

Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.

1310 Wakarusa Drive
Lawrence, Kansas 66049

tele 785.843.7530
fax 785.843.2410
email info@landplan-pa.com

Letter of Transmittal

To: Matt Bond, P.E.
City of Lawrence-Douglas County
Public Works Department
6 E 6th St., P.O. Box 708
Lawrence, Kansas 66044

Date: May 2, 2018

RE: Fall Creek Farms 12th Addition,
Blck 1, Lot 1; Easement Vacate

Job #: 2018,2005

We are sending you
the following items:

attached

under separate
cover

- Shop Drawings
- Original Letter
- Prints

- Change Order
- Original Plans
- Electronic File

- Specifications
- _____

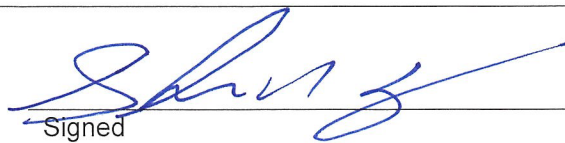
Copies	Date	No.	Description
1	5.1.18	1	Check #33623, \$200.00, Fee
1	5.1.18	2	Vacation Application
1	5.1.18	2	Drainage Easement Vacation Legal Description & Map
1	5.1.18	3	Adjacent Property owner lists
1	5.1.18	1	Copy of Plat of record
1	5.1.18	2	Copy of Proposed Easement

These are transmitted as checked below:

- For Approval
- As Requested
- _____
- For Your Use
- For Review and Comment
- _____

Remarks: _____

file
Copy to _____


Signed

Print Name of Receiving Person

Signed

**Application for the Vacation of
Public Right of Way or Easement
City of Lawrence, Kansas**

Date Application Submitted: _____

Procedures for Vacation Application:

1. Complete Vacation Application Form, including legal description.
2. Provide ownership list from Douglas County Clerk's Office for property owners within 200 feet of proposed vacation.
3. For vacation requests that are not initiated by City staff or the City Commission, please provide a check made payable to "City of Lawrence, Kansas" in the amount of \$200.00. This check should accompany the completed application, and is non-refundable. The application fee covers staff work and publication costs for the notices.

Section 1. Property Owner Information. Provide information on property owner(s) adjoining proposed vacation requesting the vacation:

Name of Property Owner(s): Gary Woodland
Address of Property Owner: 104 N. Wilderness Way
Lawrence, KS 66044
Telephone Number: _____

If the owner is represented by a third party (engineer, architect, attorney) who will serve as the applicant's representative, provide contact information:

Landplan Engineering; Attn: Shawn Bryan Phone: 785-843-7530
1310 Wakarusa Dr. Suite 100
Lawrence, KS 66049

Section 2. Background Information.

A) Describe the legal description of the proposed vacation. What is proposed to be vacated? (e.g. Right-of-way, utility easement, drainage easement).

To vacate a drainage easement on Fall Creek Farms 12th Addition,
Blck 1, Lot 1. See attached legal description.

B) Describe the purpose or reason for seeking the proposed vacation:

To relocate an existing 15" stormwater pipe to the back portion
of the lot in a proposed 10' U/E that is adjacent to an existing
15' U/E. This will allow the usable area of the lot be be increased
for the construction of a residential structure.

C) Attach a copy of the plat of record of the property, indicating the location of the proposed vacation. See Attached.

D) Attach a copy of the legal description for the portion of the easement or right-of-way which is to be vacated. See Attached.

Section 3. City Staff Review. The following items will be reviewed by City staff in the Public Works, Utilities and Planning Departments, as applicable.

A) Will the proposed vacation impair access to a public street by any adjoining property owners? Yes or No, explain:

No, there is an existing 15' utility easement that will be adjacent to the proposed 10' U/E. The access to the public street will continue as it is today.

B) Are utilities currently located in the easement or right-of-way?

