

Location Map

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 THE NORTHWEST CORNER OF BAUER FARM FIRST PLAT, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF WAKARUSA DRIVE, AS NOW ESTABLISHED, AND THE NORTH RIGHT-OF-WAY LINE OF BAUER FARM DRIVE; THENCE NORTH 04°15'53" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WAKARUSA DRIVE, 165.85 FEET; THENCE NORTH 88°11'38" EAST, 60.08 FEET; THENCE SOUTH 71°43'13" EAST, 191.43 FEET; THENCE SOUTH 55°48'28" EAST, 129.69 FEET; THENCE ALONG A 280.50 FOOT RADIUS CURVE TO THE LEFT WITH A 165.55 FOOT CHORD BEARING SOUTH 22°18'13" WEST, AN ARC DISTANCE OF 168.05 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID BAUER FARM DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE ON A 105.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 77.60 FOOT CHORD BEARING NORTH 54°24'13" WEST, AN ARC DISTANCE OF 79.49 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE ON A 165.00 FOOT RADIUS CURVE TO THE LEFT WITH A 162.72 FOOT CHORD BEARING NORTH 62°15'42" WEST, AN ARC DISTANCE OF 170.16 FEET; THENCE SOUTH 88°11'38" WEST, ALONG SAID RIGHT-OF-WAY LINE, 66.84 FEET TO THE POINT OF BEGINNING. CONTAINS 1.193 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 THIRD 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 "ACCESS EASEMENT" OR "A/E".

MICHAEL L. TREANOR, MANAGER
FREE STATE GROUP LLC

ACKNOWLEDGEMENT

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME MICHAEL L. TREANOR, 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

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

CHAIR
GREG MOORE

DATE

MAYOR
ROBERT CHESTNUT

DATE

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

CITY CLERK
JONATHAN M. DOUGLASS

DATE

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 _____, 2009, AND IS DULY RECORDED AT _____ AM/PM, IN PLAT BOOK ____ PAGE ____

REGISTER OF DEEDS
KAY PESNELL

NOTES

ERROR OF CLOSURE = 1: 150,732

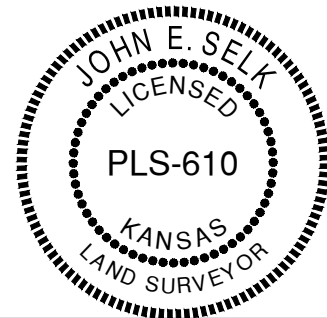
BASIS OF BEARINGS FOR THIS PLAT IS THAT OF BAUER FARM FIRST PLAT.

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 _____.

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, P.E., P.L.S. #610
1310 WAKARUSA DRIVE, SUITE 100
LAWRENCE, KS 66049
785.843.7530

PLAT PREPARED SEPTEMBER, 2009

MONUMENTATION

NOTE: 1/2"x24" 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.

● BAR FOUND AS NOTED HEREON
○ 1/2"x24" BAR W/ CAP "PLS 610" SET

LEGEND

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

A FINAL PLAT OF BAUER FARM THIRD PLAT

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

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