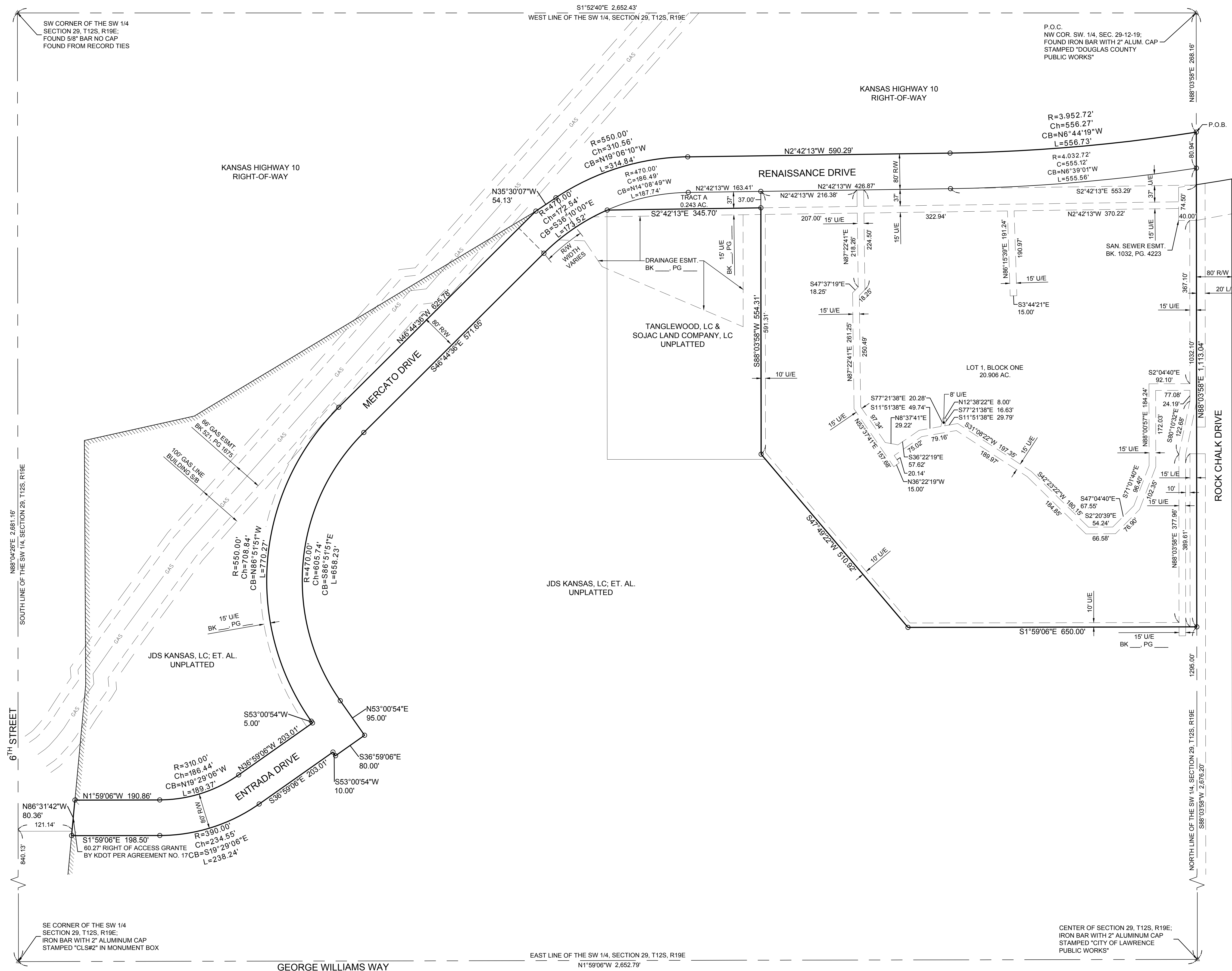
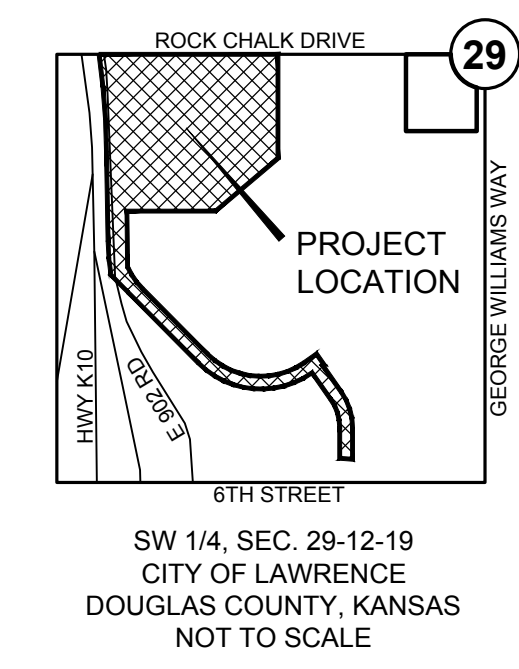


