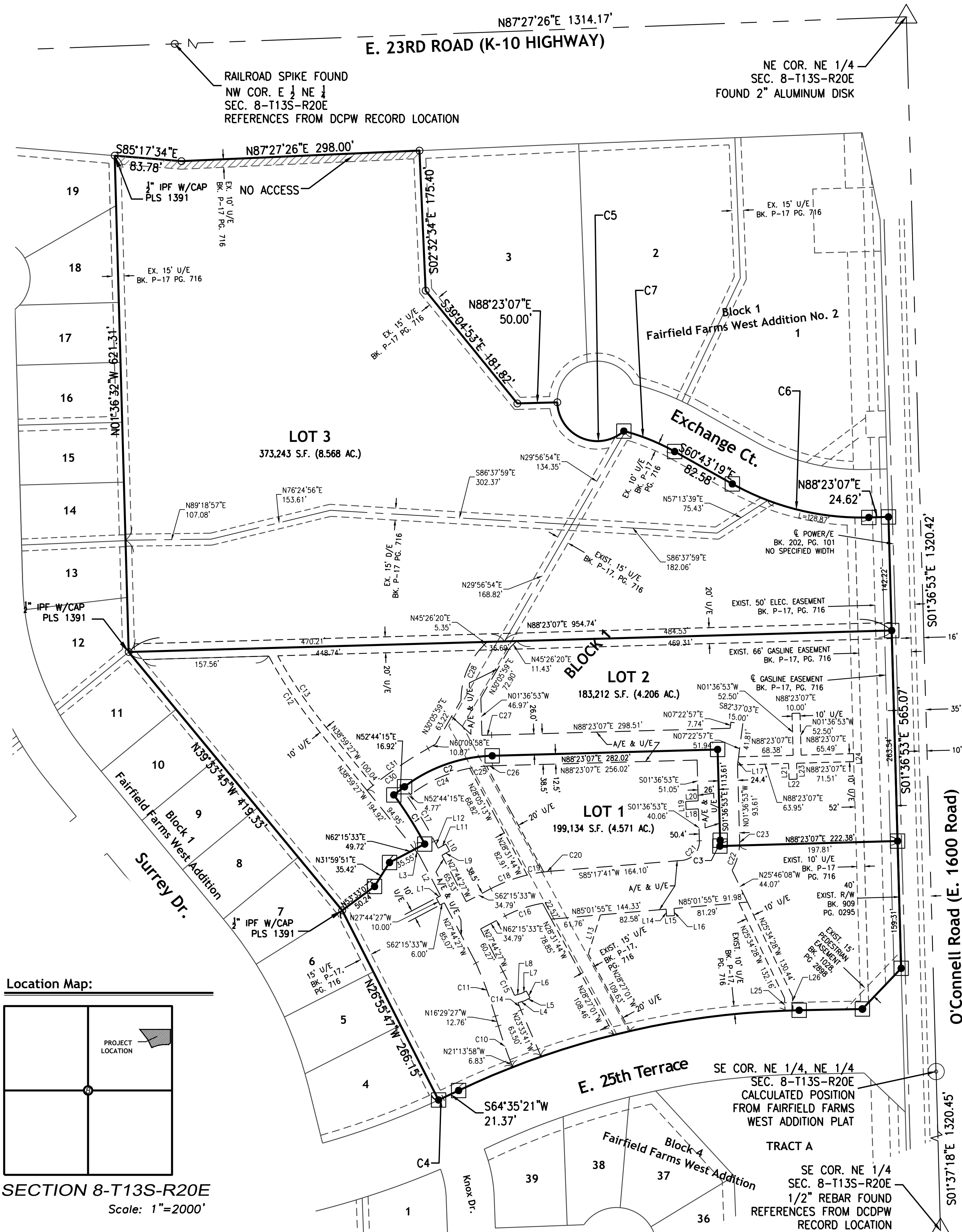


MINOR SUBDIVISION

BETHEL ESTATES OF LAWRENCE NO. 1

A REPLAT OF LOT 3, BLOCK 1, FAIRFIELD FARMS WEST ADDITION
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.