Water	Yes or <input checked="" type="radio"/> No
Sanitary Sewer	Yes or <input checked="" type="radio"/> No
Stormsewer	<input checked="" type="radio"/> Yes or No
Gas	Yes or <input checked="" type="radio"/> No
Electric	Yes or <input checked="" type="radio"/> No
Telephone	Yes or <input checked="" type="radio"/> No
Cable	Yes or <input checked="" type="radio"/> No

C) Will the proposed vacation impair the ability of utilities to deliver services to the adjoining property and surrounding area?

No, There is only a stormwater pipe located within the existing easement to be vacated. This pipe will be rerouted to the east part of the lot in a new 10' U/E that will be adjacent to the existing 15' U/E.

D) Should the vacation reserve any City rights?

no, there are no City services located within the existing easement.

E) City staff recommendation for the proposed vacation:

Public Works	<input checked="" type="checkbox"/>
Planning	<input type="checkbox"/>
Utilities	<input type="checkbox"/>

Section 4. After City staff approval, the property owner must execute a Petition for Vacation which will be prepared by City staff. Once a petition has been received, notice of the hearing on vacation will be published. The City Commission will consider the proposed vacation at the hearing, and if appropriate, authorize the Mayor to execute the Order of Vacation which vacates the easement or right-of-way.

DRAINAGE EASEMENT VACATION

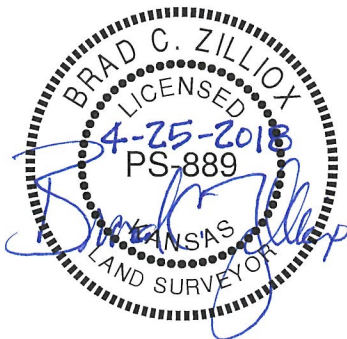
LEGAL DESCRIPTION:

A 30 FOOT WIDE STRIP OF LAND LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED DRAINAGE EASEMENT CENTERLINE, ALL IN LOT 1, FALL CREEK FARMS 12TH PLAT, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 73 DEGREES 01 MINUTE 32 SECONDS EAST, A DISTANCE OF 157.06 FEET TO THE POINT OF BEGINNING OF THE DRAINAGE EASEMENT CENTERLINE TO BE DESCRIBED HEREIN; THENCE SOUTH 25 DEGREES 40 MINUTES 05 SECONDS EAST, A DISTANCE OF 146.84 FEET; THENCE SOUTH 03 DEGREES 10 MINUTES 34 SECONDS EAST, BEING 24.50 FEET WEST OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 25.14 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1, ALSO BEING A POINT ON THE RIGHT OF WAY OF FALL CREEK DRIVE, AND ALSO BEING THE POINT OF TERMINATION;

CONTAINING 5,165 SQUARE FEET OR 0.118 ACRES, MORE OR LESS.

