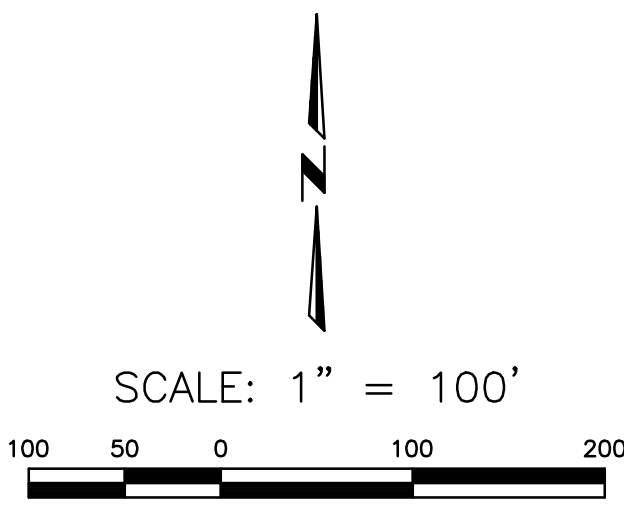
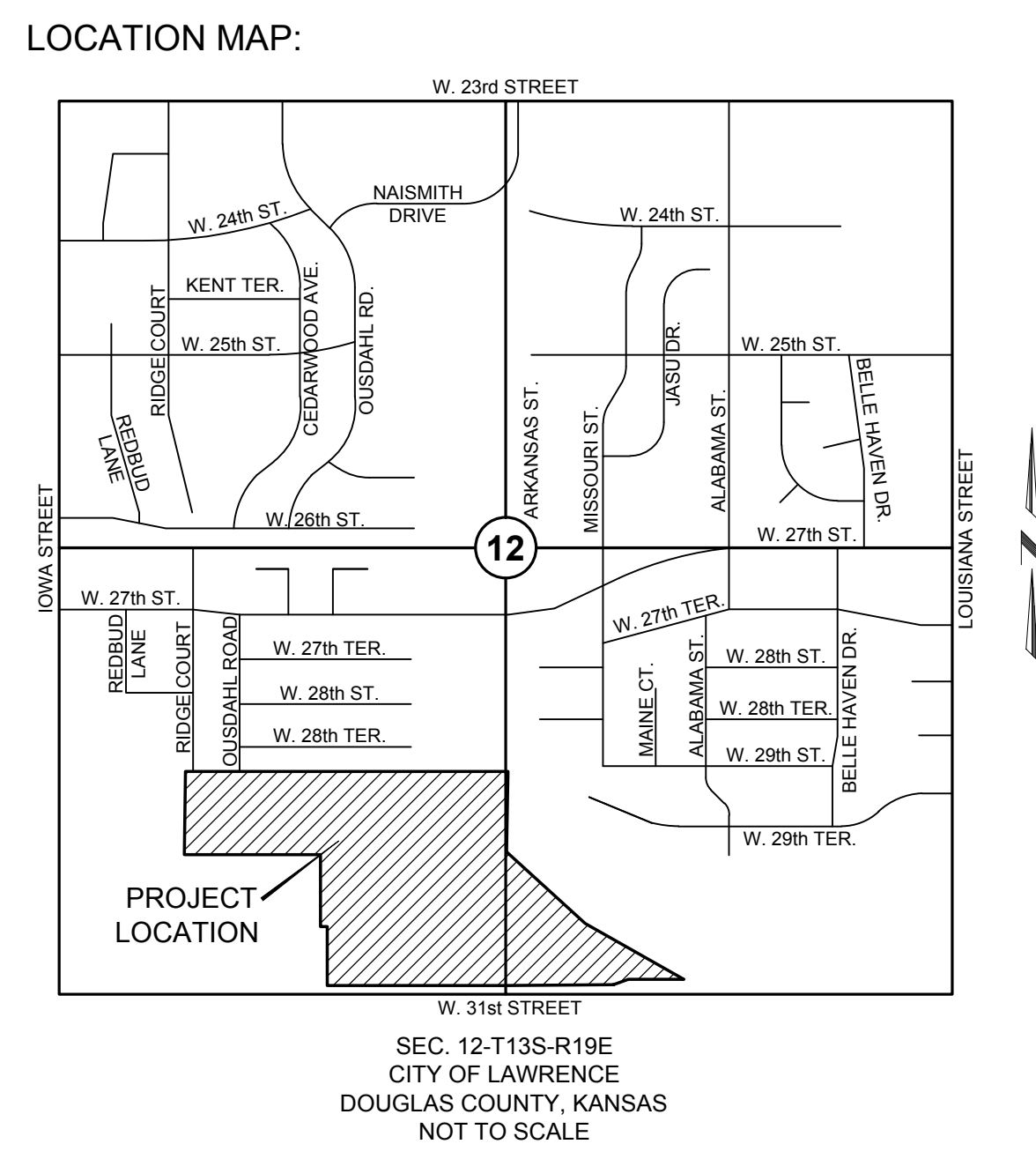