FILE NAME: w:\2017\2027\CAD\Planning\PP\20182027V-FP.dwg LAST SAVED BY: Christopher Storm SAVED DATE: 10/3/2018 11:53 AM PLOTTED: 10/3/2018 11:53 AM



LOCATION MAP:



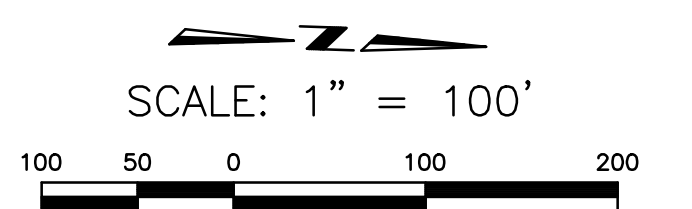
MONUMENTATION:

- SET 1/2" x 24" REBAR WITH "PLS 889" CAP
 - △ SECTION CORNER FOUND AS NOTED
- LEGEND:
- ▨ ACCESS RESTRICTION
 - U/E UTILITY EASEMENT
 - L/E LANDSCAPE EASEMENT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT

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 NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, THENCE NORTH 88°03'58" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 268.16 FEET TO THE POINT OF BEGINNING, SAID POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF KANSAS HIGHWAY 10, AS NOW ESTABLISHED; THENCE CONTINUING NORTH 88°03'58" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,113.04 FEET TO A POINT LOCATED 1,295.00 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 1°59'06" EAST, A DISTANCE OF 650.00 FEET; THENCE SOUTH 47°49'22" WEST, A DISTANCE OF 510.92 FEET; THENCE SOUTH 88°03'58" WEST, A DISTANCE OF 554.31 FEET; THENCE SOUTH 2°42'13" EAST, A DISTANCE OF 345.70 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, WITH A 172.54 FOOT CHORD BEARING SOUTH 36°10'00" EAST, AN ARC DISTANCE OF 173.52 FEET; THENCE SOUTH 46°44'36" EAST, A DISTANCE OF 571.65 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, WITH A 605.74 FOOT CHORD BEARING SOUTH 86°51'51" EAST, AN ARC DISTANCE OF 658.23 FEET; THENCE NORTH 53°00'54" EAST, A DISTANCE OF 95.00 FEET; THENCE SOUTH 36°59'06" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 53°00'54" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 36°59'06" EAST, A DISTANCE OF 203.01 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 390.00 FEET, WITH A 234.55 FOOT CHORD BEARING SOUTH 19°29'06" EAST, AN ARC DISTANCE OF 238.24 FEET; THENCE SOUTH 1°59'06" EAST, A DISTANCE OF 198.50 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF 6TH STREET; THENCE NORTH 86°31'42" WEST ALONG SAID NORTHERN RIGHT-OF-WAY LINE OF 6TH STREET, A DISTANCE 80.36 FEET, SAID POINT BEING LOCATED 260.26 FEET SOUTHEAST OF POINT OF INFLECTION OF SAID NORTHERN RIGHT-OF-WAY LINE; THENCE NORTH 1°59'06" WEST, A DISTANCE OF 190.86 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET, WITH A 186.44 FOOT CHORD BEARING NORTH 19°29'06" WEST, AN ARC DISTANCE OF 189.37 FEET; THENCE NORTH 36°59'06" WEST, A DISTANCE OF 203.01 FEET; THENCE SOUTH 53°00'54" WEST, A DISTANCE OF 5.00 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, WITH A 708.84 FOOT CHORD BEARING NORTH 86°51'51" WEST, AN ARC DISTANCE OF 770.27 FEET; THENCE NORTH 46°44'36" WEST, A DISTANCE OF 625.78 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF KANSAS HIGHWAY 10; THENCE NORTH 35°30'07" WEST ALONG SAID EASTERN RIGHT-OF-WAY OF KANSAS HIGHWAY 10, A DISTANCE OF 54.13 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET ALONG SAID EASTERN RIGHT-OF-WAY OF KANSAS HIGHWAY 10, WITH A 310.56 FOOT CHORD BEARING NORTH 19°06'10" WEST, AN ARC DISTANCE OF 314.84 FEET; THENCE NORTH 2°42'13" WEST ALONG SAID EASTERN RIGHT-OF-WAY OF KANSAS HIGHWAY 10, A DISTANCE OF 590.29 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 3,952.72 FEET ALONG SAID EASTERN RIGHT-OF-WAY OF KANSAS HIGHWAY 10, WITH A 556.27 FOOT CHORD BEARING NORTH 6°44'19" WEST, AN ARC DISTANCE OF 556.73 FEET TO THE POINT OF BEGINNING; CONTAINING 27.636 ACRES, MORE OR LESS.