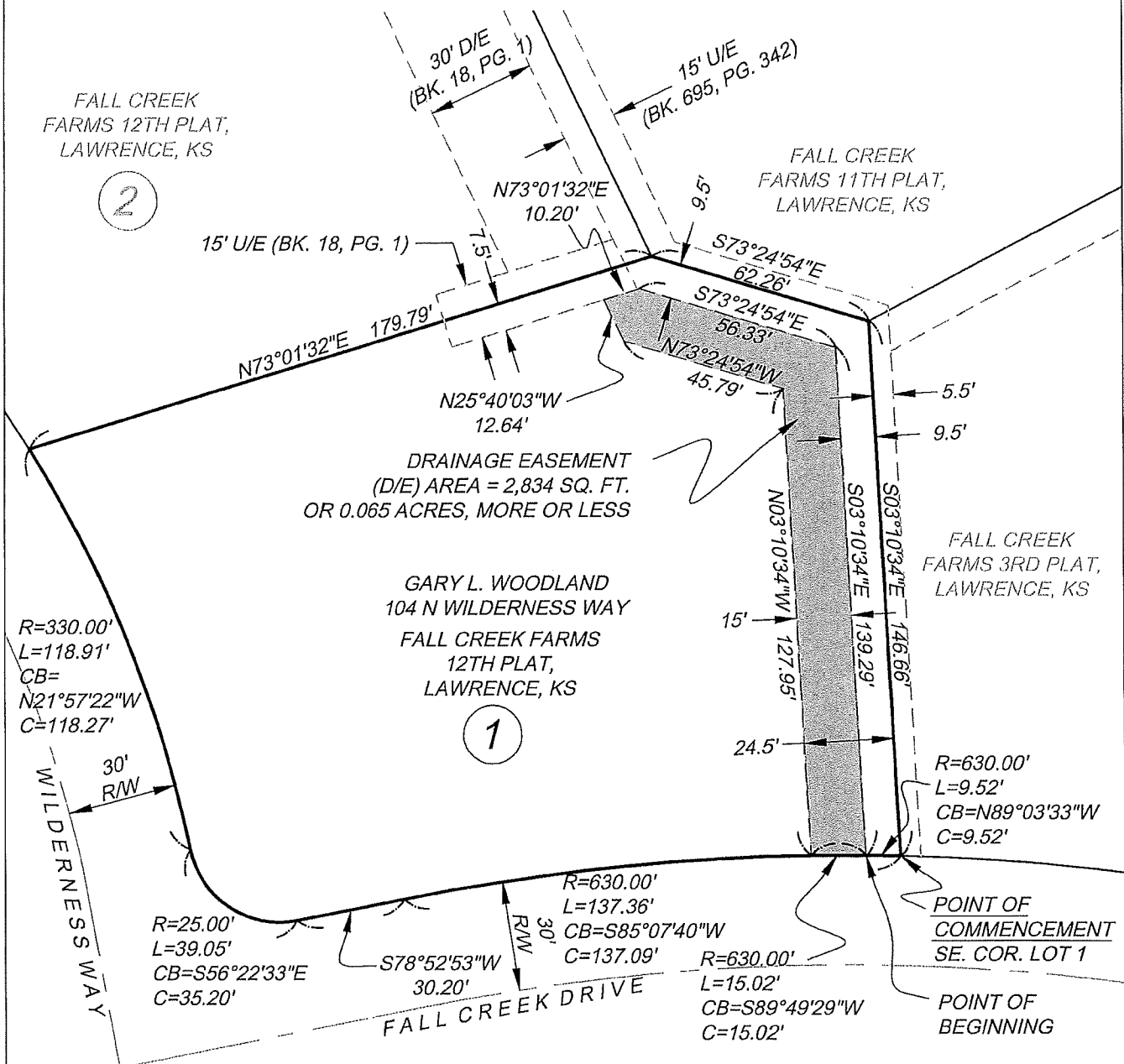
PREPARED FOR:
PAUL WERNER
DATE: APRIL 25, 2018



**LANDPLAN
ENGINEERING PA**

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Lawrence, Kansas 66049
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DRAINAGE EASEMENT EXHIBIT



R=330.00'
L=118.91'
CB=
N21°57'22\"W
C=118.27'

WILDERNESS WAY
30' R/W

R=25.00'
L=39.05'
CB=S56°22'33\"E
C=35.20'

FALL CREEK DRIVE
R=630.00'
L=137.36'
CB=S85°07'40\"W
C=137.09'
R=630.00'
L=15.02'
CB=S89°49'29\"W
C=15.02'

R=630.00'
L=9.52'
CB=N89°03'33\"W
C=9.52'

POINT OF COMMENCEMENT
SE. COR. LOT 1

POINT OF BEGINNING



NORTH
SCALE: 1" = 40'

LEGEND:

- PROPERTY _____
- ADJACENT PROPERTY _____
- PROPOSED EASEMENT - - - - -
- EXISTING EASEMENT - - - - -
- ROAD CENTERLINE _____
- EASEMENT AREA [shaded box]

PREPARED FOR:
PAUL WERNER
DATE: MAY 29, 2018



LANDPLAN ENGINEERING PA

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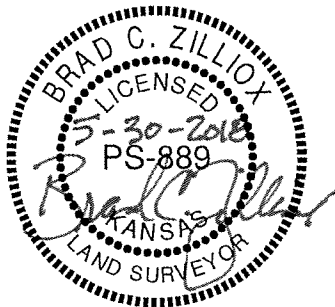
DRAINAGE EASEMENT EXHIBIT

LEGAL DESCRIPTION:

