

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 18 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT BEING THE SOUTHEAST CORNER OF STONEGATE III ADDITION; THENCE SOUTH 89°33'27" EAST, ALONG THE NORTH LINE OF SAID QUARTER SECTION AND THE SOUTH LINE OF SAID STONEGATE III ADDITION, 154.70 FEET; THENCE SOUTH 89°33'27" EAST, ALONG THE SOUTHERLY LINE OF SAID STONEGATE III ADDITION, 188.65 FEET; THENCE SOUTH 48°43'32" EAST, ALONG SAID SOUTHERLY LINE, 158.80 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE ON A 565.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A 443.80 FOOT CHORD BEARING NORTH 67°19'00" EAST, AN ARC DISTANCE OF 468.09 FEET; THENCE SOUTH 89°33'27" EAST, ALONG SAID SOUTHERLY LINE, 270.99 FEET TO THE WEST LINE OF STONEGATE SUBDIVISION; THENCE SOUTH 00°04'47" EAST, ALONG THE WEST LINE OF SAID STONEGATE SUBDIVISION, 482.53 FEET; THENCE THE WEST LINE OF STONEGATE SUBDIVISION NO. 2, THENCE NORTH 10°07'00" EAST, ALONG SAID DRIVE, THENCE ALONG SAID RIGHT-OF-WAY LINE ON A 270.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 102.98 FOOT CHORD BEARING SOUTH 54°24'13" EAST, AN ARC DISTANCE OF 103.62 FEET; THENCE SOUTH 43°24'13" EAST, ALONG SAID RIGHT-OF-WAY LINE, 221.49 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE ON A 330.00 FOOT RADIUS CURVE TO THE LEFT WITH AN 87°33' FOOT CHORD BEARING SOUTH 51°00'35" EAST, AN ARC DISTANCE OF 87.33 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION NO. 2, THENCE SOUTH 18°50'09" WEST, ALONG THE EAST LINE OF SAID SUBDIVISION, 151.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°46'09" SOUTHWEST CORNER THEREOF; THENCE NORTH 00°04'47" EAST, ALONG THE WEST LINE OF SAID SUBDIVISION, 201.19 FEET; THENCE NORTH 89°33'27" WEST, 5.22 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00°00'00" WEST, 5.00 FEET TO THE WEST LINE OF SAID QUARTER SECTION; POINT OF BEGINNING, CONTAINS 40,380 ACRES, MORE OR LESS.

DEDICATION

BE IT KNOWN TO ALL MEN THAT I (ME), THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE OF MY OWN FREE WILL AND VOLUNTARILY, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE, ARE NOW SO DEDICATING AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE, KANSAS, TO CONVEY AND CONVEYANCE TO THE CITY OF LAWRENCE, KANSAS, THE RIGHT TO ENTER UPON, CONSTRUCT AND MAINTAIN UTILITIES UPON, OVER AND UNDER THE TRACED EASEMENT OR PLAT AS UTILITY EASEMENT OR 1/2" AND DRAINAGE EASEMENT OR D/E.

DOUGLAS L. STEPHENS, MANAGING MEMBER
NORTH STEPHENS, L.C.

ACKNOWLEDGEMENT

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS DAY OF SEPTEMBER, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME DOUGLAS L. STEPHENS, MANAGING MEMBER OF 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 HEREIN SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ENDORSEMENTS

APPROVED BY
PLANNING-COMMISSION COUNTY
DOUGLAS COUNTY, KANSAS

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

DAVID BURGESS

DAVID M. DUNFIELD

DATE

REVIEWED IN COMPLIANCE
WITH K.S.A. 58-2003.

CITY CLERK
FRANK S. REEB

DATE

MICHAEL D. KELLY, P.L.S. #8869
DOUGLAS COUNTY SURVEYOR

PLING 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 SEPTEMBER, 2004, AND IS DULY RECORDED AT PAGE _____.

REGISTER OF DEEDS
KAY PENWELL

CERTIFICATION

I HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN HEREON ARE THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY CONDUCTED AND THAT THE PLAT IS A CLOSED TRAVERSE.

JOHN E. SELK, P.E., P.L.S. #810
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66044
(785) 843-7530

