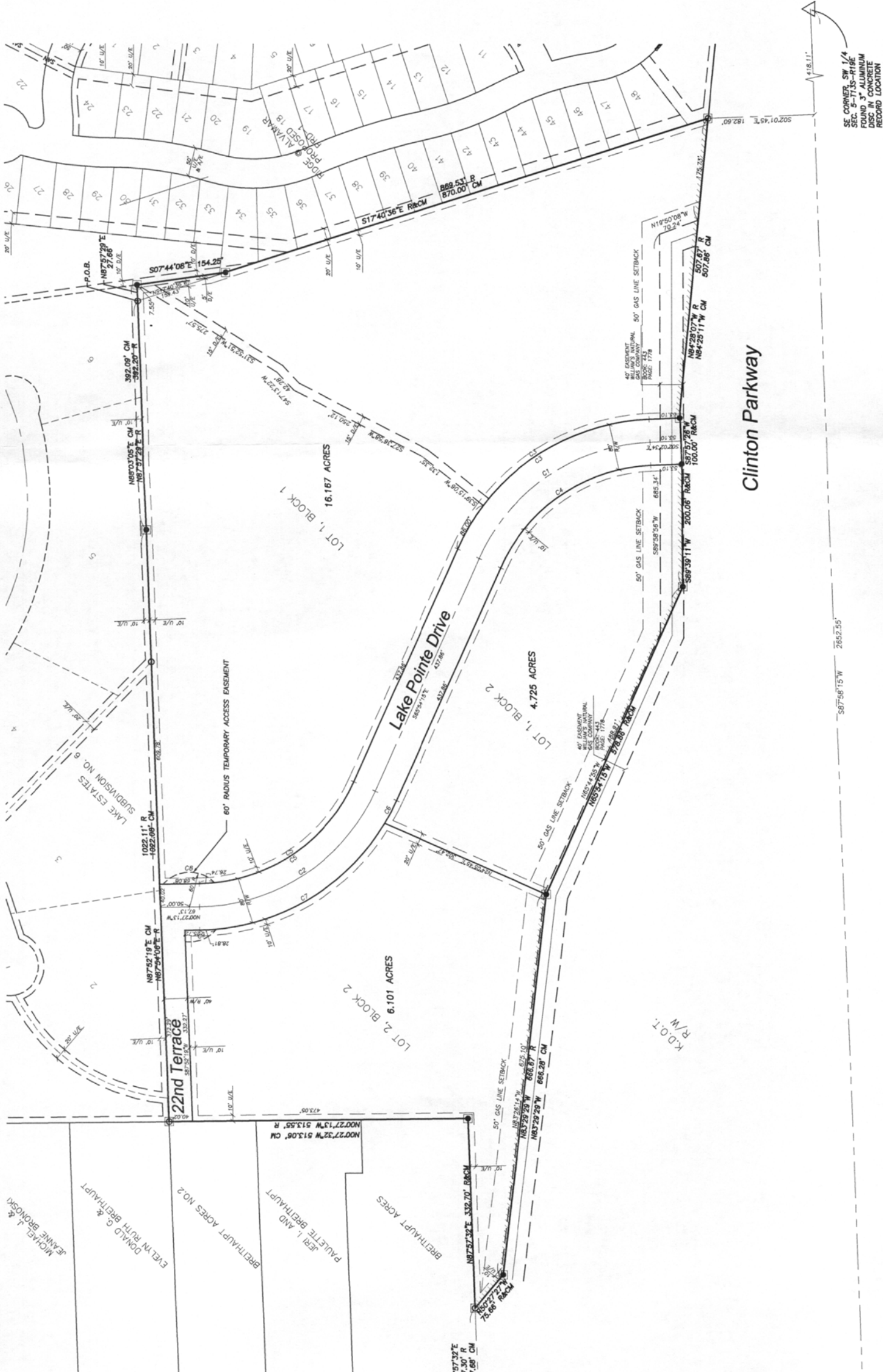


NW CORNER, SW 1/4
SEC. 5-T13S-R19E
FOUND, 3" ALUMINUM
DISC IN CONCRETE
RECORD LOCATION

SW CORNER, SW 1/4
SEC. 5-T13S-R19E
FOUND, 3" ALUMINUM
DISC IN CONCRETE
RECORD LOCATION



A FINAL PLAT OF Lake Pointe Addition

LOT 1 IN LAKE ESTATES SUBDIVISION NO. 7 AND
UNPLATTED TRACT OF LAND, IN THE SOUTHWEST QUARTER
OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 19 EAST IN
DOUGLAS COUNTY KANSAS

NOTES:

