

A REPLAT OF LOT 1 AND LOT 2, OREAD WEST NO. 11, LOT 3 AND LOT 4, BLOCK THREE, UNIVERSITY CORPORATE AND RESEARCH PARK SUBDIVISION NO. 2 (AMENDED), AND LOT 5, BLOCK THREE, OREAD WEST NO. 10, THE ABOVE CONTAINS 20.533 ACRES, MORE OR LESS, ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

BE IT KNOWN TO ALL MEN THAT I, (WE), THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED THE MAP HEREIN TO BE SURVEYED AND PLATTED UNDER THE NAME OF _____, A CITY AND VILLAGE PARK, 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 HEREBY SO DEDICATED. 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 "DRAINAGE EASEMENT" OR "D/E."

BEVERLY SMITH BILLINGS

STATE OF KANSAS
COUNTY OF POLK

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2004, BEFORE ME, the undersigned, a Notary Public, in and for said County and State, came W. DAWG KIMBLE, OREAD DEVELOPMENT CORP., DON ZIMMER, ARTEL MERKS LLC, DELO L. HALL, HALL PROPERTIES, ROGER L. SCHENKNER, NET MERKS LLC, CARL KINGSLEY, BO LAWRENCE LLC, BRAD JOHNSON, UMB PROPERTIES INC., SAM CAMPBELL, BOBBETTE MEALON P. R. EDMONSON, and _____, all known to me to be the same persons (names and addresses) who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVED BY
LAWRENCE-DOUGLAS COUNTY
PLANNING COMMISSION
DOUGLAS COUNTY, KANSAS

MICHAEL D. KELLY, P.L.S. #869

HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN HEREON ARE THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN THE MONTH OF MARCH, 2004 AND THAT THE PLAT IS A CLOSED TRAVERSE.

STATE OF KANSAS
COUNTY OF DODGAS

REGISTER OF DEEDS
KAY PFSNF1

1. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS. BOOK _____, PAGE _____.
2. BEARINGS FOR THIS PLAT HAVE BEEN ROTATED TO NAD83-MODIFIED STATE PLANE (KANSAS NORTH ZONE).

3. ERROR OF CLOSURE = 1 : 575,224
4. ACCESS ONTO BOB BELLINGS PARKWAY (15TH STREET) SHALL BE LIMITED TO TWO CUB COTS.
5. NO ADDITIONAL MEDIAN CUTS SHALL BE ALLOWED ON BOB BELLINGS PARKWAY (15TH STREET).
6. DIRECT ACCESS TO WAKARUSA DRIVE FROM LOTS 3 AND 4, BLOCK ONE, SHALL BE LIMITED TO SHARED ACCESS ALONG ADJACENT PROPERTY LINES, OR SHALL OCCUR NO LESS THAN 300 FEET APART, WHICHEVER IS LESS.

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

◆ 1 1/2" BAR W/CAP "PLS 610" FOUND
(ORIGINAL SUBDIVISION CORNER)

A FINAL PLAT OF
OREAD WEST
OFFICE PARK

A REPLAT OF LOT 1 AND LOT 2, OREAD WEST NO. 11, LOT 3 AND LOT 4, BLOCK THREE, UNIVERSITY CORPORATE AND RESEARCH PARK SUBDIVISION NO. 2 (AMENDED), AND LOT 5, BLOCK THREE, OREAD WEST NO. 10, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

SW 1/4, SEC. 33-T12S-R19E