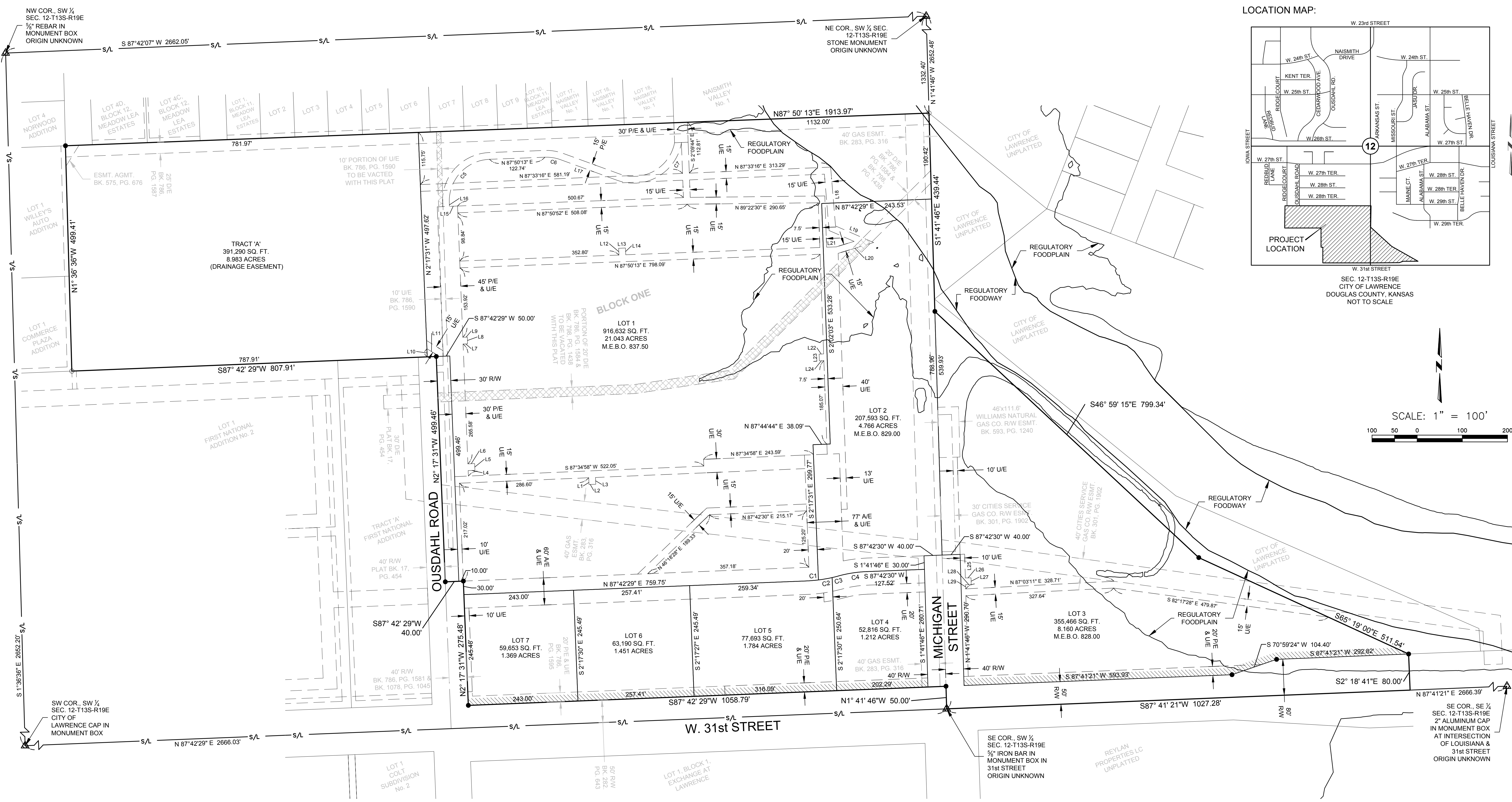


FILE NAME: R:\2013\3001\CAD\Planning\FP\133001C-FP.dwg LAST SAVED BY: Brian Sturm SAVED DATE: 5/27/2014 10:42 AM PLOTTED: 5/27/2014 10:47 AM



- MONUMENTATION:**
- FOUND: 1/2" IRON BAR W/ "PLS 889" CAP SET WITH UNRECORDED ALTA SURVEYS
  - FOUND: 1/2" IRON BAR, W/ "BG 758" CAP
  - ▲ FOUND: SECTION CORNER, SIZE, CONDITION AND ORIGIN, AS NOTED

- LEGEND:**
- ACCESS PROHIBITED
  - PUBLIC ACCESS EASEMENT
  - DRAINAGE EASEMENT
  - PEDESTRIAN EASEMENT
  - RIGHT-OF-WAY
  - UTILITY EASEMENT

LINE NO.	LENGTH	BEARING
L1	15.00'	S2° 40' 47"E
L2	15.00'	N87° 34' 58"E
L3	15.00'	S2° 40' 47"E
L4	10.00'	N87° 42' 29"E
L5	15.00'	N2° 17' 31"W
L6	10.00'	N87° 42' 29"E
L7	18.07'	S2° 17' 31"E
L8	32.29'	N58° 16' 10"W
L9	15.00'	S2° 09' 47"E
L10	15.00'	N87° 50' 13"E
L11	15.00'	S2° 09' 47"E
L12	15.00'	N87° 50' 13"E
L13	15.00'	S2° 09' 47"E

LINE NO.	LENGTH	BEARING
L14	15.00'	S2° 09' 47"E
L15	18.00'	S87° 50' 52"W
L16	8.11'	N2° 17' 31"W
L17	132.71'	S69° 57' 21"E
L18	21.47'	N87° 50' 13"E
L19	10.00'	S87° 57' 57"W
L20	10.00'	S87° 57' 57"W
L21	15.00'	S2° 03' 03"E
L22	10.00'	S87° 57' 57"W
L23	15.00'	S2° 09' 47"E
L24	10.00'	S87° 57' 57"W
L25	52.72'	N1° 41' 46"W
L26	12.61'	S89° 04' 15"W

LINE NO.	LENGTH	BEARING
L27	15.00'	N0° 55' 45"W
L28	12.41'	S89° 04' 15"W
L29	9.24'	N1° 41' 46"W

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	26.28'	315.01'	26.27'	S85° 19' 06"W
C2	30.78'	315.01'	30.77'	S80° 07' 45"W
C3	14.01'	315.01'	14.01'	S76° 03' 20"W
C4	64.30'	285.00'	64.17'	S81° 14' 41"W
C5	145.51'	92.50'	130.96'	S42° 46' 21"W
C6	35.85'	92.50'	35.63'	N81° 03' 34"W
C7	189.01'	107.50'	165.59'	N59° 40' 29"E

