

LEGAL DESCRIPTION

A TRACT OF LAND IN SECTIONS 4 AND 5, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 00°41'21" EAST, ALONG THE EAST LINE OF SAID QUARTER SECTION, 484.53 FEET; THENCE SOUTH 87°39'00" WEST, 137.29 FEET; THENCE NORTH 47°39'14" WEST, 377.30 FEET; THENCE SOUTH 88°50'14" WEST, 133.11 FEET; THENCE NORTH 00°28'27" WEST, 500.49 FEET; THENCE NORTH 29°13'52" EAST, 319.98 FEET; THENCE NORTH 20°10'28" EAST, 597.50 FEET; THENCE NORTH 00°28'28" WEST, 397.28 FEET TO THE SOUTHWEST CORNER OF LOT 9, FOXFIRE ADDITION NO. 2; THENCE NORTH 89°33'32" EAST, ALONG THE SOUTH LINE OF SAID LOT 9 AND ITS EASTERN EXTENSION, 210.00 FEET TO THE CENTERLINE OF BURNING TREE DRIVE; THENCE SOUTH 00°28'28" EAST, ALONG SAID CENTERLINE, 40.00 FEET; THENCE NORTH 89°33'33" EAST, ALONG THE SOUTH LINE OF FOXFIRE ADDITION, 255.73 FEET TO THE NORTHWEST CORNER OF LOT 3, BLOCK TWO, FOXFIRE ADDITION NO. 3; THENCE SOUTH 01°42'12" EAST, ALONG THE WEST LINE OF SAID FOXFIRE ADDITION NO. 3, 338.53 FEET TO THE SOUTHWEST CORNER THEREOF; SAID POINT BEING ON THE NORTH LINE OF FOXFIRE ADDITION NO. 4; THENCE NORTH 88°05'43" WEST, ALONG THE NORTH LINE OF SAID FOXFIRE ADDITION NO. 4, 234.20 FEET; THENCE ALONG THE WEST LINE OF SAID FOXFIRE ADDITION NO. 4, ON A 1030.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 317.25 FOOT CHORD BEARING SOUTH 10°45'50" WEST, AN ARC DISTANCE OF 318.52 FEET TO THE SOUTHWEST CORNER OF LOT 5, BLOCK TWO OF SAID FOXFIRE ADDITION NO. 4; THENCE SOUTH 73°28'23" EAST, ALONG THE SOUTH LINE OF SAID LOT 5, 113.88 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK TWO OF SAID FOXFIRE ADDITION NO. 4; THENCE SOUTH 37°46'56" EAST, ALONG THE EASTERN LINE OF SAID LOT 9, 228.86 FEET TO THE WEST RIGHT-OF-WAY LINE OF FOXFIRE DRIVE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE ON A 720.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 119.88 FOOT CHORD BEARING SOUTH 61°17'34" WEST, AN ARC DISTANCE OF 119.82 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE ON A 630.00 FOOT RADIUS CURVE TO THE LEFT WITH A 196.85 FOOT CHORD BEARING SOUTH 57°04'19" WEST, AN ARC DISTANCE OF 197.66 FEET; THENCE SOUTH 41°54'59" EAST, 80.00 FEET; THENCE ON A 570.00 FOOT RADIUS CURVE TO THE RIGHT ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FOXFIRE DRIVE WITH A 40.12 FOOT CHORD BEARING NORTH 50°06'01" EAST, AN ARC DISTANCE OF 40.13 FEET TO THE NORTHWEST CORNER OF LOT 37, BLOCK THREE OF SAID FOXFIRE ADDITION NO. 4; THENCE SOUTH 57°52'59" EAST, ALONG THE WESTERN LINE OF SAID LOT 37, 212.20 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 49°08'44" WEST, ALONG THE WEST LINE OF SAID FOXFIRE NO. 4, 87.71 FEET; THENCE SOUTH 301°7'50" WEST, ALONG SAID WEST LINE, 247.90 FEET TO THE POINT OF BEGINNING. CONTAINS 20.644 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 "FOXFIRE ADDITION NO. 5" 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."

BEVERLY SMITH BILLINGS
ALYAMR, INC. MABET #2, L.C. NORTH TANK, L.C.

RODNEY D. LAING
RLCC, INC.

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 BEVERLY SMITH BILLINGS, 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".