A DRAINAGE EASEMENT AREA ALL IN LOT 1, FALL CREEK FARMS 12TH PLAT, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

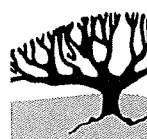
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF FALL CREEK DRIVE ; THENCE WESTERLY ALONG A CURVE TO THE LEFT, BEING THE SOUTHERLY LINE OF SAID LOT 1, ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF FALL CREEK DRIVE, HAVING A RADIUS OF 630.00 FEET, AN ARC LENGTH OF 9.52 FEET, A CHORD BEARING OF NORTH 89 DEGREES 03 MINUTES 33 SECONDS WEST AND A CHORD LENGTH OF 9.52 FEET TO THE POINT OF BEGINNING ; CONTINUE ALONG SAID ARC, HAVING A RADIUS OF 630.00 FEET, AN ARC LENGTH OF 15.02 FEET, A CHORD BEARING OF SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST AND A CHORD LENGTH OF 15.02 FEET, THENCE NORTH 03 DEGREES 10 MINUTES 34 SECONDS WEST, BEING 24.5 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 127.95 FEET; THENCE NORTH 73 DEGREES 24 MINUTES 54 SECONDS WEST, BEING 24.5 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 45.79 FEET; THENCE NORTH 25 DEGREES 40 MINUTES 03 SECONDS WEST, A DISTANCE OF 12.64 FEET TO A POINT ON THE SOUTHERLY LINE OF A UTILITY EASEMENT AS RECORDED IN BOOK 18, PAGE 1 ;THENCE, NORTH 73 DEGREES 01 MINUTE 32 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID UTILITY EASEMENT AS RECORDED IN BOOK 18, PAGE 1, BEING 7.5 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 10.20 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF A UTILITY EASEMENT AS RECORDED IN BOOK 695, PAGE 342; THENCE SOUTH 73 DEGREES 24 MINUTES 54 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID UTILITY EASEMENT AS RECORDED IN BOOK 695, PAGE 342, BEING 9.5 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 56.33 FEET; THENCE SOUTH 03 DEGREES 10 MINUTES 34 SECONDS EAST ALONG THE WESTERLY LINE OF SAID UTILITY EASEMENT AS RECORDED IN BOOK 695, PAGE 342, BEING 9.5 FEET WEST OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 139.29 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT ONE, ALSO BEING THE POINT OF BEGINNING.

CONTAINING 2,834 SQUARE FEET OR 0.065 ACRES, MORE OR LESS.



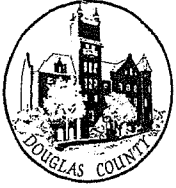
BRAD C. ZILLIOX, P.S. #889
1310 WAKARUSA DRIVE
LAWRENCE, KS 66049
785-843-7530

PREPARED FOR:
PAUL WERNER
DATE: MAY 29, 2018



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JAMIE SHEW
DOUGLAS COUNTY CLERK
1100 Massachusetts
Lawrence, KS 66044

Marni Penrod-Chief Deputy Clerk
Heather Dill-Deputy Clerk Elections

May 1, 2018

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 200 FT OF 104 N WILDERNESS WAY (U13938-053). 05/01/2018. REQUESTED BY SHAWN BRYAN OF LANDPLAN ENGINEERING.

JOHN R. NICHOLS
DOUGLAS COUNTY CLERK'S OFFICE
1100 MASSACHUSETTS ST
LAWRENCE, KS 66044

785-832-5147

jnichols@douglascountyks.org

Douglas County Real Estate Division
County Clerk's Office. I do hereby certify
the Property Ownership listed hereto, to be
true and accurate.

