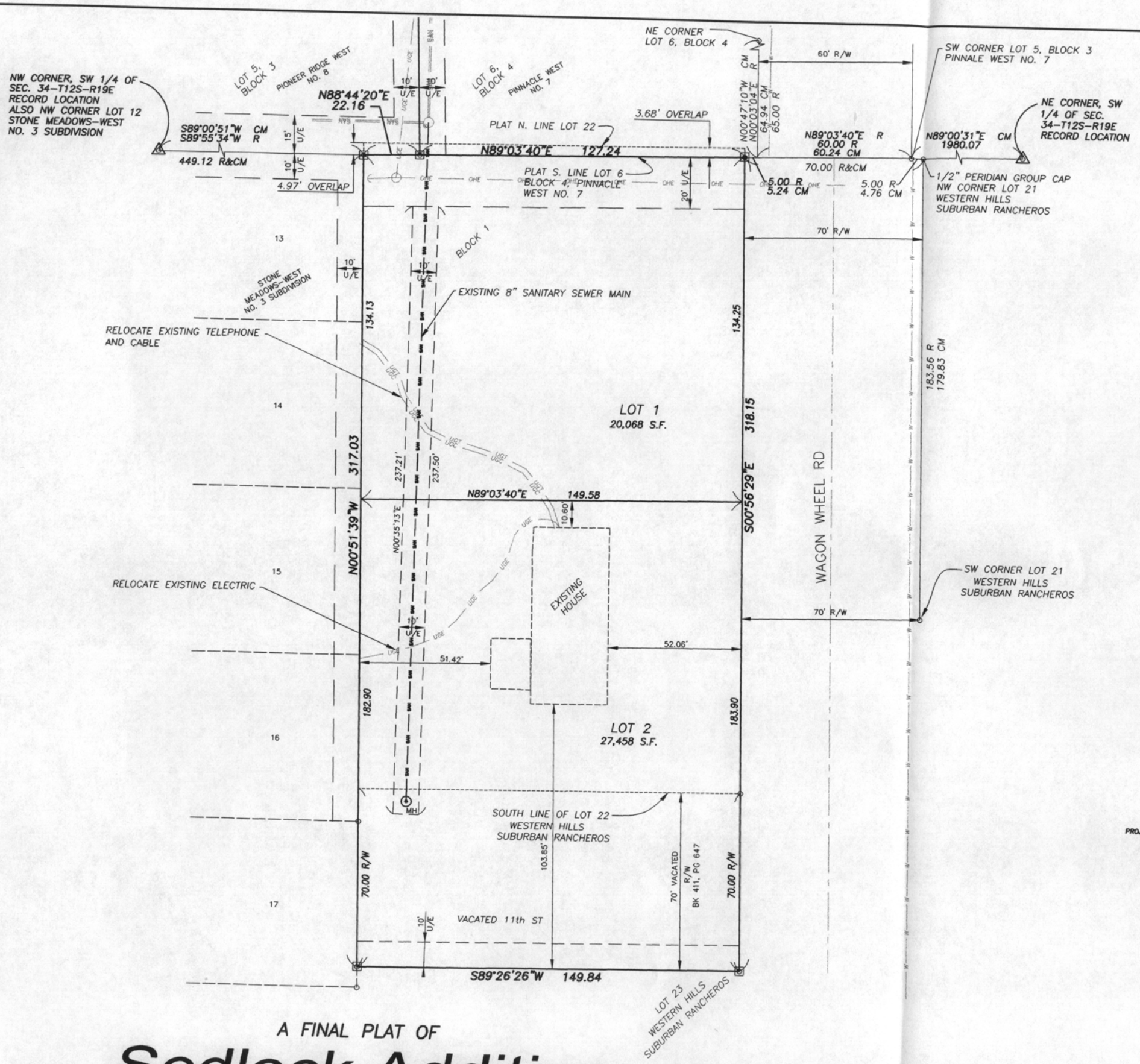


A FINAL PLAT OF

Sedlock Addition

A REPLAT OF LOT 22 AND VACATED 11TH STREET IN WESTERN HILLS SUBURBAN RANCHEROS A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

NOTES:

1. ALL BEARINGS ARE MODIFIED STATE PLANE GRID BEARINGS.
2. ANY ADDITIONAL EASEMENTS DETERMINED TO BE REQUIRED DURING THE ENGINEERING OF PUBLIC IMPROVEMENTS FOR EACH PHASE SHALL BE DEDICATED THROUGH SEPARATE INSTRUMENT.
3. LOTS SHALL BE PINNED IN ACCORDANCE WITH SECTION 21-302.2 OF THE CODES OF THE CITY OF LAWRENCE.
4. MASTER STREET TREE PLAN RECORD: BOOK _____; PAGE _____.
5. SETBACK LINES PER CITY OF LAWRENCE ZONING REGULATIONS.
6. SOILS INVESTIGATION 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 INDICATION OF UNSUITABLE CONDITIONS.
5. OWNER AGREES TO ALLOW ACCESS TO THE CITY OF LAWRENCE FOR THE PLANTING OF STREET TREES.

