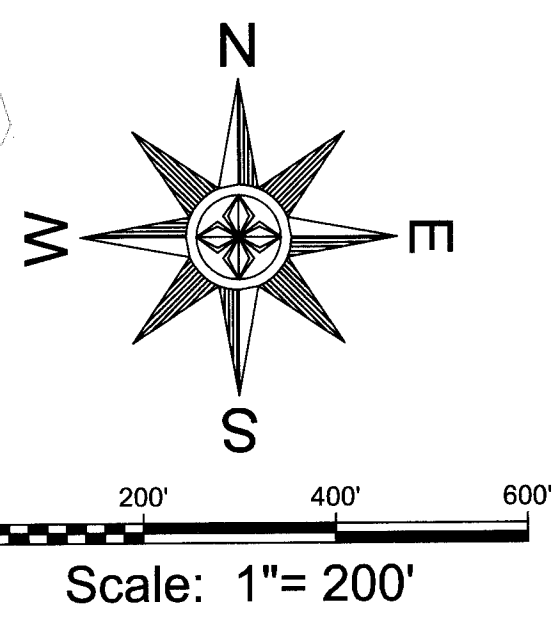


SETBACKS

RDP #	FRONT	SIDE	REAR
1	5'	10'	30'
2	5'	10'	30'
3	5'	10'	30'



DESCRIPTION - ORIGINAL TRACT (35.12 AC)
 A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 20 EAST OF THE 6TH P.M., IN DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, THENCE WEST 112 RODS, MORE OR LESS; THENCE SOUTH 40 RODS; THENCE WEST 112 RODS, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PARCEL CONVEYED BY THE DEED RECORDED DECEMBER 1, 1882, IN BOOK 25, PAGE 569; THENCE SOUTH 32 RODS ALONG THE EAST LINE OF THE PARCEL CONVEYED BY SAID DEED; THENCE EAST 80 RODS, MORE OR LESS, TO A POINT 45 RODS WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 26 RODS; THENCE EAST 45 RODS TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG SAID EAST LINE 42 RODS; THENCE WEST 10 RODS; THENCE NORTH 40 RODS; THENCE EAST 10 RODS TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG SAID EAST LINE 16 RODS TO THE PLACE OF BEGINNING.

DESCRIPTION - PARENT PARCEL
 A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 20 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18
 N.01°13'31"W. (BEING AN ASSUMED BEARING) 1461.61 FEET TO THE POINT OF BEGINNING; THENCE
 S.88°46'29"W. 35.00 FEET; THENCE
 S.88°27'01"W. 715.25 FEET TO THE NORTHEAST CORNER OF TRACT 1 IN A SURVEY RECORDED IN BOOK 17 ON PAGE 425 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG THE NORTH LINES OF TRACTS 1, 2 AND 4 IN SAID SURVEY
 S.88°24'33"W. 1290.68 FEET (SAID SURVEY 1290.98 FEET) TO THE SOUTHEAST CORNER OF TRACT 3 IN SAID SURVEY; THENCE ALONG THE EAST LINE OF SAID TRACT 3
 N.01°52'49"W. 531.16 FEET TO THE NORTH LINE OF A TRACT CONVEYED TO FLOREY FARMS LLC AND RECORDED IN BOOK 1086 ON PAGE 1598 AT THE DOUGLAS COUNTY REGISTER OF DEEDS AND THE NORTH EASEMENT LINE OF ROAD RECORD #664 (E 1450 ROAD) AS NOW ESTABLISHED; THENCE ALONG THE NORTH LINE SAID FLOREY FARMS LLC TRACT AND THE NORTH EASEMENT LINE OF ROAD RECORD #664 (E 1450 ROAD) AS NOW ESTABLISHED
 N.88°12'59"E. 1064.96 FEET TO THE SOUTHWEST CORNER OF A TRACT CONVEYED TO LARRY HIGGINS AND RECORDED IN BOOK 976 ON PAGE 1386 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG THE SOUTH AND EAST LINES OF SAID SAX TRACT THE FOLLOWING 2 COURSES
 (1)N.88°22'07"E. 327.05 FEET; THENCE
 (2)N.01°12'44"W. 664.32 FEET; THENCE
 N.88°12'17"E. 332.45 FEET TO THE CENTER CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF SAID SECTION 18
 S.01°13'31"E. 264.00 FEET TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO GERMAN BAPTIST CHURCH CEMETERY AND RECORDED IN BOOK 16 ON PAGE 532 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG THE NORTH, WEST AND SOUTH LINES ON SAID GERMAN BAPTIST CHURCH CEMETERY TRACT THE FOLLOWING 3 COURSES
 (1)S.88°46'29"W. 165.00 FEET; THENCE
 (2)S.01°13'31"E. 660.00 FEET; THENCE
 (3)N.88°46'29"E. 165.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18
 S.01°13'31"E. 274.13 FEET TO THE POINT OF BEGINNING, CONTAINING 27.57 ACRES. THIS TRACT IS SUBJECT TO ROAD RIGHT-OF-WAYS OF RECORD, AS SHOWN HEREON.