POL WITHIN 200 FT OF 104 N WILDERNESS WAY
(U13938-053)



JOINPIN	SYSALACRES	owner1	owner2	owner3	address	city	state	zip	plate	PID	Quickrefid
068-27-0-10-02-002.08-0	0.58565634	BELLA CASA CONSTRUCTION LLC			4910 CORPORATE CENTRE DR STE 110	LAWRENCE	KS	66047	U13938-052	023-068-27-0-10-02-002.08-0	R8403
068-27-0-10-04-014.00-0	0.79361433	GAUMER DOUGLAS P			116 N RUNNING RIDGE RD	LAWRENCE	KS	66049	U13934-37	023-068-27-0-10-04-014.00-0	R8430
068-27-0-10-04-013.00-0	0.64015935	WERTS ROBERT F TRUSTEE			101 FALL CREEK RD	LAWRENCE	KS	66049	U13934-36	023-068-27-0-10-04-013.00-0	R8429
068-27-0-10-12-011.00-0	0.77005681	HANNAH DOROTHY L TRUSTEE			PO BOX 3287	LAWRENCE	KS	66046	U13938-063	023-068-27-0-10-12-011.00-0	R304110
068-27-0-10-02-002.03-0	0.73533318	BARBERENA JAIME	BARBERENA KATIE		5001 INGE CT	LAWRENCE	KS	66049	U13934-48	023-068-27-0-10-02-002.03-0	R8398
068-27-0-10-12-012.00-0	1.03692323	FALL CREEK FARMS DEVELOPMENT INC			PO BOX 906	LAWRENCE	KS	66044	U13938-064	023-068-27-0-10-12-012.00-0	R304111
068-27-0-10-12-001.00-0	0.73362728	WOODLAND GARY L REVOCABLE TRUST			PO BOX 1476	LAWRENCE	KS	66044	U13938-053	023-068-27-0-10-12-001.00-0	R304100
068-27-0-10-11-009.00-0	0.61485924	FALL CREEK FARMS DEVELOPMENT INC			PO BOX 906	LAWRENCE	KS	66044	U13938-065	023-068-27-0-10-11-009.00-0	R304092
068-27-0-10-11-010.00-0	0.46424855	FALL CREEK FARMS DEVELOPMENT INC			PO BOX 906	LAWRENCE	KS	66044	U13938-066	023-068-27-0-10-11-010.00-0	R304093
068-27-0-10-11-012.00-0	0.54515498	FALL CREEK FARMS DEVELOPMENT INC			PO BOX 906	LAWRENCE	KS	66044	U13938-068	023-068-27-0-10-11-012.00-0	R304095
068-27-0-10-11-011.00-0	0.57231361	FALL CREEK FARMS DEVELOPMENT INC			PO BOX 906	LAWRENCE	KS	66044	U13938-067	023-068-27-0-10-11-011.00-0	R304094
068-27-0-10-11-008.00-0	0.423978	FALL CREEK FARMS DEVELOPMENT INC			PO BOX 906	LAWRENCE	KS	66044	U13938-072	023-068-27-0-10-11-008.00-0	R304099
068-27-0-10-11-007.00-0	0.48170032	FALL CREEK FARMS DEVELOPMENT INC			PO BOX 906	LAWRENCE	KS	66044	U13938-071	023-068-27-0-10-11-007.00-0	R304098
068-27-0-10-12-002.00-0	1.24205975	NEWCOMER THERESA C	NEWCOMER WARREN J Jr		116 N WILDERNESS WAY	LAWRENCE	KS	66049	U13938-054	023-068-27-0-10-12-002.00-0	R304101
068-27-0-10-02-002.11-0	0.58979094	MAUDE MICHAEL R TRUST			115 N RUNING RIDGE RD	LAWRENCE	KS	66049	U13938-052A	023-068-27-0-10-02-002.11-0	R335107

