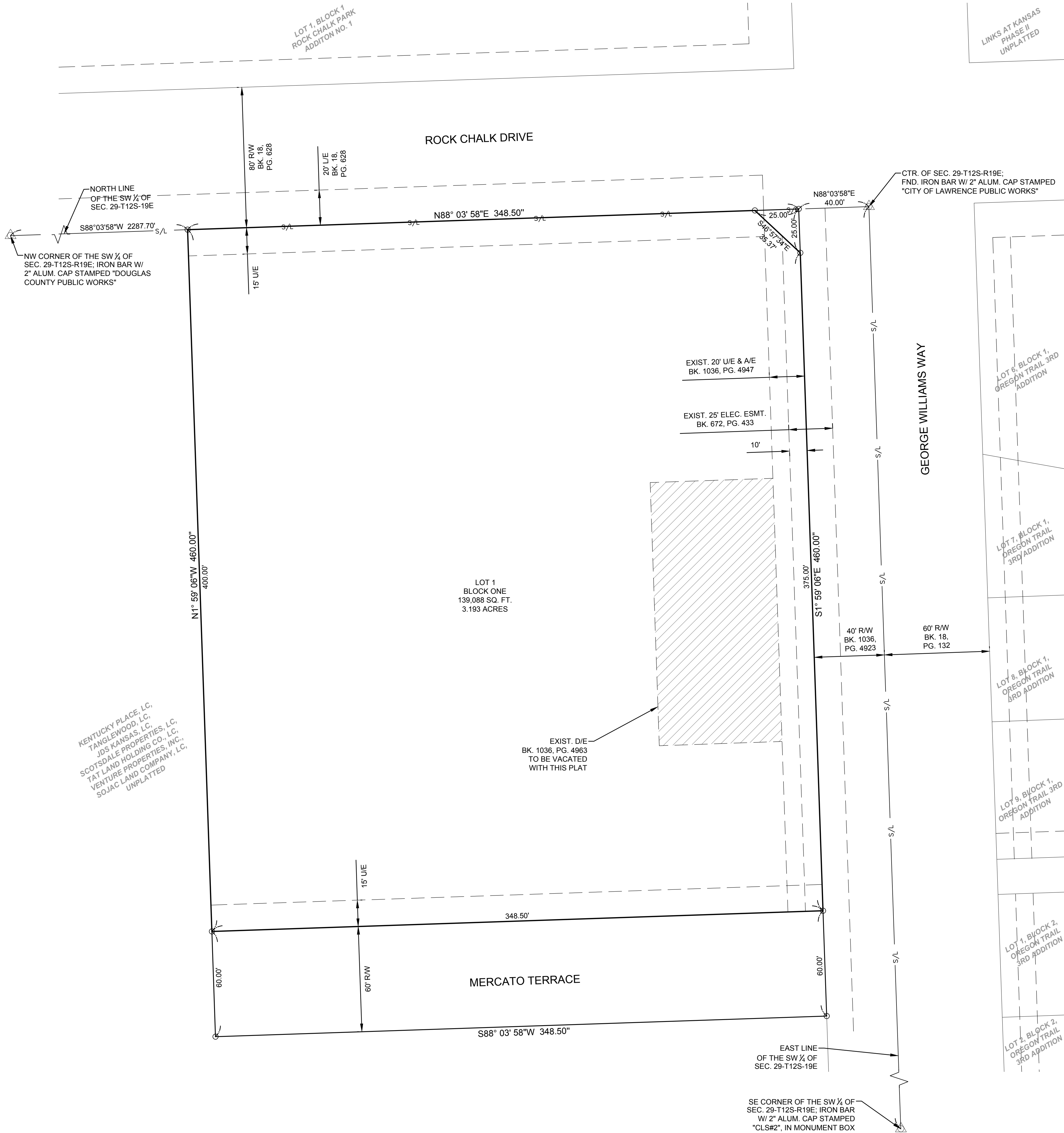
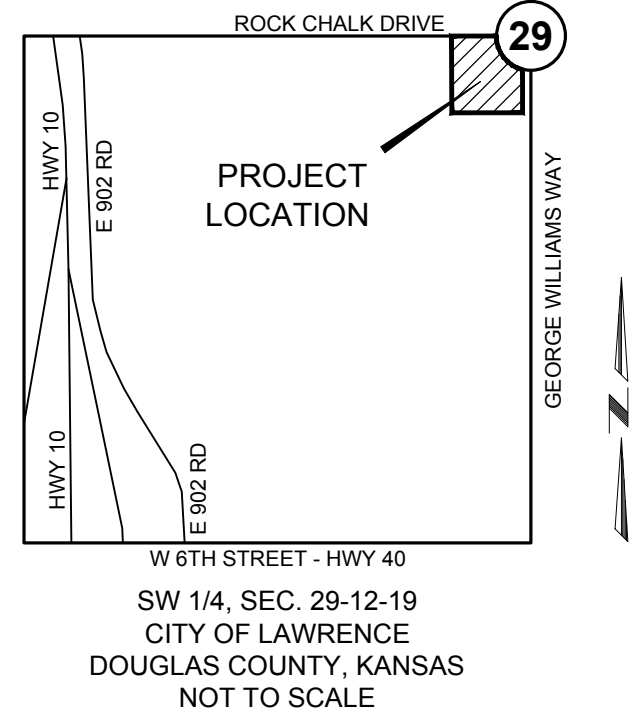