DESCRIPTION - RDP #1
 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18
 N.01°13'31"W. (BEING AN ASSUMED BEARING) 1461.61 FEET; THENCE
 S.88°46'29"W. 35.00 FEET TO A POINT ON THE WEST LINE OF A ROAD EASEMENT CONVEYED TO DOUGLAS COUNTY IN BOOK 1149 ON PAGE 6015 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE
 S.88°27'01"W. 715.25 FEET TO THE NORTHEAST CORNER OF TRACT 1 IN A SURVEY RECORDED IN BOOK 17 ON PAGE 425 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG THE NORTH LINES OF TRACTS 1 AND 2 IN SAID SURVEY
 S.88°24'33"W. 699.31 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINES OF TRACTS 2 AND 3 IN SAID SURVEY
 S.88°24'33"W. 591.37 FEET TO THE SOUTHWEST CORNER OF TRACT 3 IN SAID SURVEY; THENCE ALONG THE EAST LINE OF SAID TRACT 3
 N.01°52'49"W. 531.16 FEET TO THE NORTH LINE OF A TRACT CONVEYED TO FLOREY FARMS LLC AND RECORDED IN BOOK 1086 ON PAGE 1598 AT THE DOUGLAS COUNTY REGISTER OF DEEDS AND THE NORTH EASEMENT LINE OF ROAD RECORD #664 (E 1450 ROAD) AS NOW ESTABLISHED; THENCE ALONG THE NORTH LINE SAID FLOREY FARMS LLC TRACT AND THE NORTH EASEMENT LINE OF ROAD RECORD #664 (E 1450 ROAD) AS NOW ESTABLISHED
 N.88°12'59"E. 590.10 FEET; THENCE
 S.02°00'55"E. 533.16 FEET TO THE POINT OF BEGINNING, CONTAINING 7.22 ACRES. THIS TRACT IS SUBJECT TO ROAD RIGHT-OF-WAYS OF RECORD, AS SHOWN HEREON.

DESCRIPTION - RDP #2
 A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 20 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18
 N.01°13'31"W. (BEING AN ASSUMED BEARING) 1461.61 FEET; THENCE
 S.88°46'29"W. 35.00 FEET TO A POINT ON THE WEST LINE OF A ROAD EASEMENT CONVEYED TO DOUGLAS COUNTY IN BOOK 1149 ON PAGE 6015 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE
 S.88°27'01"W. 617.31 FEET TO THE POINT OF BEGINNING; THENCE
 S.88°27'01"W. 97.94 FEET TO THE NORTHEAST CORNER OF TRACT 1 IN A SURVEY RECORDED IN BOOK 17 ON PAGE 425 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG THE NORTH LINES OF TRACTS 1 AND 2 IN SAID SURVEY
 S.88°24'33"W. 699.31 FEET; THENCE
 N.02°00'55"W. 533.16 FEET TO THE NORTH LINE OF A TRACT CONVEYED TO FLOREY FARMS LLC AND RECORDED IN BOOK 1086 ON PAGE 1598 AT THE DOUGLAS COUNTY REGISTER OF DEEDS AND THE NORTH EASEMENT LINE OF ROAD RECORD #664 (E 1450 ROAD) AS NOW ESTABLISHED; THENCE ALONG THE NORTH LINE SAID FLOREY FARMS LLC TRACT AND THE NORTH EASEMENT LINE OF ROAD RECORD #664 (E 1450 ROAD) AS NOW ESTABLISHED
 N.88°12'59"E. 474.86 FEET TO THE SOUTHWEST CORNER OF A TRACT CONVEYED TO LARRY HIGGINS AND RECORDED IN BOOK 976 ON PAGE 1386 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG THE SOUTH LINE OF SAID HIGGINS TRACT
 N.88°57'35"E. 322.42 FEET TO THE SOUTHEAST CORNER OF SAID HIGGINS TRACT AND THE SOUTHWEST CORNER OF A TRACT CONVEYED TO BENJAMIN SAX AND RECORDED IN BOOK 1013 ON PAGE 5343 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG THE SOUTH AND EAST LINES OF SAID SAX TRACT THE FOLLOWING 2 COURSES
 (1)N.88°22'07"E. 327.05 FEET; THENCE
 (2)N.01°12'44"W. 664.32 FEET; THENCE
 N.88°12'17"E. 332.45 FEET TO THE CENTER CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF SAID SECTION 18
 S.01°13'31"E. 264.00 FEET TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO GERMAN BAPTIST CHURCH CEMETERY AND RECORDED IN BOOK 16 ON PAGE 532 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG THE NORTH, WEST AND SOUTH LINES ON SAID GERMAN BAPTIST CHURCH CEMETERY TRACT THE FOLLOWING 3 COURSES
 (1)S.88°46'29"W. 165.00 FEET; THENCE
 (2)S.01°13'31"E. 660.00 FEET; THENCE
 (3)N.88°46'29"E. 165.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18
 S.01°13'31"E. 274.13 FEET TO THE POINT OF BEGINNING, CONTAINING 10.59 ACRES. THIS TRACT IS SUBJECT TO ROAD RIGHT-OF-WAYS OF RECORD, AS SHOWN HEREON.