A FINAL PLAT OF  
**MENARD'S ADDITION**  
 A SUBDIVISION IN THE CITY OF LAWRENCE,  
 DOUGLAS COUNTY, KANSAS  
 SW 1/4 & SE 1/4, SEC. 12-T13S-R19E

FILE NAME: R:\2013\3001\CAD\Planning\FP\133001C-FP.dwg LAST SAVED BY: Brian Sturm SAVED DATE: 5/27/2014 10:42 AM PLOTTED: 5/27/2014 10:48 AM

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 12, THENCE NORTH 1°41'46" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 31ST STREET AS RECORDED IN BOOK 282, PAGE 643 AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 87°42'29" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 1058.79 FEET TO THE EAST RIGHT OF WAY LINE OF OUSDAHL ROAD AS RECORDED IN BOOK 1078, PAGE 1045 AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 02°17'31" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 275.48 FEET; THENCE SOUTH 87°42'29" WEST, 40.00 FEET TO THE EAST LINE OF FIRST NATIONAL ADDITION, AN ADDITION TO THE CITY OF LAWRENCE; THENCE NORTH 02°17'31" WEST, 499.46 FEET TO THE NORTHEAST CORNER OF SAID FIRST NATIONAL ADDITION; THENCE SOUTH 87°42'29" WEST 807.91 FEET ALONG THE NORTH LINE OF SAID FIRST NATIONAL ADDITION, TO THE EAST LINE OF COMMERCE PLAZA ADDITION, AN ADDITION TO THE CITY OF LAWRENCE; THENCE NORTH 01°36'36" WEST, PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER AND ALONG THE EAST LINE OF SAID COMMERCE PLAZA ADDITION, ALSO THE EAST LINE OF WILLEY'S AUTO ADDITION, AN ADDITION TO THE CITY OF LAWRENCE, 499.41 FEET TO THE SOUTH LINE OF NORWOOD ADDITION, AN ADDITION TO THE CITY OF LAWRENCE; THENCE NORTH 87°50'13" EAST, ALONG THE SOUTH LINE OF SAID NORWOOD ADDITION, THE SOUTH LINE OF MEADOW LEA ESTATES, AN ADDITION TO THE CITY OF LAWRENCE, AND NAISMITH VALLEY NO. 1, ALSO AN ADDITION TO THE CITY OF LAWRENCE, 1913.97 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01°41'46" EAST ALONG SAID EAST LINE, 439.44 FEET; THENCE SOUTH 46°59'15" EAST, 799.34 FEET; THENCE SOUTH 65°19'00" EAST, 511.54 FEET TO THE NORTH RIGHT OF WAY LINE OF 31ST STREET AS RECORDED IN BOOK 275, PAGE 78 AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 2°18'41" EAST, 80.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH 87°41'21" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,027.28 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 12 AND THE POINT OF BEGINNING. CONTAINS 51.061 ACRES, MORE OR LESS.

DEDICATION:

BE IT KNOWN TO ALL MEN THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF "MENARD'S ADDITION" 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," "PUBLIC ACCESS EASEMENT," OR "A/E," "DRAINAGE EASEMENT," OR "D/E," AND "PEDESTRIAN EASEMENT," OR "P/E."

\_\_\_\_\_  
THERON J. BERG, REAL ESTATE MANAGER  
MENARD, INC.

ACKNOWLEDGEMENT:

STATE OF WISCONSIN  
COUNTY OF EAU CLAIRE

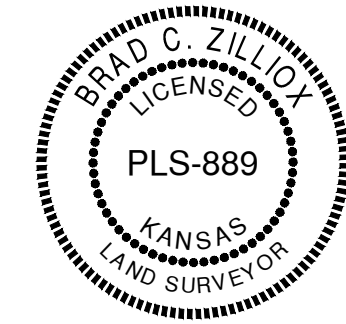
BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME THERON J. BERG, REAL ESTATE MANGER OF MENARD, INC., WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGES 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 \_\_\_\_\_

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN HEREON ARE THE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN MAY, 2014. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