A FINAL PLAT OF
MERCATO
2ND ADDITION
 A SUBDIVISION IN THE CITY OF LAWRENCE,
 DOUGLAS COUNTY, KANSAS
 SW 1/4, SEC. 29-12-19
 SHEET 1 OF 2

SW CORNER OF THE SW 1/4 SECTION 29, T12S, R19E; FOUND 5/8" BAR NO CAP FOUND FROM RECORD TIES

SE CORNER OF THE SW 1/4 SECTION 29, T12S, R19E; IRON BAR WITH 2" ALUMINUM CAP STAMPED "CLS#2" IN MONUMENT BOX

P.O.C. NW COR. SW. 1/4, SEC. 29-12-19; FOUND IRON BAR WITH 2" ALUM. CAP STAMPED "DOUGLAS COUNTY PUBLIC WORKS"

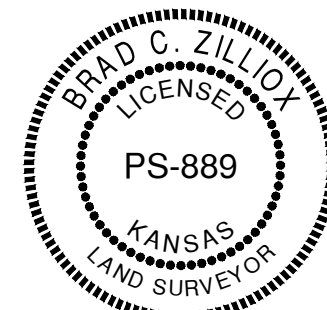
P.O.B. CENTER OF SECTION 29, T12S, R19E; IRON BAR WITH 2" ALUMINUM CAP STAMPED "CITY OF LAWRENCE PUBLIC WORKS"

NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS KANSAS STATE PLANE NAD83 NORTH ZONE
2. ERROR OF CLOSURE: 0.013' PRECISION: 1:670,355
3. 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 2004SC0152E, DOUGLAS COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF SEPTEMBER 2, 2015.
4. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS IN BOOK _____, PAGE _____.
5. THE BOUNDARY MONUMENTS WILL BE SET PRIOR TO THE RECORDATION OF THE FINAL PLAT AT THE REGISTER OF DEEDS OFFICE, PER SECTION 20-811(K). INTERIOR PROPERTY CORNERS WILL BE SET AFTER SUBSTANTIAL COMPLETION OF INFRASTRUCTURE AND UTILITIES.
6. TRACTS A IS TO BE PRIVATELY OWNED MAINTAINED BY THE TRACT OWNER.
7. ALL UTILITIES WILL BE UNDERGROUND PER SECTION 20-809(f)(4)(iv).
8. THE LANDSCAPE EASEMENT IS INTENDED TO ACCOMMODATE THE PRESERVATION OF TREES WHICH THE CITY HAS IDENTIFIED FOR PROTECTION. TREES WITHIN THIS LANDSCAPE EASEMENT WILL BE ACCEPTED IN LIEU OF STREET TREES. IF TREES IDENTIFIED FOR PROTECTION ARE DESTROYED OR DAMAGED TO THE POINT THAT THE PLANNING DIRECTOR DETERMINES THEY NEED TO BE REPLACED, REPLACEMENT TREES OF A SIMILAR SPECIES SHALL BE PLANTED BY THE DEVELOPER.

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 SEPTEMBER 20, 2018. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



BRAD C. ZILLOX, P.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 2ND 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 TO ENTER UPON FOR THE PURPOSE OF LANDSCAPE MAINTENANCE AND ARE OUTLINED ON THIS PLAT AS "LANDSCAPE EASEMENT" OR "L/E". EASEMENTS ARE 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 CINDY YULICH, CHAIRPERSON DATE
VENTURE PROPERTIES, INC. KENTUCKY PLACE, LC

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

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME CINDY YULICH, CHAIRPERSON OF THE LMH BOARD OF TRUSTEES, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON 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

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, STEVEN B. SCHWADA, MANAGER OF KENTUCKY PLACE, LC, TANGLEWOOD, LC, JDS KANSAS, LC, AND VENTURE PROPERTIES, INC., WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON 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

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, TIMOTHY B. FRITZEL, A MANAGER OF SOJAC LAND COMPANY, LC, SCOTSDALE PROPERTIES, LC, AND TAT LAND HOLDING COMPANY, LC, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON 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 PLAT APPROVED BY THE LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION, DOUGLAS COUNTY, KANSAS

SCOTT McCULLOUGH DATE KAREN WILLEY DATE
DIRECTOR, PLANNING & DEVELOPMENT SERVICES CHAIR

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

STUART BOLEY DATE SHERRI RIEDEMANN DATE
MAYOR CITY CLERK

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

KEVIN R. SONTAG, P.S. #1640 DATE
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 _____, 2018, AND IS DULY RECORDED AT ____ AM/PM, IN PLAT BOOK ____ PAGE _____

REGISTER OF DEEDS
KAY PESNELL

A FINAL PLAT OF MERCATO 2ND ADDITION

A SUBDIVISION IN THE CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS
SW 1/4, SEC. 29-12-19
SHEET 2 OF 2