DESCRIPTION - RDP #3
 A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 20 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18
 N.01°13'31"W. (BEING AN ASSUMED BEARING) 1461.61 FEET TO THE POINT OF BEGINNING; THENCE
 S.88°46'29"W. 35.00 FEET TO A POINT ON THE WEST LINE OF A ROAD EASEMENT CONVEYED TO DOUGLAS COUNTY IN BOOK 1149 ON PAGE 6015 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE
 S.88°27'01"W. 617.31 FEET; THENCE
 N.02°00'55"W. 533.16 FEET TO THE SOUTHWEST CORNER OF A TRACT CONVEYED TO BENJAMIN SAX AND RECORDED IN BOOK 1013 ON PAGE 5343 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG THE SOUTH AND EAST LINES OF SAID SAX TRACT THE FOLLOWING 2 COURSES
 (1)N.88°22'07"E. 327.05 FEET; THENCE
 (2)N.01°12'44"W. 664.32 FEET; THENCE
 N.88°12'17"E. 332.45 FEET TO THE CENTER CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF SAID SECTION 18
 S.01°13'31"E. 264.00 FEET TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO GERMAN BAPTIST CHURCH CEMETERY AND RECORDED IN BOOK 16 ON PAGE 532 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG THE NORTH, WEST AND SOUTH LINES ON SAID GERMAN BAPTIST CHURCH CEMETERY TRACT THE FOLLOWING 3 COURSES
 (1)S.88°46'29"W. 165.00 FEET; THENCE
 (2)S.01°13'31"E. 660.00 FEET; THENCE
 (3)N.88°46'29"E. 165.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18
 S.01°13'31"E. 274.13 FEET TO THE POINT OF BEGINNING, CONTAINING 10.59 ACRES. THIS TRACT IS SUBJECT TO ROAD RIGHT-OF-WAYS OF RECORD, AS SHOWN HEREON.