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 FALL CREEK FARMS 3RD PLAT, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE ON 630.00 FOOT RADIUS CURVE TO THE RIGHT, ALONG THE SOUTH LINE OF SAID FALL CREEK FARMS 3RD PLAT, WITH A 116.44 FOOT CHORD BEARING SOUTH 83°19'25" EAST, AN ARC DISTANCE OF 116.61 FEET TO THE WEST LINE OF FALL CREEK FARMS, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE SOUTH 20°50'50" WEST, ALONG SAID WEST LINE, 60.80 FEET; THENCE ALONG SAID WEST LINE ON A 25.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A 28.03 FOOT CHORD BEARING SOUTH 44°51'49" EAST, AN ARC DISTANCE OF 29.76 FEET; THENCE ALONG SAID WEST LINE ON A 95.00 FOOT RADIUS CURVE TO THE LEFT, WITH A 54.52 FOOT CHORD BEARING SOUTH 27°28'26" EAST, AN ARC DISTANCE OF 55.30 FEET; THENCE ALONG SAID WEST LINE ON 25.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A 28.70 FOOT CHORD BEARING SOUTH 09°04'55" EAST, AN ARC DISTANCE OF 30.57 FEET; THENCE ALONG SAID WEST LINE AND THE EAST LINE OF FALL CREEK FARMS 10TH PLAT, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, ON A 470.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A 605.31 FOOT CHORD BEARING SOUTH 66°02'24" WEST, AN ARC DISTANCE OF 657.67 FEET; THENCE NORTH 73°53'25" WEST, ALONG THE EAST LINE OF SAID 10TH PLAT, 88.56 FEET; THENCE NORTH 08°52'38" EAST, ALONG SAID EAST LINE, 318.44 FEET; THENCE NORTH 16°48'44" EAST, ALONG SAID EAST LINE, 60.00 FEET; THENCE ALONG SAID EAST LINE ON A 445.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A 366.92 FOOT CHORD BEARING NORTH 48°50'25" WEST, AN ARC DISTANCE OF 378.20 FEET; THENCE NORTH 24°29'35" WEST, ALONG SAID EAST LINE, 332.18 FEET; THENCE ON A 230.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 359.48 FOOT CHORD BEARING NORTH 26°54'13" EAST, AN ARC DISTANCE OF 412.64 FEET; THENCE NORTH 78°18'03" EAST, 209.17 FEET; THENCE SOUTH 36°20'54" EAST, 207.74 FEET TO THE WESTERNMOST CORNER OF FALL CREEK FARMS 7TH PLAT, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE SOUTH 27°52'20" EAST, ALONG THE WEST LINE OF SAID 7TH PLAT, 205.96 FEET TO THE SOUTHERNMOST CORNER OF SAID PLAT; THENCE SOUTH 27°43'49" EAST, 159.26 FEET TO THE NORTHWEST CORNER OF FALL CREEK FARMS 11TH PLAT, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE SOUTH 25°40'05" EAST, ALONG THE WEST LINE OF SAID 11TH PLAT, 261.91 FEET; THENCE SOUTH 73°24'54" EAST, ALONG SAID WEST LINE, 62.26 FEET TO THE SOUTHWEST CORNER OF SAID PLAT AND THE NORTHWEST CORNER OF SAID 3RD PLAT; THENCE SOUTH 03°10'34" EAST, ALONG THE WEST LINE OF SAID 3RD PLAT, 146.66 FEET TO THE POINT OF BEGINNING. CONTAINS 16.090 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 12TH 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
WILLIAM E. FRITZEL, PRESIDENT
SOJAC LAND COMPANY, L.C.

ACKNOWLEDGEMENT

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS 20th DAY OF December, 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 ACKNOWLEDGED 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.

Tiffany Dra
NOTARY PUBLIC
NOTARY PUBLIC STATE OF KANSAS
MY COMMISSION EXPIRES 4/8/11

ENDORSEMENTS

APPROVED BY
LAWRENCE-DOUGLAS COUNTY
PLANNING COMMISSION
DOUGLAS COUNTY, KANSAS

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

Terry Riordan
CHAIR
TERRY RIORDAN

MA
MAYOR
DENNIS HIGHBENDER

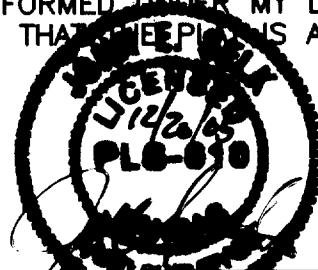
REVIEWED IN COMPLIANCE
WITH K.S.A. 58-2005.

FRANK S. REEB
CITY CLERK
FRANK S. REEB

Michael D. Kelly
MICHAEL D. KELLY, P.L.S. #889
DOUGLAS COUNTY SURVEYOR

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 AUGUST, 2005 AND THAT THE PLAT IS A CLOSED TRAVERSE.



