

BAUER FARM SEVENTH PLAT

A REPLAT OF LOT 2 CHAMPION ADDITION, LOT 3 BAUER FARMS 1ST PLAT AND A PART OF THE SE 1 / 4 OF THE SE 1 / 4 OF SECTION 28-T12S-R19 IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS




BAUER FARM SEVENTH PLAT

Prepared For:

Treanor Architects Matthew L. Murphy 1040 Vernon Street Lawrence, Kansas 66004 (785) 842-4636

Date of Preparation:

February 26, 2015



**Renaissance
Infrastructure
Consulting**

1138 West Cambridge Circle Drive
Kansas City, Kansas 66103

913.317.8500
www.ri-consult.com

NOTES:

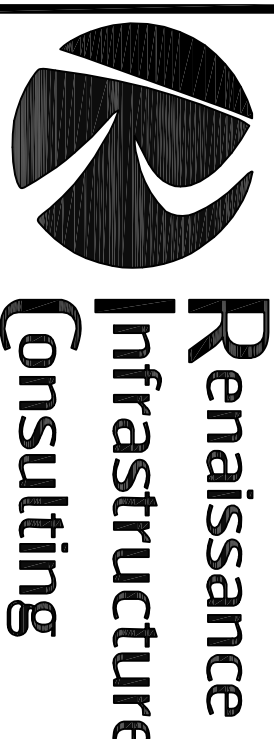
1. The basis of bearings for this plat is BAUER F&M FIRST PLAT.
 2. No fences or obstructions shall be constructed within dedicated Drainage Easements.
 3. Any additional easements determined to be required during the proceeding of public improvements shall be dedicated through separate instrument.
 4. Sols investigations shall be performed before primary structures are erected on lots with adjoins greater than 3.1, or non-engineered fill greater than 12 inches. A Sols 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 indicators of unstable conditions.
 5. Master Street Tree Record: Book ____; Page ____.
 6. All utilities will be underground, per Section 20-409(f)(4)(v).
- Pins for all lot corners shall be set prior to the recording of the final plat.

CERTIFICATION:

THIS IS TO CERTIFY that on this 27th day of February, 2015 a survey was made and monumented by me and that said survey meets or exceeds the "KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS"

Roger B. Dill, Kansas LS-1408

BAUER FARM SEVENTH PLAT



FINAL PLAT

BAUER FARM SEVENTH PLAT

A REPLAT OF LOT 2 CHAMPION ADDITION, LOT 3 BAUER FARMS 1ST PLAT AND A PART OF THE SE 1 / 4 OF THE SE 1 / 4 OF SECTION 28-T12S-R19 IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

LEGAL DESCRIPTION:

LOT 2, CHAMPION ADDITION, LOT 3 BAUER FARMS 1ST PLAT and a part of the Southeast Quarter of the Southeast Quarter of Section 28, Township 12 South, Range 19 East of the Sixth Principal Meridian, all in the City of Lawrence, Douglas County, Kansas more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 28; thence South 88°11'38" West, along the South line of the Southeast Quarter of said Section 28, a distance of 40.00 feet; thence North 01°47'22" West, a distance of 75.00 feet, to the intersection of the westerly right-of-way line of Folks Road, as now established and the northerly right-of-way line of U.S. Highway 40 (6th Street), as now established and to the Point of Beginning; thence South 88°11'40" West, coincident with the northerly right-of-way line of said U.S. Highway 40 (6th Street), a distance of 1,301.77 feet; thence North 01°48'22" West, a distance of 227.00 feet, to the southerly right-of-way line of Bauer Farm Drive, as now established; thence North 88°11'38" East, coincident with said southerly right-of-way line, a distance of 300.95 feet; thence North 01°48'22" West, a distance of 60.00 feet to the northerly right-of-way line of said Bauer Farm Drive; thence South 88°11'38" West, coincident with said northerly right-of-way line, a distance of 112.07 feet, to the southeast corner of BAUER FARM FIFTH PLAT; thence North 01°48'22" West, coincident with the east line of said BAUER FARM FIFTH PLAT, a distance of 473.00 feet, to the southerly right-of-way line of Overland Drive, as now established; thence North 88°11'38" East, coincident with said southerly right-of-way line, a distance of 636.06 feet to the northwest corner of BAUER FARM FOURTH PLAT; thence South 01°48'22" East, coincident with the west line of said BAUER FARM FOURTH PLAT, a distance of 533.00 feet to the southerly right-of-way line of said Bauer Farm Drive; thence North 88°11'38" East, coincident with said southerly right of way line, a distance of 247.05 feet, to a point of curvature; thence easterly and northeasterly, coincident with said southerly right-of-way line and along a curve to the left having a radius of 230.00 feet and a central angle of 30°41'08", an arc distance of 123.16 feet, to a point of reverse curvature; thence northeasterly and easterly, coincident with said southerly right-of-way line and along a curve to the right having a radius of 170.00 feet and a central angle of 30°42'08", an arc distance of 91.08 feet, to a point of tangency; thence North 88°12'38" East, coincident with said southerly right-of-way line, a distance of 25.73 feet to the westerly right-of-way line of said Folks Road; thence South 01°47'22" East, coincident with said westerly right-of-way line, a distance of 283.00 feet to the Point of Beginning. Containing 634.627 square feet or 14.569 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 "BAUER FARM SEVENTH 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 or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Lawrence, Kansas.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over, under and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Lawrence, Kansas.

An easement or license to lay, construct, alter, repair, replace and operate one or more water lines and all appurtenances convenient for the distribution of water, together with the right of ingress and egress, over and through those areas designated as "Water Line Easement" or "W/L/E" on this plat is hereby granted to the City of Lawrence, Kansas.

Michael L. Treanor

Managing Member, Bauer Farms Residential, LLC

Michael L. Treanor

President, Free State Holdings, Inc.

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 Michael L. Treanor, Managing Member & President, Bauer Farms Residential, LLC and Free State Holdings, Inc., respectively, 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 Major Subdivision under the Subdivision Regulations of the City of Lawrence & the Unincorporated Areas of Douglas County

Associated Preliminary Development Plan Approved by the Lawrence-Douglas County Planning Commission, Douglas County, Kansas

	Date		Date
Scott McCullough		Clay Britton	
DIRECTOR, Planning Development Services		CHAIR	

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

	Date		Date
Jerry Farmer		Diane Bucia	
MAJOR		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, _____: Page _____.

Key Personnel
REGISTER OF DEEDS

COMPLIANCE:

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

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

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Roger B. Dill, Kansas LS-1408

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