

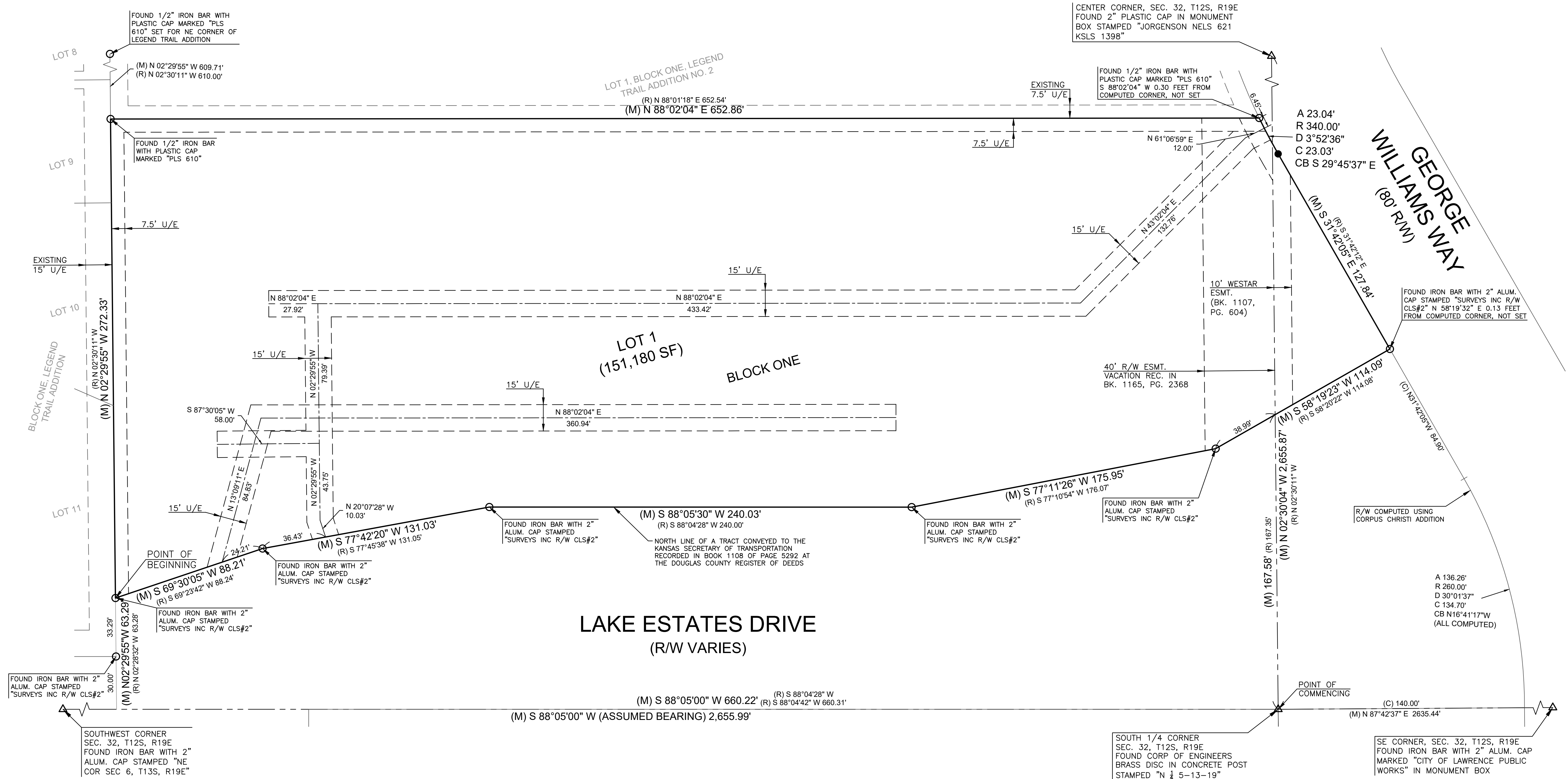
LEGEND

- △ ○ FOUND MONUMENT AS NOTED
- SET 1/2"x24" IRON BAR WITH PLASTIC CAP MARKED "BGCONS PS 758"
- BK., PG. REFERS TO BOOK AND PAGE AT THE DOUGLAS COUNTY REGISTER OF DEEDS
- U/E UTILITY EASEMENT
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- (C) COMPUTED DIMENSION

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

LISA LARSEN
MAYOR

SHERRI RIEDEMANN
CITY CLERK



LAND DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M. IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 S.88°05'00"W. (BEING AN ASSUMED BEARING) 660.22 FEET; THENCE N.02°29'55"W. 63.29 FEET TO THE POINT OF BEGINNING (BEING MARKED BY AN IRON BAR AND ALUMINUM CAP) ON THE EAST LINE OF LEGEND TRAIL ADDITION (A SUBDIVISION IN THE CITY OF LAWRENCE) AND THE NORTHWEST CORNER OF A TRACT CONVEYED TO THE KANSAS SECRETARY OF TRANSPORTATION RECORDED IN BOOK 1108 ON PAGE 5292 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG THE EAST LINE OF SAID LEGEND TRAIL ADDITION N.02°29'55"W. 272.33 FEET TO THE SOUTHWEST CORNER OF LEGEND TRAIL ADDITION NO. 2 (A SUBDIVISION IN THE CITY OF LAWRENCE); THENCE ALONG THE SOUTH LINE OF SAID LEGEND TRAIL ADDITION NO. 2 N.88°02'04"E. 652.86 FEET TO THE SOUTHEAST CORNER OF SAID LEGEND TRAIL ADDITION NO. 2 AND THE WEST RIGHT-OF-WAY LINE OF GEORGE WILLIAMS WAY (A PUBLIC STREET IN THE CITY OF LAWRENCE); THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID GEORGE WILLIAMS WAY ON A CURVE TO THE LEFT WITH A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 23.04 FEET (CHORD OF SAID CURVE BEARS: S.29°45'37"E. 23.03 FEET); THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID GEORGE WILLIAMS WAY S.31°42'05"E. 127.84 FEET TO THE NORTHEAST CORNER OF THE SAID SECRETARY OF TRANSPORTATION TRACT; THENCE ALONG THE NORTH LINE OF THE SAID SECRETARY OF TRANSPORTATION TRACT THE FOLLOWING FIVE CURVES

- (1) S.58°19'23"W. 114.09 FEET TO A POINT MARKED BY AN IRON BAR AND ALUMINUM CAP; THENCE
- (2) S.77°11'26"W. 175.95 FEET TO A POINT MARKED BY AN IRON BAR AND ALUMINUM CAP; THENCE
- (3) S.88°05'30"W. 240.03 FEET TO A POINT MARKED BY AN IRON BAR AND ALUMINUM CAP; THENCE
- (4) S.77°42'20"W. 131.03 FEET TO A POINT MARKED BY AN IRON BAR AND ALUMINUM CAP; THENCE
- (5) S.69°30'05"W. 88.21 FEET TO THE POINT OF BEGINNING, CONTAINING 3.47 ACRES.
- (6)

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 "LEGEND TRAIL ADDITION NO. 3" 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.

BY: TIMOTHY F. STULTZ, MANAGER, CASTLE ROCK L.C.

ACKNOWLEDGEMENT:

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT TIMOTHY F. STULTZ, MANAGER, CASTLE ROCK L.C. IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION AND DELIVERY OF THIS PLAT ON BEHALF OF CASTLE ROCK L.C. AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D., 20___. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

FILING RECORD:

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:
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 _____, 2019, AND IS DULY RECORDED AT ____ AM/PM, IN PLAT BOOK _____, PAGE _____.
KAY PESNELL, REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE:

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR IN THE STATE OF KANSAS WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME, OR UNDER MY SUPERVISION, THAT ALL SUBDIVISION REGULATIONS OF DOUGLAS COUNTY, KANSAS, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT, THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE FIELD WORK WAS COMPLETED FEBRUARY 22, 2019.

BY: ALBERT R. DIEBALL, P.S. 758

BG CONSULTANTS, INC.
1405 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
(785) 749-4474



ENDORSEMENTS:

APPROVED AS A MAJOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE AND THE UNINCORPORATED AREA OF DOUGLAS COUNTY.

SCOTT McCULLOUGH DATE PLANNING DIRECTOR
KAREN WILLEY DATE PLANNING COMMISSION CHAIR

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

KEVIN R. SONTAG, P.S. 1640 DATE DOUGLAS COUNTY SURVEYOR

GENERAL NOTES:

1. THE BASIS OF BEARINGS FOR THIS PLAT IS NAD83 STATE PLANE (KANSAS NORTH ZONE).
2. ERROR OF CLOSURE FOR BOUNDARY = 1:538,374
3. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS IN BOOK _____, PAGE _____
4. THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO SECTION 20-811(g) OF THE SUBDIVISION REGULATIONS.
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).
6. ALL UTILITIES WILL BE UNDERGROUND, PER SECTION 20-809(f)(4)(iv).
7. THE CITY ENGINEER APPROVED A WAIVER FROM THE ACCESS STANDARDS IN SECTION 20-915(3)(iii) OF THE LAND DEVELOPMENT CODE TO ALLOW AN ACCESS POINT AS A SECOND ACCESS POINT NECESSARY FOR COMPLIANCE WITH THE FIRE CODE.

FLOODPLAIN DATA

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 20045C0154D, EFFECTIVE DATE AUGUST 5, 2010.

**A FINAL PLAT OF
LEGEND TRAIL ADDITION NO. 3**

AN UNPLATTED TRACT OF LAND, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS
SW 1/4 AND SE 1/4, SEC. 32-T12S-R19E