LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 01°49'11" WEST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 1186.66 FEET; THENCE NORTH 88°10'49" EAST, 60.00 FEET; THENCE NORTH 65°30'25" EAST, 310.31 FEET; THENCE SOUTH 24°29'35" EAST, 321.41 FEET; THENCE ON A 445.00 FOOT RADIUS CURVE TO THE LEFT WITH A 366.92 FOOT CHORD BEARING SOUTH 48°50'25" EAST, AN ARC DISTANCE OF 378.20 FEET; THENCE SOUTH 16°48'44" WEST, 60.00 FEET; THENCE SOUTH 08°52'38" WEST, 318.44 FEET; THENCE SOUTH 73°53'25" EAST, 88.56 FEET; THENCE ON A 470.00 FOOT RADIUS CURVE TO THE LEFT WITH A 558.31 FOOT CHORD BEARING NORTH 69°41'21" EAST, AN ARC DISTANCE OF 597.80 FEET TO THE SOUTHERN LINE OF FALL CREEK FARMS, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE SOUTH 51°23'21" EAST, ALONG SAID SOUTHERLY LINE, 60.23 FEET; THENCE ON A 530.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 278.73 FOOT CHORD BEARING SOUTH 49°06'18" WEST, AN ARC DISTANCE OF 282.05 FEET; THENCE ON A 25.00 FOOT RADIUS CURVE TO THE LEFT WITH A 33.66 FOOT CHORD BEARING SOUTH 22°02'26" WEST, AN ARC DISTANCE OF 36.92 FEET; THENCE ON A 625.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 42.62 FOOT CHORD BEARING SOUTH 18°18'58" EAST, AN ARC DISTANCE OF 42.62 FEET; THENCE ON A 25.00 FOOT RADIUS CURVE TO THE LEFT WITH A 19.57 FOOT CHORD BEARING SOUTH 39°24'34" EAST, AN ARC DISTANCE OF 20.11 FEET; THENCE ON A 50.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 66.72 FOOT CHORD BEARING SOUTH 75°41'38" WEST, AN ARC DISTANCE OF 241.12 FEET; THENCE ON A 25.00 FOOT RADIUS CURVE TO THE LEFT WITH A 21.36 FOOT CHORD BEARING NORTH 08°33'15" EAST, AN ARC DISTANCE OF 22.07 FEET; THENCE ON A 575.00 FOOT RADIUS CURVE TO THE LEFT WITH A 35.07 FOOT CHORD BEARING NORTH 18°29'02" WEST, AN ARC DISTANCE OF 35.08 FEET; THENCE ON A 25.00 FOOT RADIUS CURVE TO THE LEFT WITH A 33.81 FOOT CHORD BEARING NORTH 62°46'18" WEST, AN ARC DISTANCE OF 37.12 FEET; THENCE ON A 530.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 108.35 FOOT CHORD BEARING SOUTH 80°33'18" WEST, AN ARC DISTANCE OF 108.54 FEET; THENCE SOUTH 01°46'22" EAST, 280.67 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 88°13'38" WEST, ALONG SAID SOUTH LINE, 905.50 FEET TO THE POINT OF BEGINNING. CONTAINS 20.202 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 "FALL CREEK FARMS 10TH 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 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" AND "DRAINAGE EASEMENT" OR "D/E."

WILLIAM E. FRITZEL, PRESIDENT
SOJAC LAND COMPANY, L.C.

ACKNOWLEDGEMENT

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME WILLIAM E. FRITZEL, PRESIDENT, SOJAC LAND COMPANY, 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 BY
LAWRENCE-DOUGLAS COUNTY
PLANNING COMMISSION
DOUGLAS COUNTY, KANSAS

CHAIR — DATE
DAVID BURRESS

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

MAYOR — DATE
MIKE RUNDLE

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

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

CITY CLERK — DATE
FRANK S. REEB

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 _____, 2004, AND IS DULY RECORDED AT _____ AM/PM, IN PLAT BOOK _____ PAGE _____ .

REGISTER OF DEEDS
KAY PESNELL

CERTIFICATION

I HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN HEREON ARE THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN THE MONTH OF DECEMBER, 2003 AND THAT THE PLAT IS A CLOSED TRAVERSE.

