

**CURVE TABLE:**

| CURVE | LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING | DELTA     |
|-------|--------|--------|--------------|---------------|-----------|
| C1    | 71.53  | 200.00 | 71.51        | N77°32'08"W   | 22°29'35" |
| C2    | 37.27  | 200.00 | 37.22        | S72°37'41"E   | 10°40'40" |
| C3    | 48.25  | 200.00 | 48.13        | S84°52'41"W   | 13°49'20" |
| C4    | 165.26 | 100.00 | 147.09       | N44°26'42"W   | 94°41'19" |
| C5    | 53.30  | 500.00 | 53.28        | N05°57'12"E   | 6°08'29"  |
| C6    | 173.17 | 500.00 | 172.31       | N18°55'48"E   | 19°50'38" |
| C7    | 53.79  | 200.00 | 53.62        | S70°09'10"E   | 15°24'31" |

**NOTES:**

- ALL BEARINGS ARE MODIFIED STATE PLANE GRID BEARINGS.
- NO FENCES OR OBSTRUCTIONS SHALL BE CONSTRUCTED WITHIN DEDICATED DRAINAGE EASEMENTS.
- ANY ADDITIONAL EASEMENTS DETERMINED TO BE REQUIRED DURING THE ENGINEERING OF PUBLIC IMPROVEMENTS SHALL BE DEDICATED THROUGH SEPARATE INSTRUMENT.
- 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.
- MASTER STREET TREE PLAN RECORD: BOOK 998; PAGE 3073
- THIS PLAN WAS PREPARED IN REFERENCE TO THE FINAL PLATS OF MONTEREY BLUFFS AND STONEGATE IV ADDITION, AND HUTTON FARMS.
- THERE SHALL BE NO DIRECT ACCESS TO PETERSON ROAD FOR LOT 1, BLOCK 1, AND TRACT 'A'.
- TRACT 'A' TO BE DEDICATED AS A DRAINAGE EASEMENT.
- TRACT 'B' AND 'C' TO BE RESERVED AS COMMON OPEN SPACE.
- DENSITY CALCULATIONS FOR THE FUTURE DEVELOPMENT PLAN TO BE BASED ON THE TOTAL ACREAGE OF LOT 1, TRACT B AND TRACT C.
- THE MAXIMUM DENSITY FOR THIS PHASE SHALL EXCEED 7 DWELLING UNITS PER ACRE AND SHALL NOT EXCEED A MAXIMUM OF 102 UNITS.
- RESIDENTIAL BUILDING TYPES SHALL BE RESTRICTED TO SINGLE-FAMILY DETACHED AND ATTACHED STRUCTURES, TO NOT TO EXCEED A MAXIMUM OF THREE ATTACHED UNITS AS A SINGLE BUILDING.

**LEGAL DESCRIPTION:**

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M. IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON A PLAT RECORD BEARING OF NORTH 88°23'19" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 584.03 FEET; THENCE NORTH 01°36'41" WEST, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD AND THE POINT OF BEGINNING; THENCE NORTH 43°23'19" EAST, 372.58 FEET; THENCE NORTH 02°05'01" WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 940.95 FEET TO THE SOUTHERLY LINE OF STONEGATE IV ADDITION, A SUBDIVISION IN SAID CITY; THENCE NORTH 88°23'19" EAST, ALONG THE SOUTHERLY LINE OF STONEGATE IV ADDITION, 616.60 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK ONE IN HUTTON FARMS, A SUBDIVISION IN SAID CITY; THENCE SOUTH 02°51'13" WEST, ALONG THE WEST LINE OF HUTTON FARMS, 1208.29 FEET TO A POINT 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD; THENCE SOUTH 88°23'19" WEST, ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 778.22 FEET TO THE POINT OF BEGINNING, CONTAINING 718,047 SQUARE FEET OR 16.415 ACRES, MORE OR LESS, AND HAS A MATHEMATICAL CLOSURE RATIO OF 1:244,853.

**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 HUTTON FARMS WEST NO. 2 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 THEREFORE DEDICATED TO PUBLIC USE ARE HEREBY DEDICATED. AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF LAWRENCE TO ENTER UPON CONSTRUCT AND MAINTAIN DRAINAGE STRUCTURES AND APPURTENANCES UPON, OVER AND UNDER THOSE AREAS OUTLINED AS "DRAINAGE EASEMENT" OR "D/E". 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".

*D.L.S.*  
DOUGLAS L. STEPHENS  
MANAGING MEMBER  
NORTH STEPHENS, L.C.