FILE NAME: W:\20173000\CAD\Planning\FP\173000V -- FP.dwg LAST SAVED BY: Anthony Malone SAVED DATE: 3/28/2017 1:45 PM PLOTTED: 3/28/2017 3:17 PM



LOCATION MAP:



MONUMENTATION:

- SET 1/2" x 24" REBAR W / "PLS 889" CAP

LEGEND:

- ▨ EASEMENT TO BE VACATED  
U/E UTILITY EASEMENT  
A/E ACCESS EASEMENT  
D/E DRAINAGE EASEMENT

LEGAL DESCRIPTION:

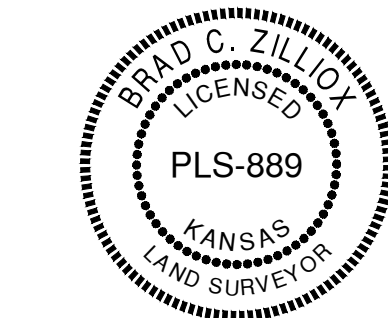
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 29, THENCE SOUTH 88°03'58" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GEORGE WILLIAMS WAY, AS RECORDED IN BOOK 1036, PAGE 4923, DATED MAY 4, 2008 IN SAID COUNTY AND STATE, ALSO BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF GEORGE WILLIAMS WAY AND THE SOUTH RIGHT-OF-WAY LINE OF ROCK CHALK DRIVE, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE SOUTH 1°59'06" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF GEORGE WILLIAMS WAY, 460.00 FEET; THENCE SOUTH 88°03'58" WEST, PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, 348.50 FEET; THENCE NORTH 1°59'06" WEST, PARALLEL TO SAID WEST RIGHT-OF-WAY LINE OF GEORGE WILLIAMS WAY, 460.00 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ROCK CHALK DRIVE; THENCE NORTH 88°03'58" EAST, ALONG SAID NORTH LINE, 348.50 FEET TO THE POINT OF BEGINNING. CONTAINS 3.680 ACRES, MORE OR LESS.

