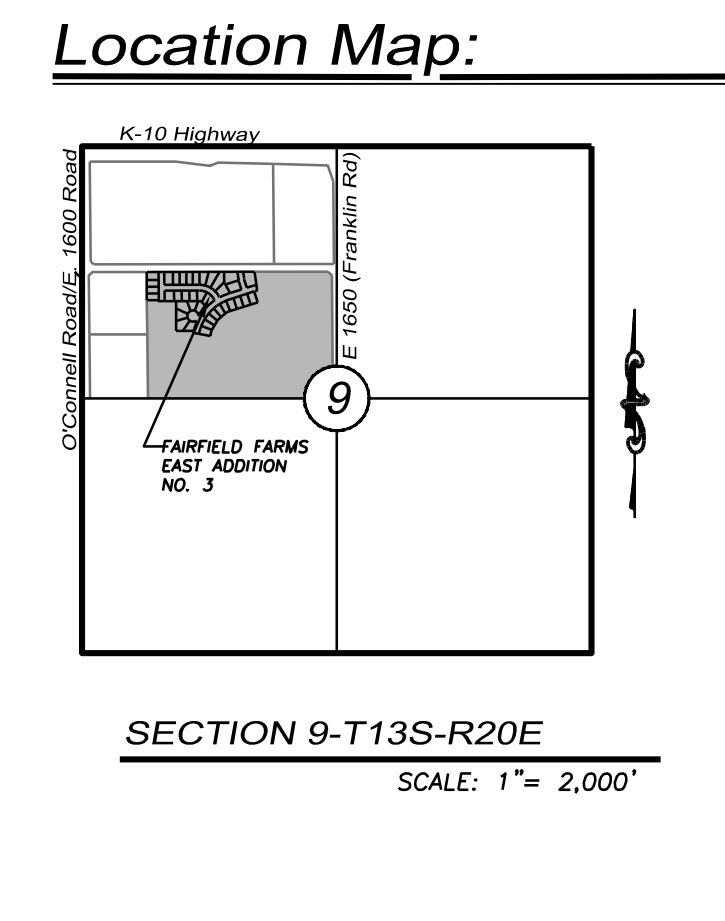
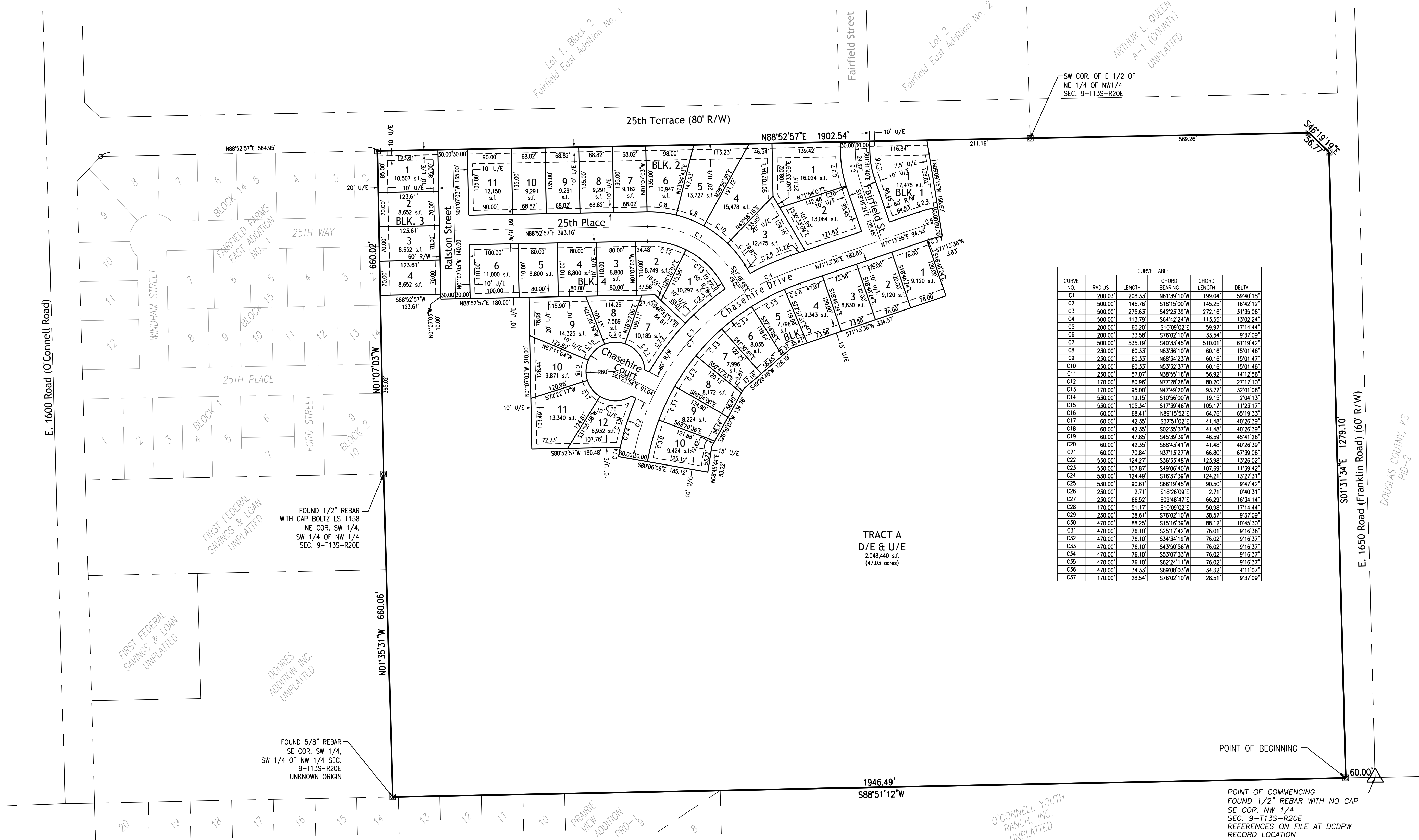