PLAT PREPARED JANUARY, 2004

CHORD	LENGTH	BEARING
C1	327.97	S89°33'27"E
C2	141.07	S89°33'27"E
C3	198.81	S89°33'27"E
C4	157.88	S89°33'27"E
C5	157.88	S89°33'27"E
C6	26.94	S89°33'27"E
C7	276.19	S89°33'27"E
C8	492.47	S89°33'27"E
C9	268.14	S89°33'27"E
C10	242.63	S89°33'27"E
C11	100.71	S89°33'27"E
C12	100.71	S89°33'27"E
C13	235.74	S89°33'27"E
C14	154.34	S89°33'27"E
C15	120.33	S89°33'27"E
C16	62.48	S89°33'27"E
C17	41.13	S89°33'27"E
C18	41.13	S89°33'27"E
C19	64.26	S89°33'27"E
C20	64.26	S89°33'27"E
C21	122.64	S89°33'27"E
C22	46.00	S89°33'27"E
C23	35.00	S89°33'27"E
C24	35.00	S89°33'27"E
C25	35.00	S89°33'27"E
C26	35.00	S89°33'27"E
C27	35.00	S89°33'27"E
C28	35.00	S89°33'27"E
C29	35.00	S89°33'27"E
C30	35.00	S89°33'27"E
C31	35.00	S89°33'27"E
C32	35.00	S89°33'27"E
C33	35.00	S89°33'27"E
C34	35.00	S89°33'27"E
C35	35.00	S89°33'27"E
C36	35.00	S89°33'27"E
C37	35.00	S89°33'27"E
C38	35.00	S89°33'27"E
C39	35.00	S89°33'27"E
C40	35.00	S89°33'27"E
C41	35.00	S89°33'27"E
C42	35.00	S89°33'27"E
C43	35.00	S89°33'27"E
C44	35.00	S89°33'27"E
C45	35.00	S89°33'27"E
C46	35.00	S89°33'27"E
C47	35.00	S89°33'27"E
C48	35.00	S89°33'27"E
C49	35.00	S89°33'27"E
C50	35.00	S89°33'27"E
C51	35.00	S89°33'27"E
C52	35.00	S89°33'27"E
C53	35.00	S89°33'27"E
C54	35.00	S89°33'27"E
C55	35.00	S89°33'27"E
C56	35.00	S89°33'27"E
C57	35.00	S89°33'27"E
C58	35.00	S89°33'27"E
C59	35.00	S89°33'27"E
C60	35.00	S89°33'27"E
C61	35.00	S89°33'27"E
C62	35.00	S89°33'27"E
C63	35.00	S89°33'27"E
C64	35.00	S89°33'27"E
C65	35.00	S89°33'27"E
C66	35.00	S89°33'27"E
C67	35.00	S89°33'27"E
C68	35.00	S89°33'27"E
C69	35.00	S89°33'27"E
C70	35.00	S89°33'27"E
C71	35.00	S89°33'27"E
C72	35.00	S89°33'27"E
C73	35.00	S89°33'27"E
C74	35.00	S89°33'27"E
C75	35.00	S89°33'27"E
C76	35.00	S89°33'27"E
C77	35.00	S89°33'27"E
C78	35.00	S89°33'27"E
C79	35.00	S89°33'27"E
C80	35.00	S89°33'27"E
C81	35.00	S89°33'27"E
C82	35.00	S89°33'27"E
C83	35.00	S89°33'27"E
C84	35.00	S89°33'27"E
C85	35.00	S89°33'27"E
C86	35.00	S89°33'27"E
C87	35.00	S89°33'27"E
C88	35.00	S89°33'27"E
C89	35.00	S89°33'27"E
C90	35.00	S89°33'27"E
C91	35.00	S89°33'27"E
C92	35.00	S89°33'27"E
C93	35.00	S89°33'27"E
C94	35.00	S89°33'27"E
C95	35.00	S89°33'27"E
C96	35.00	S89°33'27"E
C97	35.00	S89°33'27"E
C98	35.00	S89°33'27"E
C99	35.00	S89°33'27"E
C100	35.00	S89°33'27"E



NOTES

STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS, BOOK PAGE _____.

THE CITY IS HEREBY GRANTED A TRIPARTITE RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-706B OF THE CITY SUBDIVISION REGULATIONS, BASIS OF BEARING FOR THIS PLAT IS NAD83-WOODFORD STATE PLANE COORDINATES (KANSAS NORTH ZONE).

ERROR OF CLOSURE = 1 : 749,947

PROPERTY OWNERS WILL BE REQUIRED TO MAINTAIN ADJACENT DRAINAGE EASEMENTS, THERE WILL BE NO STRUCTURES, FENCES, OR CHANGES IN GRADE WITHIN THE DRAINAGE EASEMENT.

RESIDENTIAL DRIVEWAY ACCESS ONTO MONTEREY WAY IS PERMITTED ONLY ON LOTS 12 AND 13, AND THE RESIDENCES AND DRIVEWAYS CONSTRUCTED UPON LOTS 12 AND 13 WILL FEATURE PAVED DRIVEWAY THRU-AROUND AREAS SITUATED TO ENSURE VEHICLES MAY DRIVE FORWARD ONTO MONTEREY WAY.

RESIDENTIAL DRIVEWAY ACCESS ONTO WILD PLUM COURT IS PERMITTED FROM LOTS 19 THROUGH 27, BLOCK ONE, AND FROM LOTS 1 THROUGH 13, BLOCK THREE.

SOIL INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERECTED ON LOTS WITH SLOPES GREATER THAN 3:1, OR NON-ENGINEERED PILL GREATER THAN 12 INCHES THICKS. INVESTIGATIONS, AND A REPORT OF THE INVESTIGATION SHALL BE SUBMITTED TO THE CITY OF LAWRENCE CODES DEVELOPMENT DIVISION. EXCAVATION SHALL BE REQUIRED TO BE INVESTIGATED WHERE EXCAVATION REVEALS INDICATIONS OF UNSATISFACTORY CONDITIONS.

NO BUILDING PERMITS WILL BE ISSUED FOR LOTS IN THIS SUBDIVISION UNTIL MONTEREY WAY, NORTH OF PETERSON ROAD, IS COMPLETED AND ACCEPTED BY THE CITY.

LEGEND

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

MONUMENTATION

• 1/2" BAR W/CAIP TPLS 610" FOUND (ORIGINAL SUBDIVISION CORNER)
• 0 1/2" x 24" BAR W/CAIP TPLS 610" SET

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft

**A FINAL PLAT OF
STONEGATE IV
ADDITION**

A REPLAT OF STONEGATE SUBDIVISION NO. 2 AND A FINAL PLAT OF AN ADJACENT TRACT IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS