

# HUTTON FARMS WEST NO. 2 REPLAT

A MINOR SUBDIVISION REPLAT OF ALL LOT 1, TRACTS A, B AND C,  
HUTTON FARMS WEST NO. 2  
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

### LEGAL DESCRIPTION:

Lot 1, Tract A, Tract B and Tract C of HUTTON FARMS WEST NO. 2, a subdivision in the Southeast Quarter of Section 22, Township 12 South, Range 19 East of the Sixth Principal Meridian, in the City of Lawrence, Douglas County, Kansas, containing 16.415 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 "HUTTON FARMS WEST NO. 2 REPLAT" 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, 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".

Thomas S. Fritzel  
Managing Member  
North Forty, L.L.C.

### ACKNOWLEDGEMENT:

STATE OF KANSAS  
COUNTY OF DOUGLAS

Be it remembered that on this \_\_\_ day of \_\_\_\_\_, 2015, before me, the undersigned, a Notary Public, in and for said County and State, came Thomas S. Fritzel, Managing Member, North Forty, L.L.C., 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 as a Minor Subdivision under the Subdivision Regulations of the City of Lawrence & the Unincorporated Areas of Douglas County

Approved by Lawrence-Douglas County Planning Commission, Douglas County, Kansas

Scott McCullough  
DIRECTOR, Planning Development Services

Bruce Liese  
CHAIR

Rights-of-Way and Easements and Vacated Easements Accepted by City Commission, Lawrence, Kansas

Jeremy Farmer  
MAYOR

Diane Bucia  
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 \_\_\_\_\_, 2015, and is duly recorded at \_\_\_ am/pm; in Plat Book \_\_\_; Page \_\_\_.

Kay Pennell  
REGISTER OF DEEDS

### COMPLIANCE:

Reviewed in Compliance with K.S.A. 58-2005

Michael D. Kelly, P.S. #869  
DOUGLAS COUNTY SURVEYOR

### NOTES:

- The basis of bearings for this plat is Kansas State Plane Zone 1501.
- No fences or obstructions shall be constructed within dedicated Drainage Easements
- Any additional easements determined to be required during the engineering of public improvements shall be dedicated through separate instrument.
- 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 unstable conditions.
- Master Street Tree Plan to be Recorded: Book \_\_\_; Page \_\_\_
- Lot 1 will be pinned prior to the recordation of the final plat at the Register of Deeds Office, per Section 20-811(k).
- All utilities will be underground, per Section 20-809(D)(4)(iv).
- Tract 'A' to be dedicated as a Drainage Easement.
- Tract 'B' and 'C' to be reserved as common open space.
- Density calculations for the Final Development Plan to be based on the total acreage of Lot 1, Tract 'B' and Tract 'C'.
- The maximum density for this development shall not exceed 7 dwelling units per acre and shall not exceed a maximum of 102 units.
- Residential building types shall be restricted to single family detached and duplex structures, not to exceed a maximum of three (3) attached units as a single building.
- The interior lot corners shall be set post utility construction.
- All existing easements not shown on this plat are hereby vacated.

Curve #	Length	Radius	Delta	Tangent Length	Chord Length
C1	79.74'	150.00'	30°27'31"	40.84'	78.80'
C2	271.73'	600.00'	25°56'53"	138.23'	269.41'
C3	164.99'	100.00'	94°32'05"	108.25'	146.91'
C4	40.44'	200.00'	11°35'07"	20.29'	40.37'

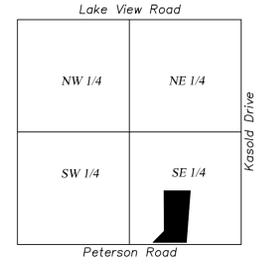
Lot / Tract #	Square Ft.	Acres
Lot 1	451,221.7 S.F.	10.359 Ac.
Tract A	81,632.5 S.F.	1.874 Ac.
Tract B	138,564.3 S.F.	3.181 Ac.
Tract C	43,640.0 S.F.	1.002 Ac.
Total Area	715,058.5 S.F.	16.416 Ac.

### LEGEND

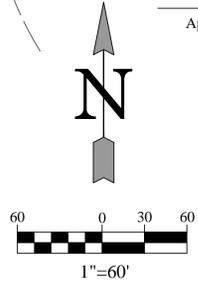
- DENOTES FOUND 3-1/4" DIA. STAMPED ALUM. DISK, DOUGLAS COUNTY SECTION CORNER, IN MONUMENT BOX, UNLESS OTHERWISE NOTED
- DENOTES FOUND 1/2" REBAR W/ PG KS CLS 131 CAP SET IN CONCRETE
- D/E DENOTES DRAINAGE EASEMENT
- U/E DENOTES UTILITY EASEMENT
- A/E DENOTES ACCESS EASEMENT
- (D) DENOTES DEEDED DIMENSION

Prepared For:  
North Forty, L.L.C.  
c/o Thomas S. Fritzel,  
Managing Partner  
P.O. Box 906  
Lawrence, KS 66044

Date of Preparation:  
April 28, 2015



SECTION 22-T12S-R19E  
Scale 1" = 2000'



### CLOSURE CALCULATIONS:

3,916.64' (plat boundary) / 0.016' (closing distance) = unadjusted error of closure 1 in 244,790.

### CERTIFICATION:

THIS IS TO CERTIFY that on this 4th day of February, 2014 a survey was made and monumented by me and that said survey meets or exceeds the "KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS".

SIGNED:  
ROGER B. DILL P.S. 1408



HUTTON FARMS WEST NO. 2 REPLAT  
SEC. 22, T12S, R19E DOUGLAS COUNTY, KANSAS

**ATLAS SURVEYORS, LLC.**  
TAKING CARE OF YOUR NEEDS

207 South 5th Street | Leavenworth, Kansas 66048 | 913.682.8600 | 913.682.8606 (F)