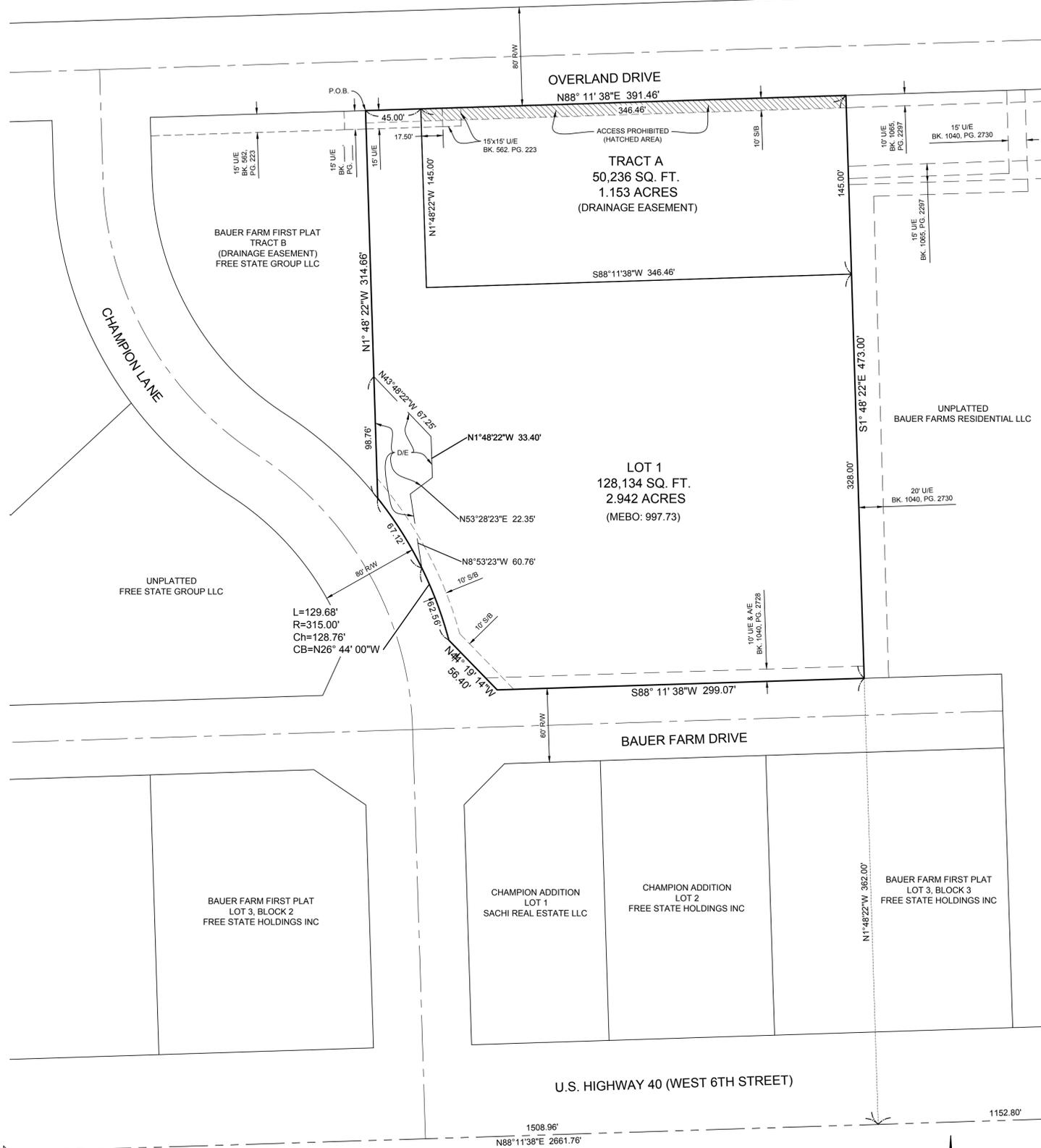
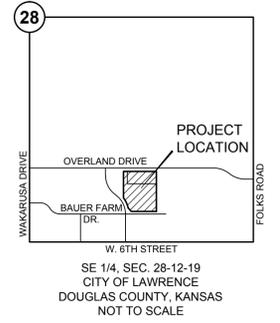