NOTES:

- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS AT BOOK-----, PAGE-----.
- SOILS INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERECTED ON LOTS WITH SLOPE 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 EXCAVATIONS OF UNSUITABLE CONDITIONS.
- THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES TO CHAPTER 20, ARTICLE 8, SECTION 20-811(g)(4) OF THE CITY SUBDIVISION REGULATIONS.
- ALL SUBDIVISION BOUNDARY DIMENSIONS ARE CALCULATED MEASURED VALUES.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE "100 YEAR FLOODPLAIN" ACCORDING TO FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 20045C0179E, EFFECTIVE DATE SEPTEMBER 2, 2015.
- FURTHER DIVISION OR CONSOLIDATION OF ANY LOTS CONTAINED IN THIS MINOR SUBDIVISION/REPLAT IS PROHIBITED, AND SHALL BE PROCESSED AS MAJOR SUBDIVISION, UNLESS THE ACTION MEETS THE EXCEPTIONS NOTED IN SECTION 20-808(c)(5)(i).
- INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF IMPROVEMENTS IN ACCORDANCE WITH SECTION 20-811(k).

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON IS THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS AND THAT IT REPRESENTS A CLOSED TRAVERSE. THE FIELD WORK WAS COMPLETED IN THE FIELD OCTOBER 28, 2015.

COOK, FLATT & STROBEL, ENGINEERS, P.A.
2930 SW WOODSIDE DRIVE, TOPEKA, KANSAS 66614
(785) 272-4706

MICHAEL A. ADAMS, P.S. 1126

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 _____, 20____ AND IS DULY RECORDED AT _____, PLAT BOOK _____, PAGE _____.

REGISTER OF DEEDS _____ DATE _____
KAY PESNELL

SITE SUMMARY:

EXISTING LOT AREA:	17.35 ACRES
TOTAL NUMBER OF LOTS:	3 LOTS
MINIMUM LOT SIZE: (LOT 2, BLOCK 1)	183,212 S.F.
MAXIMUM LOT SIZE: (LOT 3, BLOCK 1)	373,243 S.F.
AVERAGE LOT SIZE:	251,863 S.F.

Lot Line Curve Table				
Curve #	Chord Direction	Arc Length	Radius	Chord Length
C1	N32°11'54"W	72.64'	500.00'	72.58'
C2	N70°33'41"E	118.18'	189.95'	116.28'
C3	S02°34'27"W	7.31'	40.70'	7.30'

Lot Line Curve Table				
Curve #	Chord Direction	Arc Length	Radius	Chord Length
C10	N18°51'43"W	47.84'	578.00'	47.82'
C11	N20°03'45"W	70.82'	568.00'	70.77'
C12	N33°36'38"W	108.55'	578.00'	108.39'
C13	N33°51'50"W	101.65'	568.00'	101.52'
C14	N22°20'49"W	9.90'	512.50'	9.90'
C15	N25°53'01"W	33.22'	512.50'	33.22'
C16	N71°16'19"E	49.55'	157.50'	49.35'
C17	N31°21'45"W	64.79'	512.50'	64.75'
C18	N69°22'29"E	48.68'	196.00'	48.56'
C19	N79°34'02"E	21.05'	196.00'	21.04'
C20	N83°58'10"E	9.07'	196.00'	9.07'
C21	N41°50'24"E	36.40'	24.00'	33.01'
C22	N16°36'18"E	32.72'	74.39'	32.45'
C23	N01°11'43"E	7.30'	74.39'	7.29'
C24	N65°55'37"E	81.70'	177.45'	80.98'
C25	N82°34'08"E	21.39'	177.45'	21.37'
C26	N87°12'13"E	7.32'	177.45'	7.32'
C27	S87°47'02"W	12.13'	578.00'	12.13'
C28	N22°45'29"E	77.19'	97.50'	75.19'
C29	N69°41'51"E	38.04'	1039.89'	38.03'
C30	N55°33'39"E	92.91'	578.00'	92.81'
C31	N56°03'24"E	82.91'	578.00'	82.84'