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 _____

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 RODNEY D. LAING, 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

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

CHAIRMAN _____ DATE _____ MAYOR _____ DATE _____
DAVID BURRESS _____ DAVID M. DUNFIELD _____

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

CITY CLERK _____ DATE _____
FRANK S. REEB _____

MICHAEL D. KELLY, P.L.S. #869
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 _____, 2004, AND IS DULY RECORDED AT _____ AM/PM, IN PLAT BOOK _____ PAGE _____.

REGISTER OF DEEDS
KAY PESNELL

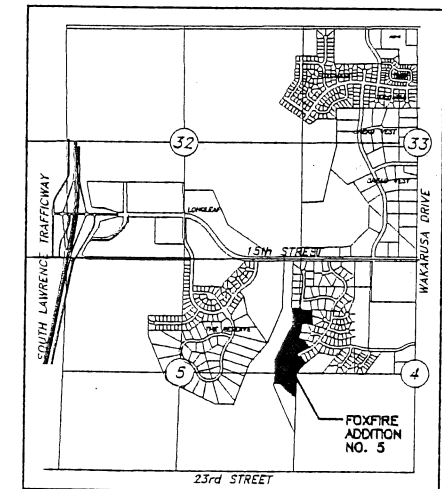
MONUMENTATION

● 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.

BLK.	LOT NO.	SQ. FT.	ACRES
1	24,738	0.567	
2	24,999	0.573	
3	26,366	0.605	
4	17,999	0.413	
5	17,997	0.413	
6	17,997	0.413	
7	17,997	0.413	
8	18,871	0.433	
9	18,513	0.425	
10	20,109	0.461	
11	20,171	0.463	
12	17,187	0.394	
13	41,023	0.941	
14	24,584	0.564	
15	28,028	0.643	
16	28,847	0.664	
17	28,074	0.644	
18	26,384	0.605	
19	40,652	0.933	
20	45,778	1.050	
21	87,788	1.998	
22	32,681	0.753	
23	21,717	0.498	
24	27,948	0.641	
25	20,792	0.477	
26	20,454	0.469	
27	118,172	2.712	

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	479.32	1000.00	474.75	N124°01'2"E
C2	148.95	600.00	146.58	S41°04'02"W
C3	82.27	970.00	82.25	N02°22'27"E
C4	109.51	970.00	109.45	N08°02'18"E
C5	109.36	970.00	109.30	N14°30'09"E
C6	112.52	970.00	112.45	N00°35'09"E
C7	123.79	80.00	102.36	S59°18'17"W
C8	82.82	80.00	76.25	S43°17'01"E
C9	63.83	80.00	60.89	N88°53'11"E
C10	8.99	60.00	8.98	N32°12'54"E
C11	109.87	1030.00	109.81	N24°52'28"E
C12	39.58	1030.00	39.57	N20°43'25"E
C13	35.45	1030.00	35.45	N00°35'09"E
C14	101.15	720.00	101.07	N60°33'01"E
C15	18.87	720.00	18.87	N65°19'03"E
C16	116.17	630.00	116.01	S80°48'39"W
C17	108.58	630.00	108.43	S50°38'57"W
C18	110.75	630.00	110.61	S40°46'02"W
C19	18.48	630.00	18.48	S34°33'28"W
C20	30.95	60.00	30.60	S79°14'31"W
C21	82.22	80.00	75.93	S25°14'39"W
C22	84.95	80.00	61.82	S45°01'21"E
C23	54.14	80.00	52.32	N78°06'57"E
C24	81.91	80.00	75.89	N13°09'28"E
C25	53.97	570.00	53.95	S36°45'48"W
C26	125.76	570.00	125.50	S45°47'47"W



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 NOVEMBER, 2003 AND THAT THE PLAT IS A CLOSED TRAVERSE.

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

PLAT PREPARED NOVEMBER, 2003

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.

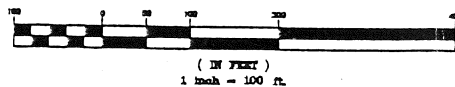
BASIS OF BEARINGS FOR THIS PLAT IS NAD83-MODIFIED STATE PLANE COORDINATES. (KANSAS NORTH ZONE)

ERROR OF CLOSURE = 1 : 562,796.

TRACT "A" WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

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.

