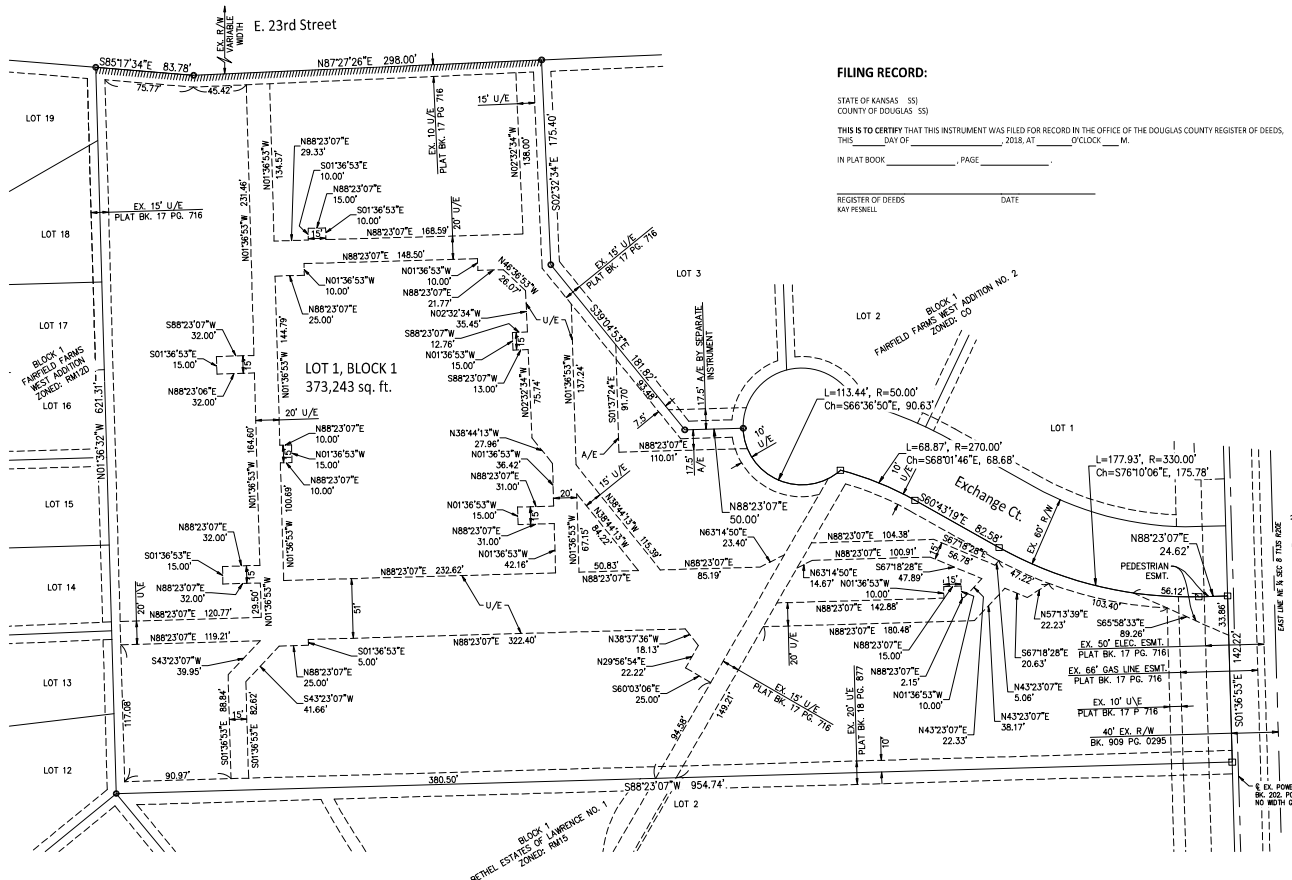


# FAIRFIELD FARMS APARTMENTS ADDITION NO. 1

A REPLAT OF LOT 3, BLOCK 1, BETHEL ESTATES OF LAWRENCE NO. 1  
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

MINOR SUBDIVISION



### FILING RECORD:

STATE OF KANSAS SS)  
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,  
THIS DAY OF 2018, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.  
IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

REGISTER OF DEEDS DATE  
KAY PENEILL

### LEGAL DESCRIPTION

LOT 3, BLOCK 1, BETHEL ESTATES OF LAWRENCE NO. 1, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

### GENERAL 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 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.
- THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 20, ARTICLE 8, SECTION 20-811(G)(4) OF THE CITY SUBDIVISION REGULATIONS.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE "100 YEAR FLOODPLAIN" ACCORDING TO FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2004500179C, 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 A MAJOR SUBDIVISION UNLESS THE ACTION MEETS THE EXCEPTIONS NOTED IN SECTION 20-808(G)(5)(I).
- INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF ANY IMPROVEMENTS IN ACCORDANCE WITH SECTION 20-811(J).
- ALL EASEMENTS DEDICATED ON THE PLAT OF FAIRFIELD FARMS WEST ADDITION WITHIN THE BOUNDARY OF THIS MINOR SUBDIVISION AND THAT ARE NOT SHOWN HEREON ARE HEREBY VACATED.