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

PLAT PREPARED AUGUST, 2005

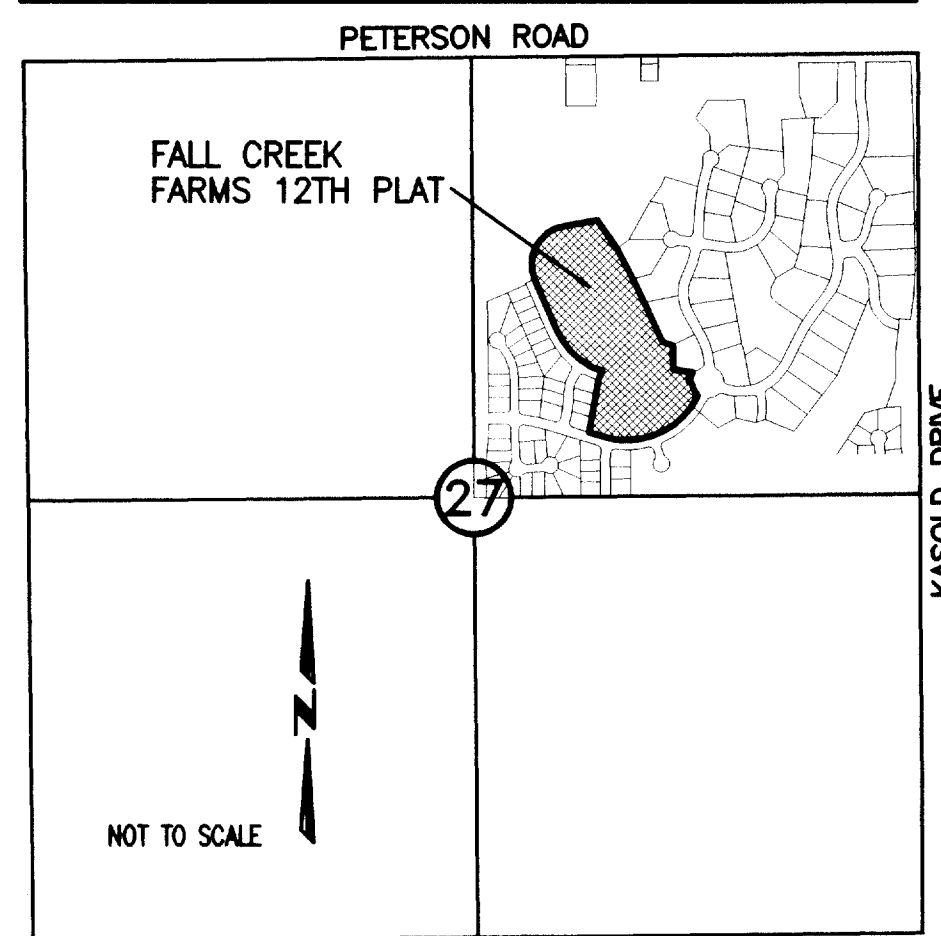
FILING RECORD 333775

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 4th DAY OF February, 2006, AND IS DULY RECORDED AT 1:14 AM (P.M.) IN PLAT BOOK 2-18 PAGE 1.

Kay Pessnell
REGISTER OF DEEDS
KAY PESSNELL

LOCATION MAP



SECTION 27-T12S-R19E

NOTES

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS. BOOK 1000, PAGE 1366.

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 : 213,508

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.

ADJACENT PROPERTY OWNERS WILL BE REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS, STRUCTURES, FENCES AND/OR CUT/FILL OPERATIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.

THE TEMPORARY TURN-A-ROUND ON LOTS 8 AND 9, BLOCK ONE, WILL BE REMOVED WITH THE PERMISSION OF THE CITY ENGINEER WHEN FALL CREEK DRIVE IS EXTENDED TO THE NORTH OF THE PLATTED PROPERTY.