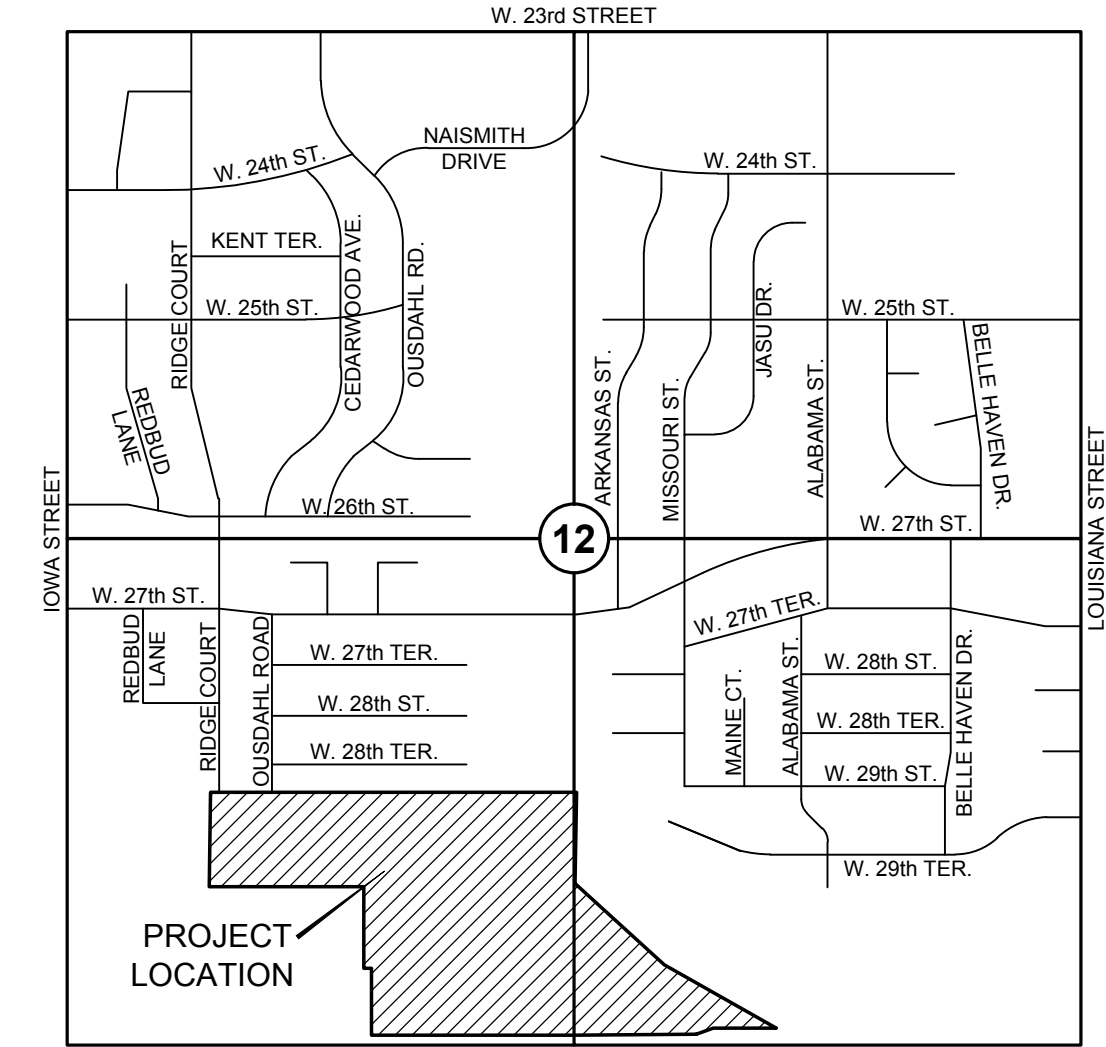


\_\_\_\_\_  
BRAD C. ZILLIOX, P.L.S. #889  
1310 WAKARUSA DRIVE, SUITE 100  
LAWRENCE, KS 66049  
785.843.7530

NOTES:

- ERROR OF CLOSURE = 1: 5.716.179
- BASIS OF BEARINGS FOR THIS PLAT IS THE FINAL PLAT FOR FIRST NATIONAL ADDITION.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS. BOOK \_\_\_\_, PAGE \_\_\_\_.
- TRACT 'A' WILL BE A PRIVATELY OWNED, DEDICATED DRAINAGE EASEMENT. THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF SAME VIA INDIVIDUAL OWNER MAINTENANCE OR MAINTENANCE BY OWNERS ASSOCIATION.
- NO PERSON MAY CONSTRUCT, MAINTAIN OR ALLOW ANY NATURAL OR NON-NATURAL STRUCTURE OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHUBBERY, BERMS, FENCES AND WALLS) UPON A DRAINAGE EASEMENT THAT THE DIRECTOR OF PUBLIC WORKS FINDS IMPEDES, DETAINS, RETAINS OR OTHERWISE INTERFERES WITH THE DRAINAGE OF STORMWATER REGARDLESS OF THE SOURCE OF STORMWATER.
- ALL UTILITIES WILL BE LOCATED UNDERGROUND, PER SECTION 20-809(f)(4)(iv).
- DEVELOPMENT SUCH AS, BUT NOT LIMITED TO, BUILDINGS, PARKING LOTS, ACCESS DRIVES, EXTERIOR STORAGE, AND LIKE SITE ELEMENTS SHALL BE PROHIBITED IN THE NORTH TWO HUNDRED FEET (200') OF THE PROPERTY BEING REZONED. DEVELOPMENT SUCH AS DESIGNATED OPEN SPACE, LANDSCAPING, STORMWATER-RELATED IMPROVEMENTS, HIKING/BIKING TRAILS, AND LIKE SITE ELEMENTS SHALL BE ALLOWED IN THE NORTH TWO- HUNDRED FEET (200') OF THE PROPERTY BEING REZONED.
- PER FEMA MAP NUMBERS 20045C0167D & 20045C0186D, LAST REVISED AUGUST 5, 2010, THIS PROPERTY IS LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA." PORTIONS OF LOTS 1, 2 & 3 ARE LOCATED WITHIN ZONE AE, REGULATORY FLOODPLAIN, WITH BASE FLOOD ELEVATIONS BETWEEN 824 AND 830.

LOCATION MAP:



\_\_\_\_\_  
SEC. 12-T13S-R19E  
CITY OF LAWRENCE  
DOUGLAS COUNTY, KANSAS  
NOT TO SCALE

ENDORSEMENTS:

APPROVED AS A MAJOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE & THE UNINCORPORATED AREAS OF DOUGLAS COUNTY

ASSOCIATED PRELIMINARY PLAT APPROVED BY THE LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION, DOUGLAS, COUNTY, KANSAS

\_\_\_\_\_  
SCOTT McCULLOUGH DATE  
DIRECTOR, PLANNING & DEVELOPMENT SERVICES

\_\_\_\_\_  
BRYAN CULVER DATE  
CHAIR

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

\_\_\_\_\_  
MIKE AMYX DATE  
MAYOR

\_\_\_\_\_  
DIANE TRYBOM DATE  
ACTING CITY CLERK

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

\_\_\_\_\_  
MICHAEL D. KELLY, P.L.S. #869 DATE  
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 \_\_\_\_\_, 2014, AND IS DULY RECORDED AT \_\_\_\_ AMPM, IN PLAT BOOK \_\_\_\_ PAGE \_\_\_\_.

\_\_\_\_\_  
KAY PESNELL  
REGISTER OF DEEDS

A FINAL PLAT OF  
**MENARD'S ADDITION**  
A SUBDIVISION IN THE CITY OF LAWRENCE,  
DOUGLAS COUNTY, KANSAS  
SW 1/4 & SE 1/4, SEC. 12-T13S-R19E