PLAT PREPARED DECEMBER, 2003

JOHN E. SELK, P.E., P.L.S. #610
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
(785) 843-7530

	LOT NO.	SQ. FT.	ACRES
BLOCK ONE	1	8,400	0.192
	2	8,400	0.192
	3	8,399	0.192
	4	8,554	0.196
	5	8,408	0.193
	6	8,721	0.200
	7	12,946	0.297
	8	14,499	0.328
	9	9,531	0.214
	10	9,294	0.213
	11	12,846	0.294
	12	11,874	0.272
	13	9,971	0.228
	14	10,567	0.242
	15	10,580	0.242
	16	9,216	0.211
	17	9,302	0.213
	18	9,090	0.208
	19	13,088	0.300
	20	23,787	0.546
	21	16,897	0.387
	22	8,994	0.206
	23	9,000	0.206
	24	11,474	0.263
BLK. TWO	1	11,570	0.265
	2	9,396	0.215
	3	8,820	0.202
	4	11,197	0.257
	1	11,595	0.266
	2	9,807	0.225
	3	10,561	0.242
	4	10,447	0.239
	5	16,721	0.383
BLOCK THREE	6	11,573	0.265
	7	10,253	0.235
	8	10,821	0.248
	9	13,087	0.300
	10	19,055	0.437
	11	10,925	0.250
	12	7,829	0.179
	13	7,828	0.179
	14	12,586	0.288
	15	11,803	0.270
	16	15,768	0.361
	17	14,315	0.328
	18	9,070	0.208
	19	12,178	0.279
	20	13,788	0.316
BLK. 4	1	12,354	0.283
	2	8,413	0.193
	3	13,028	0.299

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	403.69	475.00	391.65	S48°50'25"E
C2	133.64	475.00	133.19	S85°07'41"E
C3	270.08	475.00	266.44	S40°48'50"E
C4	191.72	300.00	188.48	N20°07'40"W
C5	107.71	200.00	106.42	S17°30'11"W
C6	73.49	300.00	73.31	N09°05'32"E
C7	118.43	700.00	118.29	S03°01'47"W
C8	118.46	700.00	118.32	N03°01'42"E
C9	90.88	1000.00	90.85	N89°12'59"W
C10	222.05	1000.00	221.60	N80°19'05"W
C11	633.14	500.00	591.68	N69°51'00"E
C12	313.68	500.00	308.56	N51°32'47"E
C13	284.94	500.00	281.10	N85°50'42"E
C14	34.52	500.00	34.51	S75°51'05"E
C15	92.96	1000.00	92.93	S04°58'58"E
C17	91.14	375.83	90.92	S03°51'24"W
C18	74.60	600.00	74.55	N16°55'10"W
C19	36.57	25.00	33.47	S74°57'12"W
C20	69.76	170.00	69.27	S21°03'32"W
C21	21.79	170.00	21.78	S05°44'49"W
C22	31.17	330.00	31.16	N04°48'48"E
C23	49.67	330.00	49.62	N11°47'52"E
C24	39.27	25.00	35.36	S28°51'25"E
C25	29.90	505.00	29.89	S26°11'20"E
C26	70.65	505.00	70.59	S31°53'33"E
C27	58.41	505.00	58.38	S39°12'50"E
C28	75.66	505.00	75.59	S46°49'11"E
C29	36.67	25.00	33.47	N09°05'24"W
C30	76.25	230.00	75.90	S23°26'02"W
C31	47.62	230.00	47.53	S08°00'19"W
C32	6.77	270.00	6.77	N02°47'34"E