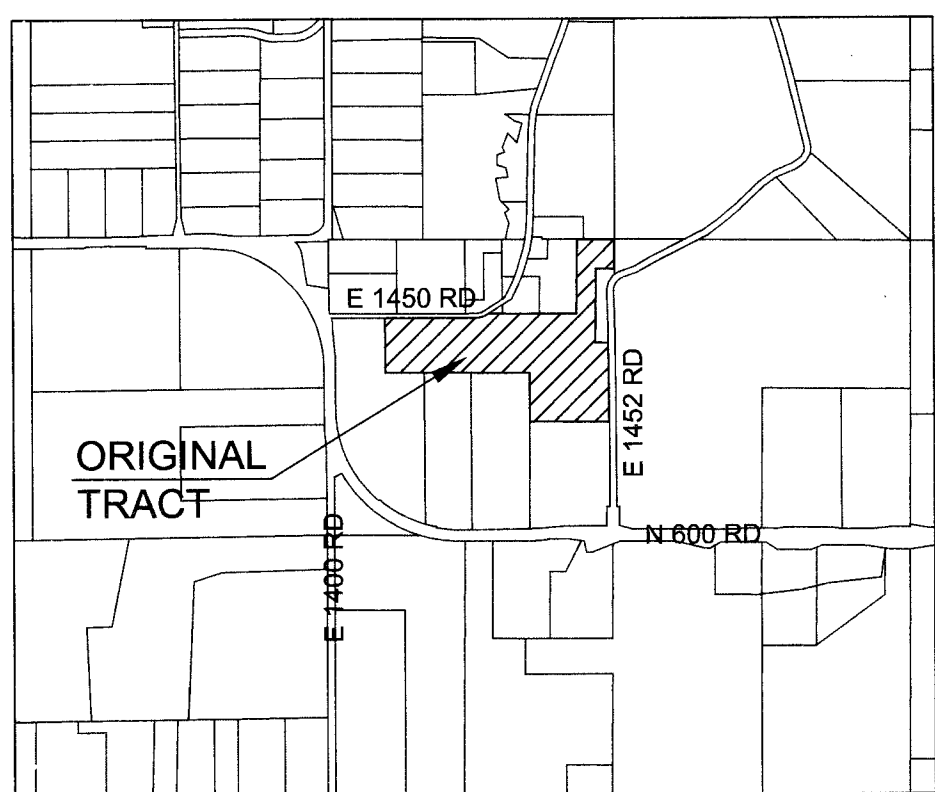
LEGEND
 • SET 1/2" x 24" IRON BAR WITH PLASTIC CAP MARKED "BG CONS PS 758"
 ○ FOUND 1/2" IRON BAR (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
 × POINT NOT SET, NOT FOUND
 △ □ FOUND MONUMENT AS NOTED
 RDP RESIDENTIAL DEVELOPMENT PARCEL
 BK., PG. REFERS TO BOOK AND PAGE AT THE DOUGLAS COUNTY REGISTER OF DEEDS

ENDORSEMENTS
 APPROVED AS A CERTIFICATE OF SURVEY UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE & THE UNINCORPORATED AREA OF DOUGLAS COUNTY.
 REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005.
 SCOTT McCULLOUGH DATE August 8, 2017 PLANNING DIRECTOR
 MICHAEL D. KELLY, P.S. #869 DATE August 8, 2017 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 23RD DAY OF August 2017, AND IS DULY RECORDED AT 1:12 AM/PM IN BOOK 19 PAGE 128

