



**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 NORTH 07°47'22" WEST, 387.87 FEET ALONG THE EAST LINE, AND SOUTH 88°12'28" WEST, 40.00 FEET FROM SOUTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF FOLKS ROAD, THENCE SOUTH 88°12'28" WEST, 25.73 FEET, THENCE ALONG A 170.00 FOOT INSIDE CURVE TO THE LEFT WITH A 89.89 FOOT CHORD BEARING SOUTH 72°51'44" WEST, AN ARC DISTANCE OF 93.08 FEET, THENCE ALONG A 230.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 121.49 FOOT CHORD BEARING SOUTH 72°51'44" WEST, AN ARC DISTANCE OF 133.18 FEET, THENCE SOUTH 88°11'38" WEST, 247.25 FEET, THENCE NORTH 07°48'22" WEST, 533.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OVERLAND DRIVE, THENCE NORTH 88°11'38" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 42.89 FEET, THENCE CONTINUING ALONG SAID SOUTH LINE ON A 289.89 FOOT RADIUS CURVE TO THE RIGHT WITH A 141.17 FOOT CHORD BEARING SOUTH 72°51'43" EAST, AN ARC DISTANCE OF 173.56 FEET, THENCE CONTINUING ALONG SAID SOUTH LINE ON A 340.00 FOOT RADIUS CURVE TO THE LEFT WITH A 224.49 FOOT CHORD BEARING SOUTH 72°51'43" EAST, AN ARC DISTANCE OF 228.89 FEET, THENCE NORTH 88°11'38" EAST, ALONG SAID SOUTH LINE, 58.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF FOLKS ROAD, THENCE SOUTH 07°47'22" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 340.08 FEET TO THE POINT OF BEGINNING, CONTAINS 4.909 ACRES, MORE OR LESS.

**DEDICATION**

BE IT KNOWN TO ALL MEN THAT I, DWEL, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE AND CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF "BAUER FARM FOURTH PLAT" AND HAVE CAUSED THE SAME TO BE SUBMITTED INTO RECORD 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".

**ACKNOWLEDGEMENT**

STATE OF KANSAS  
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ONE MICHAEL L. TRENDOR, VICE PRESIDENT, BAUER FARMS RESIDENTIAL, LLC AND MANAGER, FREE STATE HOLDINGS, INC. WHO I KNEW 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 AFFIRMED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

**NOTARY PUBLIC**  
STATE OF KANSAS  
COUNTY OF DOUGLAS

**ENDORSEMENTS**

APPROVED BY	DATE	RIGHTS-OF-WAY AND EASEMENTS ACCEPTED BY	REVIEWED IN COMPLIANCE WITH K.S.A. 80-3005
DAVID MOORE		DAVID MOORE	MICHAEL D. KELLY, P.L.S. 888 DOUGLAS COUNTY SURVEYOR
CITY CLERK			

**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 \_\_\_\_\_, 2010, AND IS DULY RECORDED AT \_\_\_\_\_ PAGE \_\_\_\_\_

**NOTES**

REGISTER OF DEEDS  
KAT PENSELL

**HERITAGE**  
BAPTIST CHURCH  
NO. 2

**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, 12, 2010, THIS SURVEY CONFORMING TO THE KANSAS MINIMUM STANDARDS.

**SEAL**  
MICHAEL D. KELLY, P.L.S. 888  
1310 WAKARUSA DRIVE, SUITE 100  
LAWRENCE, KS 66049  
785.843.7520

PLAT PREPARED APRIL, 2010

**A FINAL PLAT OF**  
**BAUER FARM**  
**FOURTH PLAT**  
A SUBDIVISION IN THE CITY OF LAWRENCE  
DOUGLAS COUNTY, KANSAS  
SE 1/4, SEC. 28-T12S-R19E

**RECEIVED**  
MAY 19 2010  
County Planning Office  
Lawrence, Kansas