C33	59.37	270.00	59.25	N09°48'38"E
C34	39.27	25.00	35.36	N61°06'35"E
C35	79.96	1030.00	79.94	N16°36'51"W
C36	104.53	1030.00	104.49	N81°14'43"W
C37	35.92	25.00	32.91	S42°59'10"E
C38	6.16	325.00	6.16	N02°21'44"W
C39	62.80	325.00	62.71	N08°26'27"W
C40	63.24	325.00	63.14	N19°33'06"W
C41	63.24	325.00	63.14	N30°40'03"W
C42	12.25	325.00	12.25	N37°21'20"W
C43	21.03	25.00	20.41	S14°20'27"E
C44	32.75	25.00	30.17	N09°00'42"W
C45	38.90	50.00	37.92	N50°03'46"W
C46	95.53	50.00	81.65	S52°54'57"W
C47	74.01	50.00	67.43	S44°13'21"E
C48	21.03	25.00	20.41	N62°31'50"W
C49	149.59	275.00	147.75	N22°51'09"W
C50	26.15	275.00	26.14	N04°32'40"W
C51	40.23	25.00	36.03	N44°16'56"E
C52	39.80	1035.00	39.80	S82°16'55"W
C53	2.20	660.00	2.20	S01°42'27"E
C54	70.14	660.00	70.11	S01°24'57"W
C55	39.35	660.00	39.34	S06°10'07"W
C56	31.38	740.00	31.38	N06°39'43"E
C57	90.25	740.00	90.20	N01°57'10"E
C58	41.85	965.00	41.85	S89°52'52"W
C59	36.19	25.00	34.58	N45°34'38"W
C60	52.35	1025.00	52.34	S03°16'58"E
C61	42.94	1025.00	42.93	S05°56'45"E
C62	14.92	25.00	14.70	N09°50'50"E
C63	6.11	25.00	6.09	N34°02'32"E
C64	56.85	50.00	53.84	S08°28'15"W
C65	34.20	50.00	33.53	S43°41'55"E
C66	45.50	50.00	43.95	S89°21'26"E
C67	19.19	50.00	19.07	N53°34'41"E
C68	19.88	25.00	19.36	S63°32'04"W
C69	36.49	599.53	36.48	N86°24'25"E
C70	62.03	599.53	62.01	N81°42'06"E
C71	8.44	25.00	8.40	S88°24'12"W
C72	11.45	25.00	11.35	N68°48'40"W
C73	46.61	50.00	44.94	S82°23'48"E
C74	41.84	50.00	40.63	N46°50'28"E
C75	36.83	50.00	36.00	N01°50'57"E
C76	36.83	50.00	36.00	N40°21'05"W
C77	47.16	50.00	45.43	N88°28'25"W
C78	31.81	50.00	31.28	S46°16'40"W
C79	22.33	25.00	21.59	N63°18'18"E
C80	26.61	549.53	26.60	N80°36'45"E
C81	54.34	549.53	54.32	N84°49'31"E
C82	22.33	25.00	21.59	S66°44'51"E
C83	12.34	50.00	12.34	N48°14'52"W
C84	21.03	25.00	20.41	S31°12'27"E
C85	89.63	975.00	89.60	S04°30'44"E
C86	1.00	975.00	1.00	S01°50'57"E
C87	43.01	25.00	37.90	S47°27'47"W
C88	129.50	970.00	129.41	N79°25'45"W
C89	29.02	970.00	29.02	N74°46'51"W
C90	34.84	25.00	32.17	N33°50'59"W
C91	56.06	405.83	56.02	S02°13'59"W
C92	36.12	345.83	36.10	S01°16'06"W
C93	40.10	25.00	35.94	S50°12'49"W
C94	90.14	530.00	90.04	S88°42'21"E
C95	201.69	574.53	200.66	N83°26'43"E