GENERAL NOTES

- BASIS FOR BEARINGS FOR THIS CERTIFICATE OF SURVEY IS THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 20 EAST (N.01°13'31"W. ASSUMED).
- THIS CERTIFICATE OF SURVEY WAS NOT PREPARED FOR THE PURPOSE OF PLATING LAND. NO FURTHER DIVISIONS OF THE PARCELS CREATED BY THIS SURVEY SHALL OCCUR UNTIL THE PROPERTY IS SUBDIVIDED IN ACCORDANCE WITH ALL APPLICABLE SUBDIVISION REGULATIONS OF DOUGLAS COUNTY OR THE CITY INTO WHICH IT IS ANNEXED OR UNTIL AN AMENDED CERTIFICATE OF SURVEY IS APPROVED AND RECORDED WITH THE REGISTER OF DEEDS.
- THIS PROPERTY DIVISION WAS DESIGNED IN ACCORDANCE WITH SECTION 20-806 OF THE SUBDIVISION REGULATIONS FOR LAWRENCE AND THE UNINCORPORATED AREAS OF DOUGLAS COUNTY, KANSAS.
- SEWAGE DISPOSAL WILL BE PROVIDED BY MEANS OF INDIVIDUAL SEPTIC SYSTEMS INSTALLED ON EACH RESIDENTIAL DEVELOPMENT PARCEL. THE SEPTIC SYSTEMS WILL BE ABANDONED UPON ANNEXATION INTO THE CITY OF LAWRENCE OR THE CITY OF EUDORA, AND CONCURRENT CONNECTION TO THE CITY'S SANITARY SEWER SYSTEM.
- RDPs SHALL NOT BE ELIGIBLE FOR A BUILDING PERMIT UNTIL AN ON-SITE SEWAGE MANAGEMENT PLAN IS APPROVED BY THE DIRECTOR OF THE LAWRENCE/DOUGLAS COUNTY HEALTH DEPARTMENT. A PRELIMINARY SITE EVALUATION FOR EACH SEPTIC SYSTEM IS REQUIRED PRIOR TO A BUILDING PERMIT BEING ISSUED. THE SEPTIC PERMIT MUST BE APPROVED AND PURCHASED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ON-SITE SEWAGE MANAGEMENT SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS ON INDIVIDUAL ON-SITE SEWAGE MANAGEMENT SYSTEMS FOR THE UNINCORPORATED TERRITORY OF DOUGLAS COUNTY, KANSAS' COUNTY SANITATION CODE, RESOLUTION 97-48, AS AMENDED.
- PROPERTY BOUNDARIES FOR RESIDENTIAL DEVELOPMENT PARCELS SHALL BE PINNED PRIOR TO RECORDING THE CERTIFICATE OF SURVEY.
- THE RDPs SHALL NOT BE ELIGIBLE FOR A BUILDING PERMIT UNTIL DOCUMENTATION HAS BEEN PROVIDED BY RURAL WATER DISTRICT #2 THAT A WATER METER HAS BEEN PURCHASED BY THE OWNER AND IS PRESENTED TO THE LAWRENCE-DOUGLAS COUNTY HEALTH DEPARTMENT AND THE DOUGLAS COUNTY ZONING OFFICE OR DOCUMENTATION HAS BEEN PROVIDED TO THE DOUGLAS COUNTY ZONING OFFICE THAT THE LAWRENCE-DOUGLAS COUNTY HEALTH DEPARTMENT HAS ISSUED A PERMIT FOR A WELL. WELL WATER IS NOT AVAILABLE IN ALL PARTS OF THE COUNTY. IF WELL WATER IS NOT AVAILABLE, PLEASE CONTACT THE DOUGLAS COUNTY HEALTH DEPARTMENT FOR THE REQUIREMENTS FOR CISTERNS WITHIN THE COUNTY.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOODPLAIN PER FEMA MAP 20045C0305D, EFFECTIVE DATE: AUGUST 5, 2010.
- THE CURRENT ZONING FOR THE PROPERTY IS A (AGRICULTURE).
- DEVELOPMENT OF RESIDENTIAL DEVELOPMENT PARCEL SHALL COMPLY WITH THE DOUGLAS COUNTY ACCESS MANAGEMENT REGULATIONS, CHAPTER IX, ARTICLE 5 OF THE COUNTY CODE.
- DEVELOPMENT ON RESIDENTIAL DEVELOPMENT PARCEL SHALL COMPLY WITH THE DOUGLAS COUNTY ZONING REGULATIONS, CHAPTER XII OF THE COUNTY CODE.



OWNER
 BE IT KNOWN TO ALL MEN THAT I (WE), THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND A CERTIFICATE OF SURVEY PREPARED AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO PARCELS
 BY: DARREN FLOREY, MEMBER, FLOREY FARMS LLC
 762 E 1250 ROAD
 LAWRENCE, KS 66046
ACKNOWLEDGEMENT
 (STATE OF KANSAS)
 (COUNTY OF DOUGLAS) SS:
 I, JESSICA HERMESCH, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DARREN FLOREY, MEMBER, FLOREY FARMS, LLC ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION AND DELIVERY OF THIS PLAT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF August, 2017. MY COMMISSION EXPIRES 04-08-2018.

SURVEYOR'S CERTIFICATION
 I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR IN THE STATE OF KANSAS WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING, THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME, OR UNDER MY SUPERVISION, THAT ALL SUBDIVISION REGULATIONS OF DOUGLAS COUNTY, KANSAS, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS SURVEY PLAT, AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE FIELD WORK WAS COMPLETED MAY 2017. THIS SURVEY COMPLIES WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.
 BY: ALBERT R. DIEBALL, P.S., #758
 BG CONSULTANTS, INC.
 1405 WAKARUSA DRIVE
 LAWRENCE, KANSAS 66049
 (785) 749-4474

CERTIFICATE OF SURVEY
 SW 1/4, SECTION 18, T14S, R20E
 BG CONSULTANTS, INC.
 1405 WAKARUSA DRIVE
 LAWRENCE, KS 66049
 (785) 749-4474
 DATE: 08-05-2017
 PROJECT #16-1444L
 SHEET 1 OF 1