**ACKNOWLEDGMENT:**

STATE OF KANSAS  
COUNTY OF DOUGLAS  
BE IT REMEMBERED THAT ON THIS 9th DAY OF November 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME DOUGLAS L. STEPHENS, MANAGING MEMBER, NORTH STEPHENS, L.C., 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.  
*Kelly S. Dreman* 11/15/05  
NOTARY PUBLIC MY COMMISSION EXPIRES

**LEGEND:**

- 1/2" REBAR FOUND (ORIGIN UNKNOWN)
- 1/2"x24" REBAR SET WITH PG KS CLS 131 CAP
- SUBDIVISION CORNER SET IN CONCRETE
- △ SECTION CORNER
- D/E DRAINAGE EASEMENT
- U/E UTILITY EASEMENT
- A/E ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- R RECORDED VALUE
- CM CALCULATED VALUE FROM MEASUREMENTS (ALL VALUES UNLESS OTHERWISE NOTED)
- D DEED VALUE

**ACKNOWLEDGED BY:**

REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005.  
*Michael D. Kelly* November 9, 2005  
L.S. #869  
DOUGLAS CO. SURVEYOR

**ENDORSEMENTS:**

APPROVED BY  
LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION  
DOUGLAS COUNTY, KANSAS  
*T. Coonan*  
CHAIRMAN  
TERRY RIORDAN

RIGHTS-OF-WAY AND EASEMENTS ACCEPTED BY  
CITY COMMISSION  
LAWRENCE, KANSAS  
*Frank S. Neeb* 11/15/05  
MAYOR  
FRANK S. NEEB  
CITY CLERK  
FRANK S. NEEB

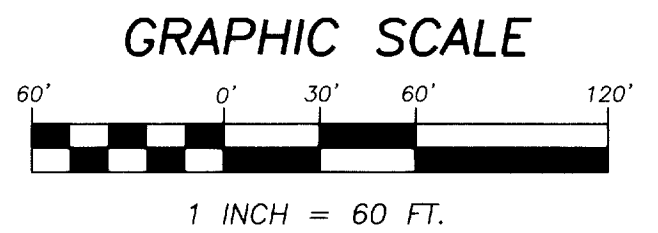
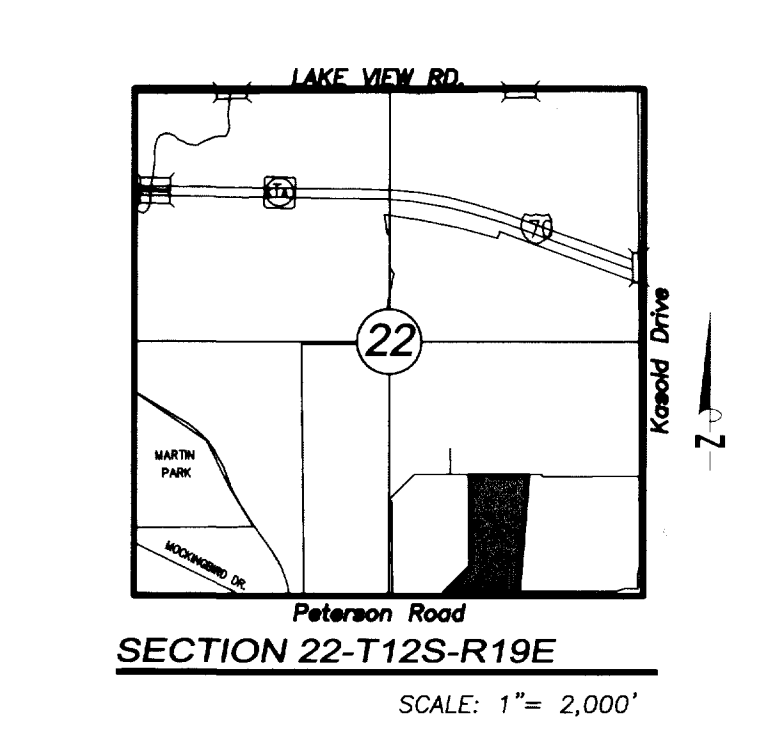
**FILING RECORD: 331657**

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 9th DAY OF November, 2005 AND IS DULY RECORDED AT 9:32 AM, PLAT BOOK 2-17, PAGE 351.  
*Kay Pesnell* 11-21-05  
REGISTER OF DEEDS  
KAY PESNELL

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON IS THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN APRIL, 2005, AND THAT REPRESENTS A CLOSED TRAVERSE.  
*Dennis E. Boltz*  
DENNIS E. BOLTZ, L.S. #1158  
PERIDIAN GROUP, INC.  
500 ROCKLEDGE RD., SUITE A  
LAWRENCE, KANSAS 66046  
(785) 838-3338  
11-17-05

**LOCATION MAP:**



**Hutton Farms West No. 2**

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M. IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS