

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 NORTHWEST CORNER OF FALL CREEK FARMS 3RD PLAT, A SUBDIVISION IN THE CITY OF LAWRENCE, THENCE NORTH 62°06'30" EAST, ALONG THE NORTH LINE OF SAID FALL CREEK FARMS 3RD PLAT, 144.72 FEET TO THE NORTHEAST CORNER THEREOF; SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF RUNNING RIDGE ROAD; THENCE NORTH 30°11'15" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 127.88 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ON A 280.00 FOOT RADIOUS CURVE TO THE RIGHT WITH A 127.37 FOOT CHORD BEARING NORTH 17°02'25" WEST, AN ARC DISTANCE OF 128.50 FEET; THENCE SOUTH 78°57'50" WEST, 204.86 FEET; THENCE SOUTH 25°40'05" EAST, 261.91 FEET; THENCE SOUTH 73°24'54" EAST, 62.28 FEET TO THE POINT OF BEGINNING. CONTAINS 1.174 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 11TH PLAT" AND HAVE CAUSED THE SAME TO BE SURVEYED 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, I/WE HEREBY SO DEDICATE. 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 _____, 2005, 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 HERETO 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

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

CHAIR JOHN HASE

DATE

MAYOR MIKE RUNDLE

DATE

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

CITY CLERK

FRANK S. REED

DATE

MICHAEL D. KELLY, P.L.S. #689
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 _____, 2005, AND IS DULY RECORDED AT _____ AM/PM, IN PLAT BOOK _____ PAGE _____.

REGISTER OF DEEDS
KAY PIESNELL

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 MARCH, 2005 AND THAT THE PLAT IS A CLOSED TRIANGLE.

JOHN E. SELK, P.L.S., P.L.S. #810
1310 WAWANUSA DRIVE
LAWRENCE, KANSAS 66049
(785) 843-7533

PLAT PREPARED MARCH, 2005

NOTES

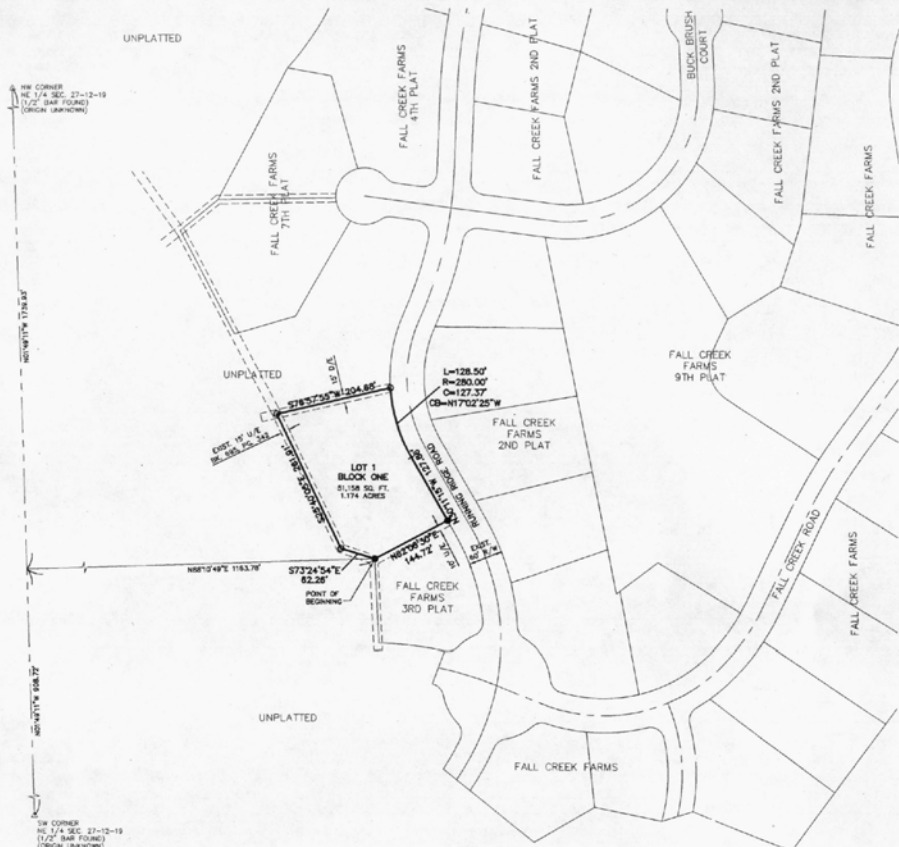
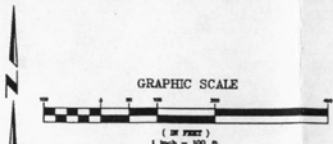
STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS, BOOK _____, PAGE _____.

THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-705 OF THE CITY SUBDIVISION REGULATIONS.

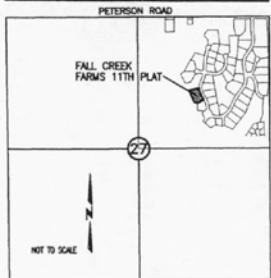
BASIS OF BEARINGS FOR THIS PLAT IS NAD83-MODIFIED STATE PLANE (KANSAS NORTH ZONE)

ERROR OF CLOSURE = 1 : 290,250

SOILS INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERECTED ON LOTS WITH SLOPES GREATER THAN 3:1 OR NON-ENGINEERED FILL GREATER THAN 12 INCHES. A SOILS 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 INDICATIONS OF UNSUITABLE CONDITIONS.



LOCATION MAP



MONUMENTATION

• 1/2" BAR W/CAP "PLS 810" FOUND (ORIGINAL SUBDIVISION CORNER)
O 1/2" x 24" BAR W/CAP "PLS 810" SET

A FINAL PLAT OF
**FALL CREEK FARMS
11TH PLAT**

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

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