LEGEND

U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT
//////// NO ACCESS

NOTES

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS. BOOK , PAGE .

THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-708a OF THE CITY SUBDIVISION REGULATIONS.

BASIS OF BEARINGS FOR THIS PLAT IS NAD83-MODIFIED STATE PLANE (KANSAS NORTH ZONE)

ERROR OF CLOSURE = 1 : 381,993.

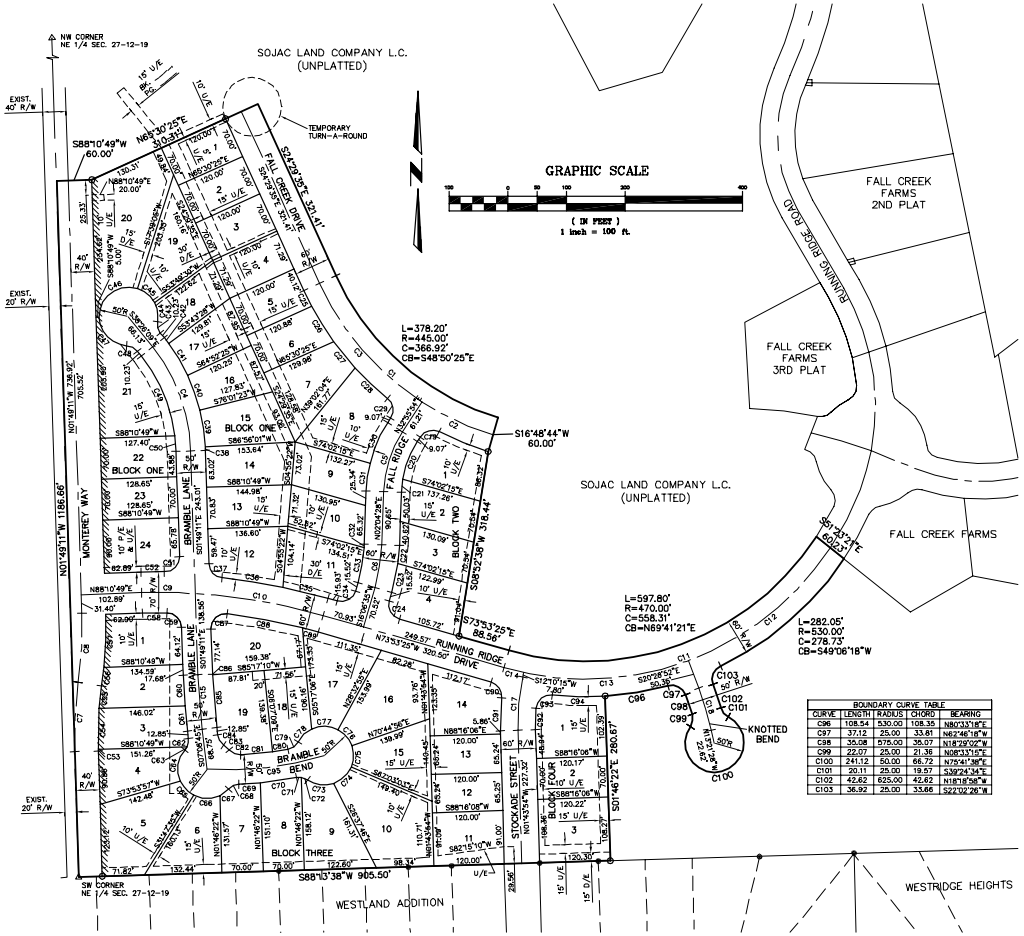
RESIDENTIAL DRIVEWAY ACCESS TO MONTEREY WAY FROM LOTS 20 THROUGH 24, BLOCK ONE, AND LOTS 1 THROUGH 5, BLOCK THREE, IS PROHIBITED.

THERE WILL BE NO STREET CONNECTION FROM RUNNING RIDGE DRIVE WITH MONTEREY WAY UNTIL MONTEREY WAY IMPROVEMENTS ARE COMPLETED.

ORDINANCE NO. 7744 ESTABLISHES MAXIMUM SPECIAL ASSESSMENTS FOR THE IMPROVEMENT OF MONTEREY WAY WHICH INCLUDES PROPERTY IN THIS PLAT.

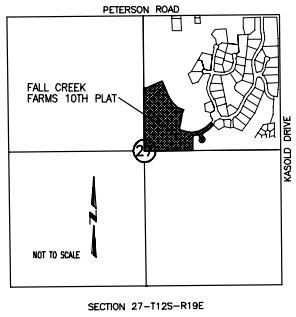
ORDINANCE NO. 7766 ESTABLISHES MAXIMUM SPECIAL ASSESSMENTS FOR THE IMPROVEMENT OF PETERSON ROAD WHICH INCLUDES PROPERTY IN THIS PLAT.

MEBO TABLE		
BLOCK	LOT NO.	MEBO
ONE	1	
ONE	2	
ONE	3	
ONE	4	
ONE	5	
ONE	6	
ONE	7	
ONE	8	
ONE	9	
ONE	10	
ONE	11	
ONE	12	
ONE	13	
ONE	14	
ONE	15	
ONE	16	
ONE	17	
ONE	18	
ONE	19	
ONE	20	
FOUR	3	



BOUNDARY CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C96	108.54	530.00	108.35	N80°33'18"E
C97	37.12	25.00	33.81	N62°46'18"W
C98	35.08	575.00	35.07	N18°29'02"W
C99	22.07	25.00	21.36	N08°33'15"E
C100	241.12	50.00	66.72	N75°41'38"E
C101	20.11	25.00	19.57	S39°24'34"E
C102	42.62	625.00	42.62	N18°18'58"W
C103	36.92	25.00	33.66	S22°02'26"W

LOCATION MAP



SECTION 27-T12S-R19E

MONUMENTATION

● 1/2" BAR W/CAP "PLS 610" FOUND (ORIGINAL SUBDIVISION CORNER)
○ 1/2" X 24" BAR W/CAP "PLS 610" SET

A FINAL PLAT OF

FALL CREEK FARMS 10TH PLAT

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

NE 1/4, SEC. 27-T12S-R19E