FILE NAME: P:\2011192\CAD\Planning\FP\11192C-FP.dwg LAST SAVED BY: Brian Sturm SAVED DATE: 1/19/2012 12:01 PM PLOTTED: 1/19/2012 12:01 PM

FREE STATE ADDITION NO. 2
LOT 1
UNIFIED SCHOOL DISTRICT #497



LOCATION MAP:



MONUMENTATION:

- 1/2" x 24" BAR W / CAP "PLS 889" SET IN CONCRETE
- 1/2" x 24" BAR W / CAP "PLS 610" FOUND

LEGEND:

- ACCESS PROHIBITED
- U/E UTILITY EASEMENT
- A/E ACCESS EASEMENT
- D/E DRAINAGE EASEMENT

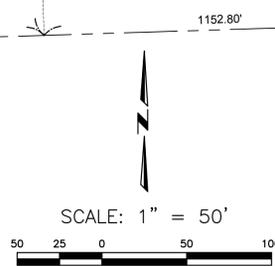
CERTIFICATION:

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 NOVEMBER, 2011. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



BRAD C. ZILLOX, P.L.S. #889
1310 WAKARUSA DRIVE, SUITE 100
LAWRENCE, KS 66049
785.843.7530

PLAT PREPARED FEBRUARY, 2012



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 NORTHEAST CORNER OF TRACT B, BAUER FARM FIRST PLAT, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY OF OVERLAND DRIVE; THENCE NORTH 88°11'38" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, 391.46 FEET; THENCE SOUTH 01°48'22" EAST, PARALLEL TO THE EAST LINE OF SAID TRACT B, 473.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF BAUER FARM DRIVE; THENCE SOUTH 88°11'38" WEST, ALONG SAID NORTH RIGHT-OF-WAY, 299.07 FEET; THENCE NORTH 44°19'14" WEST, 56.40 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF CHAMPION LANE; THENCE, ALONG A CURVE TO THE LEFT AND SAID EAST RIGHT-OF-WAY, HAVING A RADIUS OF 315.00 FEET, A CHORD BEARING OF NORTH 26°44'00" WEST AND A CHORD LENGTH OF 128.76 FEET, FOR AN ARC DISTANCE OF 129.88 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B; THENCE NORTH 01°48'22" WEST, ALONG THE EAST LINE OF SAID TRACT B, 314.66 FEET TO THE POINT OF BEGINNING. CONTAINS 4.095 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 CAUSED FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF "BAUER FARM FIFTH 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".

MICHAEL L. TREATOR, MANAGER
FREE STATE GROUP, LLC

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS ___ DAY OF ___, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME MICHAEL L. TREATOR, 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	REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005
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CHAIR RICHARD W. HIRD	DATE	MAYOR ARON E. CROMWELL	DATE	MICHAEL D. KELLY, P.L.S. #869 DOUGLAS COUNTY SURVEYOR
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CITY CLERK _____ DATE _____
JONATHAN M. DOUGLASS

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 ___, 2012, AND IS DULY RECORDED AT ___ AM/PM, IN PLAT BOOK ___ PAGE ___

REGISTER OF DEEDS
KAY PESNELL

NOTES:

ERROR OF CLOSURE = 1: 3,328,536

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

SOILS INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERCTED 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 ___

TRACT 'A' WILL BE A PRIVATELY OWNED, DEDICATED DRAINAGE EASEMENT. THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF SAME VIA INDIVIDUAL OWNER MAINTENANCE OR MAINTENANCE BY OWNERS ASSOCIATION.

NO PERSON MAY CONSTRUCT, MAINTAIN OR ALLOW ANY NATUAL OR NON-NATURAL STRUCTURE OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHUBBERY, BERMS, FENCES AND WALLS) UPON A DRAINAGE EASEMENT THAT THE DIRECTOR OF PUBLIC WORKS FINDS IMPEDES, DETAINS, RETAINS OR OTHERWISE INTERFERES WITH THE DRAINAGE OF STORMWATER REGARDLESS OF THE SOURCE OF STORMWATER.

TELEPHONE, CABLETELEVISION AND ELECTRICAL LINES SHALL BE LOCATED UNDERGROUND

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