### SITE SUMMARY

EXISTING LOT AREA: 373,243 SQ. FT. ± (8.568 ACRES)  
TOTAL NUMBER OF LOTS: 1  
MINIMUM LOT SIZE: 373,243 SQ. FT. ± (8.568 ACRES)  
MAXIMUM LOT SIZE: 373,243 SQ. FT. ± (8.568 ACRES)  
AVERAGE LOT SIZE: 373,243 SQ. FT. ± (8.568 ACRES)

### CERTIFICATE OF SURVEYOR

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 TRAVELER. THE FIELD WORK WAS COMPLETED IN THE FIELD FEBRUARY 5TH, 2018.

MICHAEL A. ADAMS, P.S. 1126  
CFS ENGINEERS, P.A.  
2122 MOODIE ROAD, LAWRENCE, KS 66644

### 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 FAIRFIELD FARMS APARTMENTS ADDITION NO. 1 AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL EASEMENTS ARE 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 DEDICATED TO THE IMMEDIATE ADJACENT PROPERTY OWNER(S) AND SHALL HAVE THE RIGHT TO INGRESS AND EGRESS UPON THE EASEMENT FOR ACCESS. SAID EASEMENT IS ALSO DEDICATED FOR PUBLIC ACCESS, MAINTENANCE AND ANY IMPROVEMENTS THEREON SHALL BE THE RESPONSIBILITY OF ALL LOT OWNERS HAVING ACCESS OR USE OF SAID EASEMENT. ALL EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF LAWRENCE TO ENTER UPON, CONSTRUCT AND MAINTAIN SIDEWALKS AND PATHWAYS UPON AND OVER THOSE AREAS OUTLINED ON THIS PLAT AS "PEDESTRIAN ESMT."

WILLIAM NEWSOME, MANAGER  
SOUTHWIND CAPITAL LLC

### ACKNOWLEDGEMENT

STATE OF KANSAS SS)  
COUNTY OF DOUGLAS SS)  
BE IT REMEMBERED, THAT ON THIS DAY OF A.D., 2018, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME WILLIAM NEWSOME, MANAGER, SOUTHWIND CAPITAL LLC, WHO IS PERSONALLY KNOWN TO ME TO BE SAME PERSON WHO EXECUTED THE WITHIN INSTRUMENT OF WRITING AND SUCH PERSON DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN TESTIMONY THEREOF, I HAVE HEREUNTO SET MY HAND, AND AFFIRMED MY SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_  
NOTARY PUBLIC PRINTED NAME \_\_\_\_\_

### 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 FAIRFIELD FARMS APARTMENTS ADDITION NO. 1 AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL EASEMENTS ARE 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 DEDICATED TO THE IMMEDIATE ADJACENT PROPERTY OWNER(S) AND SHALL HAVE THE RIGHT TO INGRESS AND EGRESS UPON THE EASEMENT FOR ACCESS. SAID EASEMENT IS ALSO DEDICATED FOR PUBLIC ACCESS, MAINTENANCE AND ANY IMPROVEMENTS THEREON SHALL BE THE RESPONSIBILITY OF ALL LOT OWNERS HAVING ACCESS OR USE OF SAID EASEMENT. ALL EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF LAWRENCE TO ENTER UPON, CONSTRUCT AND MAINTAIN SIDEWALKS AND PATHWAYS UPON AND OVER THOSE AREAS OUTLINED ON THIS PLAT AS "PEDESTRIAN ESMT."

ROBERT A. RUBENSTEIN, MANAGER  
BI NORTH COUNTY MEDICAL DENTAL CENTER, LLC

### ACKNOWLEDGEMENT

STATE OF KANSAS SS)  
COUNTY OF DOUGLAS SS)  
BE IT REMEMBERED, THAT ON THIS DAY OF A.D., 2018, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME ROBERT A. RUBENSTEIN, MANAGER, BI NORTH COUNTY MEDICAL DENTAL CENTER, LLC, WHO IS PERSONALLY KNOWN TO ME TO BE SAME PERSON WHO EXECUTED THE WITHIN INSTRUMENT OF WRITING AND SUCH PERSON DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN TESTIMONY THEREOF, I HAVE HEREUNTO SET MY HAND, AND AFFIRMED MY SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_  
NOTARY PUBLIC PRINTED NAME \_\_\_\_\_

### ENDORSEMENTS

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

SCOTT MCCULLOUGH - PLANNING DIRECTOR DATE \_\_\_\_\_

EASEMENTS ACCEPTED BY CITY COMMISSION, LAWRENCE, KANSAS.

STUART BOLEY - MAYOR DATE \_\_\_\_\_

SHERI REDESMANN CITY CLERK DATE \_\_\_\_\_

### REVIEWED BY

REVIEWED IN COMPLIANCE WITH K.S.A. 58-2205

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



VICTINITY MAP  
1" = 2000'

### LEGEND:

- = IRON PIN FOUND 6" REBAR W/CAP - PS 1391)
- = IRON PIN SET 6" X 24" REBAR W/CAP - CLS 80)
- U/E = UTILITY EASEMENT
- ||||| = RESTRICTED ACCESS
- R/W = RIGHT OF WAY

BASIS OF BEARING: NAD83, STATE PLANE KANSAS NORTH ZONE 1501 (GRID), US FOOT  
HORIZONTAL DATUM: NAD 83  
VERTICAL DATUM: NAVD 88 DATUM

BENCHMARK: CHISELED "X" IN TOP OF FIRE HYDRANT SOUTHEAST OF CUL-DE-SAC OF EXCHANGE CT.  
ELEV. = 995.27

PREPARED ON: 04/26/18