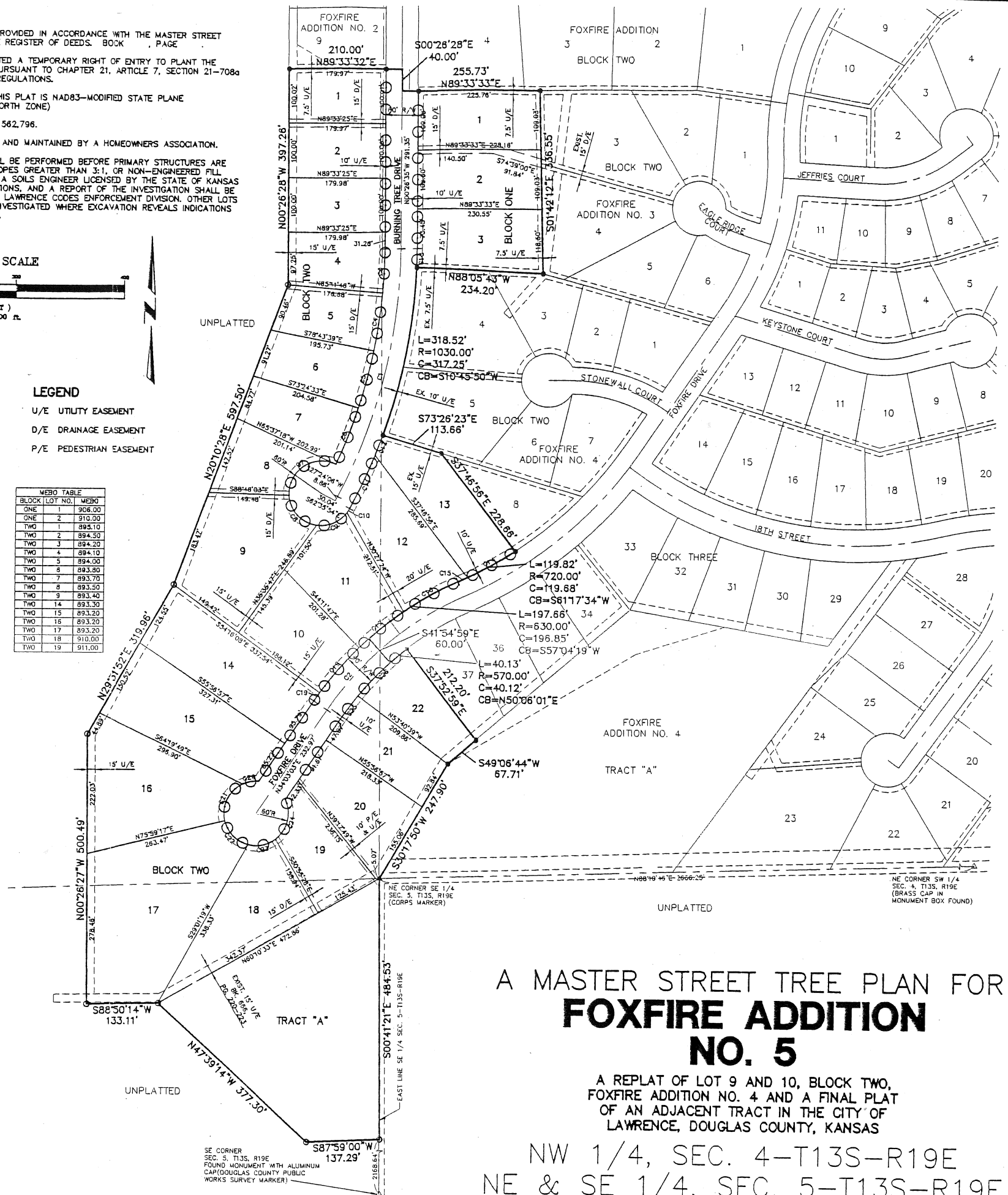
GRAPHIC SCALE



LEGEND

- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- P/E PEDESTRIAN EASEMENT

MEMO	TABLE
BLOCK	LOT NO.
ONE	1 906.00
TWO	2 910.00
TWO	1 895.10
TWO	2 894.50
TWO	3 894.20
TWO	4 894.10
TWO	5 894.00
TWO	6 893.80
TWO	7 893.70
TWO	8 893.50
TWO	9 893.40
TWO	14 893.30
TWO	15 893.20
TWO	16 893.20
TWO	17 893.20
TWO	18 910.00
TWO	19 911.00



**A MASTER STREET TREE PLAN FOR
FOXFIRE ADDITION
NO. 5**

A REPLAT OF LOT 9 AND 10, BLOCK TWO, FOXFIRE ADDITION NO. 4 AND A FINAL PLAT OF AN ADJACENT TRACT IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

NW 1/4, SEC. 4-T13S-R19E
NE & SE 1/4, SEC. 5-T13S-R19E