

DESCRIPTION:

A PORTION OF FAIRFIELD FARMS EAST ADDITION NO. 3, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
LOTS 2 THROUGH 4, BLOCK 3, LOTS 1 THROUGH 6, BLOCK 4 AND LOTS 1 THROUGH 10, BLOCK 5, ALL IN FAIRFIELD FARMS EAST ADDITION NO. 3, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS. CONTAINING 168,465 SQUARE FEET OR 3.867 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 _____.
- 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 20, ARTICLE 8, SECTION 20-811(g)(4) 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.
- ALL SUBDIVISION BOUNDARY DIMENSIONS ARE MEASURED RECORD VALUES.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE "100 YEAR FLOODPLAIN" ACCORDING TO FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 20045C01870 & 2004R001790, EFFECTIVE DATE AUGUST 5, 2010.
- FURTHER DIVISION OR CONSOLIDATION OF ANY LOTS CONTAINED IN THIS MINOR SUBDIVISION/REPLAT IS PROHIBITED, AND SHALL BE PROCESSED AS MAJOR SUBDIVISION, UNLESS THE ACTION MEETS THE EXCEPTIONS NOTED IN SECTION 20-808(c)(5)(i).
- CURRENT ZONING: RM12D LOTS 1 AND 2, BLOCK 1.
RS-5 (ALL OTHER LOTS)

ENDORSEMENTS:

APPROVED AS A MINOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE AND THE UNINCORPORATED AREAS OF DOUGLAS COUNTY.

PLANNING DIRECTOR
SCOTT MCCULLOUGH

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
KAY PESNELL

DATE

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. 4 AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS FULLY DEFINED ON THIS PLAT.

WILLIAM R. NEWSOME
FAIRFIELD INVESTORS, LLC

ACKNOWLEDGMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, 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

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 _____.

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

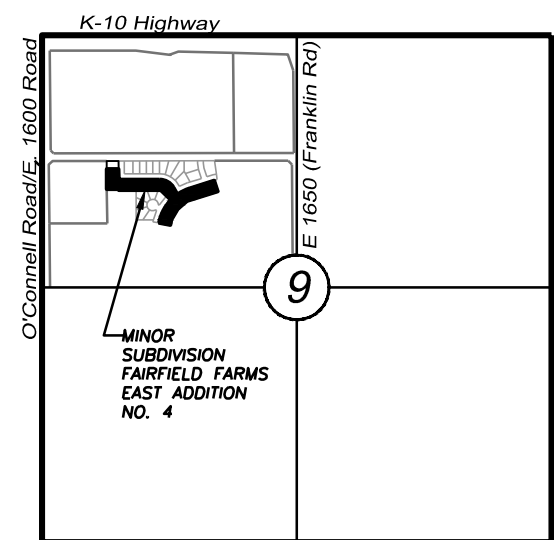
LEGEND:

- 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

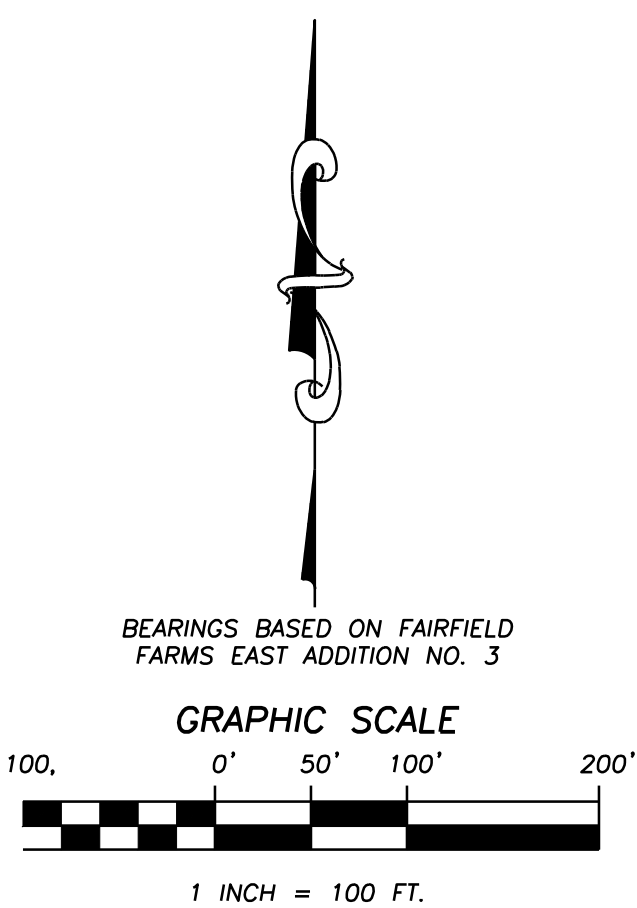
MINOR SUBDIVISION
**Fairfield Farms East
Addition No. 4**

A REPLAT OF LOTS 2 THROUGH 4, BLOCK 3, LOTS 1 THROUGH 6, BLOCK 4 AND LOTS 1 THROUGH 10, BLOCK 5
FAIRFIELD FARMS EAST ADDITION NO. 3
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

Location Map:



SECTION 9-T13S-R20E
SCALE: 1" = 2,000'



BEARINGS BASED ON FAIRFIELD FARMS EAST ADDITION NO. 3

GRAPHIC SCALE

1 INCH = 100 FT.

SW COR. OF E 1/2 OF
NE 1/4 OF NW1/4
SEC. 9-T13S-R20E

AREA TABLE		
LOT NO.	BLOCK NO.	AREA (S.F.)
1	1	9,120
2	1	9,120
3	1	7,200
4	1	5,040
5	1	7,006
6	1	5,004
7	1	7,004
8	1	5,152
9	1	7,004
10	1	5,110
11	1	7,002
12	1	5,100
13	1	7,195
1	2	10,297
2	2	8,749
3	2	4,620
4	2	7,700
5	2	7,700
6	2	7,700
7	2	9,680
1	3	5,192
2	3	7,787
3	3	5,192
4	3	7,787

CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	170.00'	80.96'	N77°28'28"W	80.20'
C2	170.00'	95.00'	N47°49'20"W	93.77'
C3	530.00'	107.87'	S49°06'40"W	107.69'
C4	470.00'	67.10'	S13°59'17"W	67.04'
C5	470.00'	47.97'	S21°00'06"W	47.95'
C6	470.00'	64.45'	S27°51'15"W	64.40'
C7	470.00'	47.53'	S34°40'46"W	47.51'
C8	470.00'	66.85'	S41°39'04"W	66.79'
C9	470.00'	48.49'	S48°40'53"W	48.47'
C10	470.00'	66.94'	S55°43'03"W	66.88'
C11	470.00'	49.04'	S62°47'12"W	49.02'
C12	470.00'	44.71'	S68°30'04"W	44.70'
C13	170.00'	175.96'	N61°27'55"W	168.21'
C14	470.00'	503.08'	S40°33'45"W	479.41'