A FINAL PLAT OF

Fairfield Farms East Addition No. 3

A REPLAT OF A PORTION OF
FAIRFIELD FARMS EAST ADDITION NO. 1
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

- LEGEND:**
- FOUND 1/2" PG CLS 131 CAP UNLESS OTHERWISE NOTED
 - 1/2" x 24" REBAR SET WITH DM2 224 CAP
 - SUBDIVISION BOUNDARY SET IN CONCRETE
 - △ QUARTER SECTION CORNER
 - U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - R/W RIGHT-OF-WAY
 - L/E LANDSCAPE EASEMENT
 - s.f. SQUARE FEET
 - DCDPW DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
 - BLK BLOCK

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON IS THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS AND THAT IT REPRESENTS A CLOSED TRAVERSE. THE FIELD WORK WAS COMPLETED IN THE FIELD

DATE: _____

BY: _____

DM SQUARED, LLC
DENNIS E. BOLTZ, L.S. #1158
101 E. 4TH STREET
MUSCOTAH, KANSAS 66058
(785) 423-6944

REVIEWED BY:

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

MICHAEL D. KELLY, L.S. #869
DOUGLAS CO. SURVEYOR

BOUNDARY DESCRIPTION:

LOTS 1 THROUGH 8 IN BLOCK 2, ALL OF BLOCKS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13, LOT 1 AND A PORTION OF LOT 2 IN BLOCK 14, LOTS 1 AND 15 AND A PORTION OF LOTS 2 AND 14 IN BLOCK 15, ALONG WITH PUBLIC STREET RIGHT-OF-WAY, ALL IN FAIRFIELD FARMS EAST ADDITION NO. 1, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 20 EAST; THENCE ON FAIRFIELD FARMS EAST ADDITION NO. 1 BEARINGS, SOUTH 88°11'12" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 4 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°11'12" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID ADDITION, 1,946.49 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 3; THENCE NORTH 01°35'31" WEST, COINCIDENT WITH THE WEST LINE OF SAID BLOCKS 3 AND 2, 660.06 FEET TO THE SOUTHEAST CORNER OF LOT 10 IN SAID BLOCK 2; THENCE NORTH 01°07'03" WEST, 660.02 FEET TO THE NORTH LINE OF SAID BLOCK 14 AND THE SOUTH LINE OF 25TH TERRACE AS PLATTED IN SAID ADDITION; THENCE NORTH 88°52'57" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID 25TH TERRACE, 1,902.54 FEET TO THE NORTHEAST CORNER OF LOT 18 IN SAID BLOCK 4; THENCE SOUTH 46°19'19" EAST, COINCIDENT WITH THE NORTHEAST LINE OF SAID LOT 18, 56.77 FEET TO THE NORTH MOST CORNER OF LOT 17 IN SAID BLOCK 4; THENCE SOUTH 01°51'34" EAST, COINCIDENT WITH THE EAST LINE OF SAID BLOCK 4 AND THE WEST LINE OF E 1650 ROAD (FRANKLIN ROAD) AS PLATTED IN SAID ADDITION, 1,279.10 FEET TO THE POINT OF BEGINNING, CONTAINING 2,566,911 SQUARE FEET OR 58.928 ACRES, MORE OR LESS.