1. ALL BEARINGS ARE MODIFIED STATE PLANE GRID BEARINGS.
2. THE STATE OF KANSAS HAS PURCHASED ACCESS RIGHTS FROM THE PROPERTY LINE TO CLINTON PARKWAY AND NO DIRECT ACCESS TO CLINTON PARKWAY IS ALLOWED.
3. NO FENCES OR OBSTRUCTIONS SHALL BE CONSTRUCTED WITHIN DEDICATED DRAINAGE EASEMENTS.
4. ANY ADDITIONAL EASEMENTS DETERMINED TO BE REQUIRED DURING THE ENGINEERING OF PUBLIC IMPROVEMENTS FOR EACH PHASE SHALL BE DEDICATED THROUGH SEPARATE INSTRUMENT.
5. THE EXISTING TREE LINE ON THE PROPERTY SHALL BE PRESERVED IN ACCORDANCE WITH THE INFORMATION PROVIDED ON THE PRELIMINARY PLAT.
6. LOTS SHALL BE PINNED IN ACCORDANCE WITH SECTION 21-302.2 OF THE CODES OF THE CITY OF LAWRENCE.
7. MASTER STREET TREE PLAN RECORD: BOOK _____; PAGE _____
8. THERE SHALL BE NO DIRECT ACCESS FROM LOT 1 BLOCK 1, AND LOT 2, BLOCK 2 TO CLINTON PARKWAY.
9. THIS PLAT WAS MADE IN REFERENCE TO THE FINAL PLATS OF LAKE ESTATES SUBDIVISION NO.6 AND LAKE ESTATES SUBDIVISION NO.7.
10. DIMENSIONS SHOWN ARE CM UNLESS OTHERWISE NOTED.

LEGEND:

- 1/2" IRON PIN FOUND (ORIGIN UNKNOWN)
- 1/2"x24" REBAR SET WITH PERIDIAN GROUP CLS 131 CAP
- SUBDIVISION CORNER SET IN CONCRETE
- △ SECTION CORNER
- D/E PRIVATE DRAINAGE EASEMENT
- U/E PUBLIC UTILITY EASEMENT
- R RECORD VALUE
- CM CALCULATED VALUE FROM MEASUREMENTS
- NO LIMITED ACCESS

CURVE TABLE:

CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C1	353.179	315.00	333.5824 W	63°51'41"	
C2	362.68	335.00	362.21	65°51'41"	
C3	417.97	375.00	396.67	63°51'41"	
C4	328.80	295.00	312.05	63°51'41"	
C5	336.99	295.00	318.96	63°51'41"	
C6	43.98	375.00	43.96	63°51'41"	
C7	384.39	375.00	367.78	63°51'41"	
C8	99.28	60.00	86.34	94°48'32"	
C9	60.20	60.00	57.71	92°17'59" E	57°29'24"

ACKNOWLEDGED BY:

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

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

LEGAL DESCRIPTION:

LOT 1 IN LAKE ESTATES SUBDIVISION NO. 7, IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 19 EAST IN DOUGLAS COUNTY, KANSAS AND THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 88°03'05" EAST, ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 154.25 FEET TO A POINT ON 07°44'08" EAST A DISTANCE OF 154.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE NORTH 17°40'36" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 158.43 FEET TO THE POINT OF BEGINNING, CONTAINING 1,294.209 SQUARE FEET OR 29.7110 ACRES, MORE OR LESS.

DEDICATION:

BE IT KNOWN TO ALL MEN THAT I (WE), THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE AND CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF LAKE ESTATES SUBDIVISION NO. 7, IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 19 EAST IN DOUGLAS COUNTY, KANSAS, 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 THE TRACT OF LAND SHOWN AND FULLY DEFINED ON THIS PLAT, 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".

ACKNOWLEDGMENT:

STATE OF KANSAS 1. PROJECT DEVELOPER: GRISMORE GROUP
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME COLE COOMES, MANAGING MEMBER, LAKE POINTE ADDITION, LLC, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE SIGNER(S) 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:

RIGHTS-OF-WAY AND EASEMENTS
APPROVED BY
DOUGLAS COUNTY
PLANNING COMMISSION
LAWRENCE, KANSAS

CHAIRMAN DATE MAYOR DATE

DAVID BURRESS DAVID M. DUMFELD

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 _____, 2004, AND IS DULY RECORDED AT _____; PAGE _____.

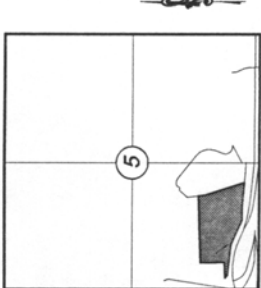
REGISTER OF DEEDS DATE
KAT FENBELL

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 FEB. 14, 2004, AND THAT REPRESENTS A CLOSED INSTRUMENT.

DOUGLAS E. BOLZ, L.S. #1158
FERIDIAN GROUP, INC.
500 ROCKLEDGE RD., SUITE A
LAWRENCE, KANSAS 66049
(785) 838-3338

Location Map:



SECTION 5-T13S-R19E
NOT TO SCALE

PLAT BEARINGS

SCALE: 1" = 100'