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	162.15	300.00	160.18	S27°22'06"E
C2	170.77	300.00	168.47	N26°32'43"W
C3	231.56	475.00	229.27	S27°09'11"E
C4	237.19	600.00	235.65	N89°47'37"W
C5	7.30	475.00	7.30	N79°19'18"E
C6	137.36	630.00	137.09	S85°07'40"W
C7	39.05	25.00	35.20	S56°22'33"E
C8	118.91	330.00	118.27	N21°57'22"W
C9	60.90	330.00	60.81	N37°33'58"W
C10	93.52	270.00	93.05	S32°59'47"E
C11	52.42	270.00	52.33	S17°26'45"E
C12	21.68	25.00	21.00	S12°57'21"W
C13	20.00	60.00	19.91	N28°14'38"E
C14	98.38	60.00	87.72	N28°16'46"W
C15	71.91	60.00	67.68	S70°24'57"W
C16	63.43	60.00	60.82	S05°47'43"W
C17	38.82	60.00	38.15	S43°01'42"E
C18	21.68	25.00	21.00	N36°43'27"W
C19	36.24	330.00	36.22	S15°01'48"E
C20	141.86	330.00	140.77	S30°29'27"E
C21	0.27	330.00	0.27	S42°49'45"E
C22	141.01	270.00	139.41	N27°53'28"W
C23	43.74	25.00	38.37	N37°11'50"E
C24	358.06	445.00	348.48	S69°37'32"E
C25	144.20	445.00	143.57	S37°17'30"E
C26	27.30	445.00	27.30	S26°15'03"E
C27	243.00	230.00	231.86	S05°46'29"W
C28	169.63	230.00	165.81	S57°10'16"W
C29	112.58	570.00	112.40	N84°37'19"W
C30	107.82	570.00	107.66	S84°18'02"W
C31	111.59	505.00	111.36	N85°12'43"E
C32	134.59	505.00	134.19	S80°49'22"E
C33	74.01	470.00	73.93	S78°23'02"E
C34	148.04	470.00	147.43	N88°04'54"E
C35	142.85	470.00	142.10	N70°21'48"E
C36	146.11	470.00	145.52	N52°45'45"E
C37	146.86	470.00	146.27	N34°54'18"E

LOT NO.	SO. FT.	ACRES
1	31,936	0.733
2	23,770	0.545
3	30,334	0.696
4	37,251	0.855
5	34,445	0.790
6	36,074	0.828
7	35,532	1.074
8	46,067	1.057
9	31,144	0.714
10	30,353	0.696
11	33,572	0.770
12	45,167	1.036
1	26,786	0.614
2	20,212	0.464
3	24,961	0.573
4	23,746	0.545
5	25,567	0.586
6	21,190	0.486
7	20,974	0.481
8	18,501	0.424

BLOCK	LOT NO.	MEBO
ONE	1	995
ONE	2	982
ONE	3	974
ONE	4	966
ONE	5	957
ONE	6	948
ONE	7	938
ONE	8	940

LEGEND

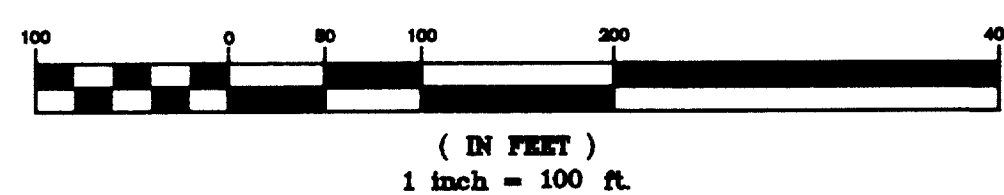
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- MEBO MINIMUM ELEVATION BUILDING OPENING

MONUMENTATION

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

NOTE: 1/2" X 24" BAR W/CAP "PLS 610" TO BE SET AT ALL INTERIOR LOT CORNERS WITHIN 12 MONTHS OF RECORDING OF THIS PLAT, AND ACCORDING TO SEC. 21-302.2 OF THE CITY OF LAWRENCE SUBDIVISION REGULATIONS.

GRAPHIC SCALE



**A FINAL PLAT OF
FALL CREEK FARMS
12TH PLAT**

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

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