Easement Line Table		
Line #	Direction	Length
L1	N62°15'33"E	6.00'
L2	N27°44'27"W	58.13'
L3	N38°59'27"W	8.61'
L4	N73°30'33"E	9.03'
L5	N62°15'33"E	7.57'
L6	S28°33'49"E	10.00'
L7	N62°15'33"E	6.44'
L8	N73°30'33"E	9.27'
L9	N61°13'10"E	11.09'
L10	S28°46'50"E	10.00'
L11	N61°13'10"E	10.91'
L12	N27°44'27"W	9.95'
L13	N17°06'20"E	51.21'
L14	S03°06'26"E	8.62'
L15	N86°53'34"E	10.00'
L16	N03°06'26"W	8.95'
L17	N07°22'57"E	10.13'
L18	N86°43'52"E	15.40'
L19	N03°16'08"W	10.00'
L20	N86°43'52"E	15.69'
L21	N01°36'53"W	19.95'
L22	N88°23'07"E	10.00'
L23	N01°36'53"W	19.95'
L24	N01°37'09"W	10.00'
L25	N02°35'27"W	15.76'
L26	N02°35'27"W	17.93'



Scale: 1" = 80'

DATUM = NAVD88 PER GPS NETWORK OBSERVATIONS

PREPARED ON 09-03-15

DESCRIPTION:

LOT 3, BLOCK 1, FAIRFIELD FARMS WEST ADDITION, A TRACT OF LAND IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

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 "BETHEL ESTATES OF LAWRENCE NO. 1" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN AND FULLY DEFINED ON THIS PLAT. AN EASEMENT IS HEREBY DEDICATED 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." AN "ACCESS EASEMENT" OR "A/E" IS HEREBY GRANTED TO THE CITY OF LAWRENCE GIVING THE RIGHT OF ACCESS, INGRESS AND EGRESS, FOR FIRE DEPARTMENT VEHICULAR ACCESS OVER AND ACROSS SAID EASEMENT. SAID EASEMENT IS ALSO GRANTED FOR PUBLIC ACCESS TO THE OWNERS, RESIDENTS & VISITORS OF RESIDENTS OF LOT 1 AND LOT 2 FOR THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID EASEMENT FOR ACCESS.

BY: _____
WILLIAM NEWSOME, MANAGER
SOUTHWIND CAPITAL LLC

BY: _____
ROBERT A. RUBENSTEIN, MANAGER
BJ NORTH COUNTY MEDICAL DENTAL CENTER LLC

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE. ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME WILLIAM NEWSOME, MANAGER SOUTHWIND CAPITAL, LLC, 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.

NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC PRINTED NAME _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE. ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ROBERT A. RUBENSTEIN, MANAGER BJ NORTH COUNTY MEDICAL DENTAL CENTER LLC, 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.

NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC PRINTED NAME _____ MY COMMISSION EXPIRES _____

ENDORSEMENTS:

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

EASEMENTS ACCEPTED BY
CITY COMMISSION LAWRENCE, KANSAS

PLANNING DIRECTOR
SCOTT MCCULLOUGH

MAYOR
MIKE AMYX

REVIEWED BY:

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

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

LEGEND:

- SECTION CORNER
- FOUND 1/2" REBAR MONUMENT W/ CAP-PLS 1391
- 1/2"x 24" REBAR SET WITH CF&S CLS 80 CAP

IPF IRON PIN FOUND

U/E UTILITY EASEMENT

R/W RIGHT-OF-WAY

A/E ACCESS EASEMENT

CM CALCULATED VALUE FROM MEASUREMENTS

CFS Cook, Flatt & Strobel
ENGINEERS, P.A.

2121 Moodie Road
Lawrence, Kansas 66046
785.856.9600