LEGEND:

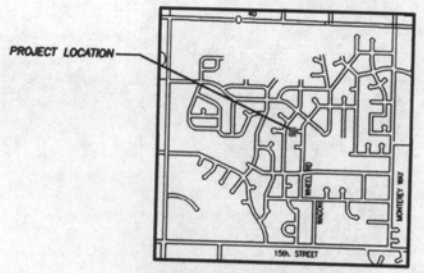
○	1/2" IRON PIN FOUND (ORIGIN UNKNOWN) (UNLESS OTHERWISE NOTED)
●	1/2"x24" REBAR SET WITH PERIDIAN GROUP CLS 131 CAP
□	SUBDIVISION CORNER SET IN CONCRETE
△	SECTION CORNER
U/E	PUBLIC UTILITY EASEMENT
CM	CALCULATED FROM MEASUREMENT
R	RECORD VALUE

ACKNOWLEDGED BY:

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

MICHAEL D. KELLY, L.S. #869
DOUGLAS CO. SURVEYOR

LOCATION MAP:



SECTION 34-T12S-R19E
NOT TO SCALE

GRAPHIC SCALE
20' 0' 10' 20' 40'
1 INCH = 20 FT.

ASSUMED BEARINGS

LEGAL DESCRIPTION:

LOT 22, IN WESTERN HILLS SUBURBAN RANCHEROS, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, TOGETHER WITH THAT PART OF VACATED 11TH STREET ACCRUING THERETO BY REASON OF ORDER OF VACATION, RECORDED OCTOBER 21, 1987, AT BOOK 411, PAGE 647, AND THE SOUTH HALF OF VACATED ELEVENTH STREET RIGHT-OF-WAY (RECORDED AT BOOK 411, PAGE 647, IN THE OFFICE OF THE REGISTER OF DEEDS OF DOUGLAS COUNTY, KANSAS) ADJACENT TO AND ON THE NORTH SIDE OF LOT 23, OF WESTERN HILLS SUBURBAN RANCHEROS, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS ; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH P.M., SAID POINT BEING THE NORTHWEST CORNER OF LOT 12 IN STONE MEADOWS-WEST NO. 3 SUBDIVISION; THENCE ON ASSUMED BEARING OF NORTH 89°00'51" EAST, ALONG THE NORTH LINE OF STONE MEADOWS-WEST NO. 3 SUBDIVISION, A DISTANCE OF 449.12 FEET TO THE NORTHEAST CORNER OF LOT 13 IN SAID SUBDIVISION AND THE POINT OF BEGINNING; THENCE NORTH 88°44'20" EAST, ALONG THE SOUTH LINE OF LOT 5, BLOCK THREE, PIONEER RIDGE WEST NO. 8, A DISTANCE OF 22.16 FEET TO THE SOUTHWEST CORNER OF LOT 6 BLOCK 4, PINNACLE WEST NUMBER 7; THENCE NORTH 89°03'40" EAST, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 127.24 FEET TO THE EAST LINE OF LOT 22 IN WESTERN HILLS SUBURBAN RANCHEROS SUBDIVISION; THENCE SOUTH 00°56'29" EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 318.15 FEET TO THE NORTHEAST CORNER OF LOT 23 IN WESTERN HILLS SUBURBAN RANCHEROS; THENCE SOUTH 89°26'26" WEST, ALONG THE NORTH LINE OF SAID LOT 23, A DISTANCE OF 149.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 23 AND THE EAST LINE OF LOT 17 IN STONE MEADOWS-WEST NO. 3 SUBDIVISION; THENCE NORTH 00°51'39" WEST, ALONG THE EAST LINE OF STONE MEADOWS-WEST NO. 3 SUBDIVISION, A DISTANCE OF 317.03 FEET TO THE POINT OF BEGINNING, CONTAINING 47,524 SQUARE FEET MORE OR LESS, AND HAS A MATHEMATICAL CLOSURE RATIO OF 1:100,000.

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 SEDLOCK ADDITION AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN AND FULLY DEFINED ON THIS PLAT. 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 AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE AND THE PUBLIC TO CONSTRUCT DRAINAGE DITCHES, SWALES AND APPURTENANCES IN THOSE AREAS OUTLINED ON THIS PLAT AS DRAINAGE EASEMENT OR "D/E."

CHARLIE M. SEDLOCK

LEDA C. SEDLOCK

ACKNOWLEDGMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME CHARLIE M. AND LEDA C. SEDLOCK, 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

PLANNING COMMISSION CHAIRMAN — DATE
DAVID BURRESS

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

MAYOR — DATE
DAVID M. DUNFIELD

CITY CLERK — DATE
FRANK S. REEB

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 _____, _____ AND IS DULY RECORDED AT _____ ; PLAT BOOK _____ ; PAGE _____.

REGISTER OF DEEDS — DATE
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 NOVEMBER, 2003, AND THAT REPRESENTS A CLOSED TRAVERSE.

DENNIS E. BOLTZ, L.S. #1158
PERIDIAN GROUP, INC.
500 ROCKLEDGE RD., SUITE A
LAWRENCE, KANSAS 66049
(785) 838-3338