GENERAL NOTES:

- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS AT BOOK _____, PAGE _____.
- ALL LOTS WILL HAVE NO DIRECT ACCESS TO E. 1650 ROAD/FRANKLIN ROAD.
- TRACT 'A' TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- SOILS INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERRECTED ON LOTS WITH SLOPE 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 EXCAVATIONS OF UNSUITABLE CONDITIONS.
- THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES TO CHAPTER 21, ARTICLE 7, SECTION 21-708b OF THE CITY SUBDIVISION REGULATIONS.
- ACCESS TO 25TH TERRACE FOR RESIDENTIAL LOTS IS NOT PERMITTED.
- NO FENCES OR OBSTRUCTIONS SHALL BE CONSTRUCTED WITHIN DEDICATED DRAINAGE EASEMENTS.
- TRACT A SHALL BE DEDICATED AS DRAINAGE AND UTILITY EASEMENT. THE DRAINAGE AND UTILITY EASEMENT WILL BE REDEFINED WITH FUTURE PLATS.
- ENERGY DISSIPATORS ARE REQUIRED IN FULLY DEVELOPED CONDITIONS ON THE DOWNSTREAM END OF THE DETENTION POND OUTLET PIPES. THESE WILL BE INSTALLED IN A FUTURE PHASE.
- TRACT 'A' WILL BE DEVELOPED IN PHASES CONSISTENT WITH THE APPROVED PRELIMINARY PLAT FOR THIS PROPERTY.
- ALL SUBDIVISION BOUNDARY DIMENSIONS ARE MEASURED RECORD VALUES.

ENDORSEMENTS:

APPROVED BY CITY OF LAWRENCE PLANNING COMMISSION DOUGLAS COUNTY, KANSAS	RIGHT-OF-WAY AND EASEMENTS ACCEPTED BY CITY COMMISSION LAWRENCE, KANSAS
PLANNING DIRECTOR SCOTT MCCULLOUGH	MAYOR ROBERT J. SCHUMM
DATE	DATE
	CITY CLERK JONATHAN DOUGLASS
	DATE

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 _____, 20____, AND IS DULY RECORDED AT PLAT BOOK _____, PAGE _____.

REGISTER OF DEEDS DATE
KAY PESNELL

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 FAIRFIELD FARMS EAST ADDITION NO. 2 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 DEDICATED TO THE CITY OF LAWRENCE TO ENTER UPON CONSTRUCT AND MAINTAIN DRAINAGE STRUCTURES AND APPURTENANCES UPON, OVER, AND UNDER THOSE AREAS OUTLINED AS "DRAINAGE EASEMENT" OR "D/E". AN EASEMENT IS HEREBY DEDICATED 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".

WILLIAM R. NEWSOME
FAIRFIELD INVESTORS, LLC

ACKNOWLEDGMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE. ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME WILLIAM R. NEWSOME, FAIRFIELD INVESTORS, 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.

NOTARY PUBLIC MY COMMISSION EXPIRES