NOTES:

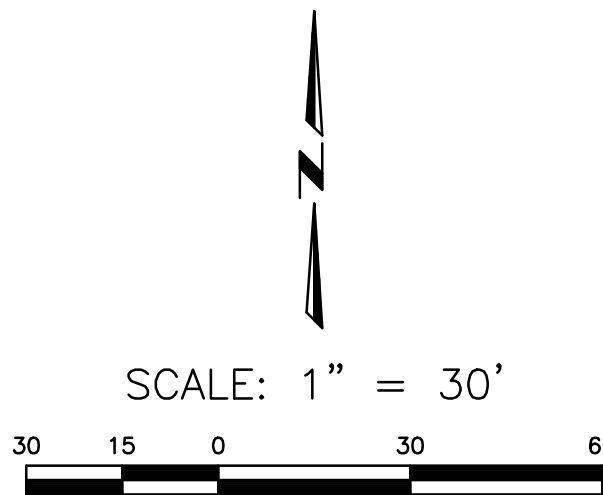
- THE BASIS OF BEARINGS FOR THIS SURVEY IS KANSAS STATE PLANE NAD 83 NORTH ZONE.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 152, MAP NUMBER 20045C0152E, DOUGLAS COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF SEPTEMBER 2, 2015.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_. IF STREET TREES DIE, THE PROPERTY OWNER IS RESPONSIBLE FOR REPLANTING TREES WITHIN ONE YEAR. NO TREES ON THE RIGHT-OF-WAY CAN BE REMOVED WITHOUT THE PERMISSION OF THE CITY OF LAWRENCE PARKS DEPARTMENT. TREES WITHIN THE RIGHT-OF-WAY REQUIRE TREE ROOT PROTECTION WITHIN A 10' RADIUS OF THE TREE TRUNK.

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 JANUARY, 2017. 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



DEDICATION:

BE IT KNOWN TO ALL MEN THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF "MERCATO ADDITION" 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".

STEVEN B. SCHWADA, MANAGER	DATE	TIMOTHY B. FRITZEL, MANAGER	DATE
KENTUCKY PLACE, LC		SOJAC LAND COMPANY, LC	

STEVEN B. SCHWADA, MANAGER	DATE	TIMOTHY B. FRITZEL, MANAGER	DATE
TANGLEWOOD, LC		SCOTSDALE PROPERTIES, LC	

STEVEN B. SCHWADA, MANAGER	DATE	TIMOTHY B. FRITZEL, MANAGER	DATE
JDS KANSAS, LC		TAT LAND HOLDING COMPANY, LC	

STEVEN B. SCHWADA, MANAGER	DATE
VENTURE PROPERTIES, INC.	

ACKNOWLEDGEMENT:

STATE OF KANSAS  
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, STEVEN B. SCHWADA, A MANAGER OF KENTUCKY PLACE, LC, TANGLEWOOD, LC, JDS KANSAS, LC, AND VENTURE PROPERTIES, INC., AND TIMOTHY B. FRITZEL, A MANAGER OF SOJAC LAND COMPANY, LC, SCOTSDALE PROPERTIES, LC, AND TAT LAND HOLDING COMPANY, LC, WHO 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

SCOTT MCCULLOUGH	DATE	PATRICK KELLY	DATE
DIRECTOR, PLANNING & DEVELOPMENT SERVICES		CHAIR	

DEDICATION OF EASEMENTS AND RIGHTS-OF-WAY  
ACCEPTED BY CITY COMMISSION, LAWRENCE, KANSAS

LESLIE SODEN	DATE	SHERRI RIEDEMANN	DATE
MAYOR		CITY CLERK	

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

MICHAEL D. KELLY, P.S. #869  
DOUGLAS COUNTY SURVEYOR

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 \_\_\_\_\_, 2017, AND IS DULY RECORDED AT \_\_\_\_ AM/PM, IN PLAT BOOK \_\_\_\_ PAGE \_\_\_\_

REGISTER OF DEEDS  
KAY PESNELL

# A FINAL PLAT OF MERCATO ADDITION

A SUBDIVISION IN THE CITY OF LAWRENCE,  
DOUGLAS COUNTY, KANSAS

SW 1/4, SEC. 29-12-19