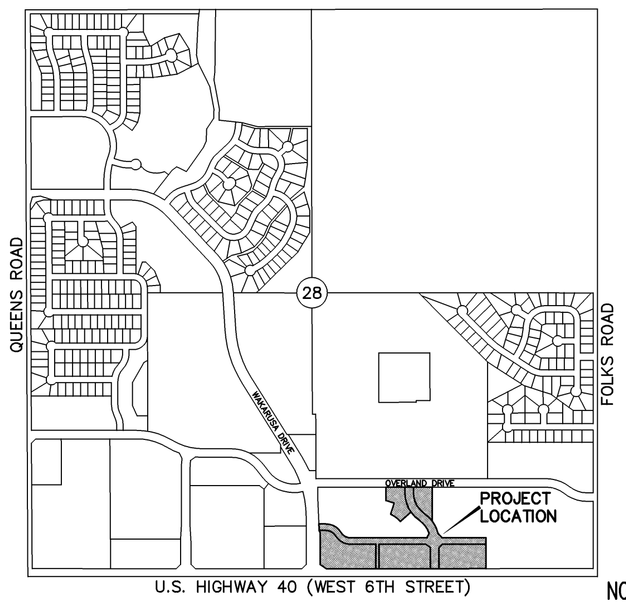
## LEGEND

U/E UTILITY EASEMENT
A/E ACCESS EASEMENT
ACCESS PROHIBITED

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD | BEARING |
| C3 | 136.19 | 135.00 | 130.49 | N62°54'23"W |
| C4 | 136.19 | 135.00 | 130.49 | S62°54'23"E |
| C5 | 266.10 | 275.00 | 255.84 | N29°31'37"W |
| C6 | 266.10 | 275.00 | 255.84 | S29°31'37"E |
| C7 | 108.29 | 105.00 | 103.55 | N62°15'42"W |
| C8 | 170.16 | 165.00 | 162.72 | S62°15'41"E |
| C9 | 67.73 | 165.00 | 67.26 | S44°28'38"E |
| C10 | 102.43 | 165.00 | 100.79 | S74°01'19"E |
| C11 | 304.81 | 315.00 | 293.05 | S29°31'37"E |
| C12 | 192.93 | 315.00 | 189.92 | S19°21'07"E |
| C13 | 232.60 | 315.00 | 227.35 | N36°05'38"W |
| C14 | 102.92 | 315.00 | 102.47 | N47°53'15"W |
| C15 | 227.40 | 235.00 | 218.63 | N29°31'37"W |

| LOT TABLE | | | |
|---|---|---|---|
| | LOT NO. | SQ. FT. | ACRES |
| | TRACT A | 46582 | 1.069 |
| | TRACT B | 39224 | 0.900 |
| BLOCK ONE | 1 | 22119 | 0.508 |
| | 2 | 70215 | 1.612 |
| | 3 | 45622 | 1.047 |
| BLOCK TWO | 1 | 38735 | 0.889 |
| | 2 | 30191 | 0.693 |
| | 3 | 39075 | 0.897 |
| BLOCK THREE | 1 | 24877 | 0.571 |
| | 2 | 30618 | 0.703 |
| | 3 | 44054 | 1.011 |

## Location Map




NOT TO SCALE

# A FINAL PLAT OF
# BAUER FARM
## FIRST PLAT

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

SE 1/4, SEC. 28-T12S-R19E

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