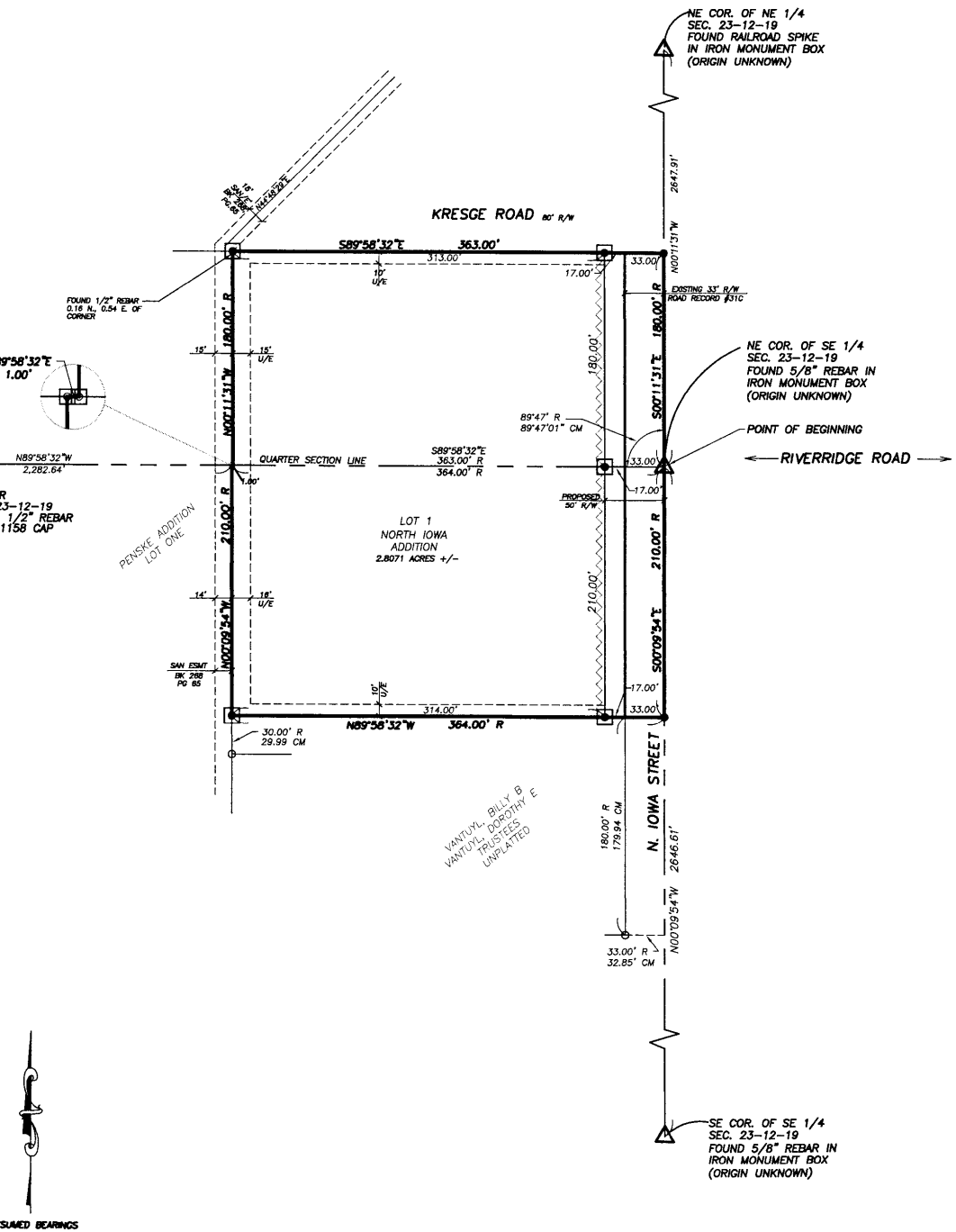


GENERAL NOTES:

1. LOTS SHALL BE PINNED IN ACCORDANCE WITH SECTION 21-302.2 OF THE CODES OF THE CITY OF LAWRENCE.
2. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS AT BOOK_____, PAGE_____.
3. LOT WILL HAVE NO DIRECT ACCESS TO N. IOWA STREET.
4. THIS PLAT WAS MADE IN REFERENCE TO THE RECORDED PLAT OF PENSKE ADDITION AND SURVEYS 2051 (REVISED) AND 2201 ON RECORD AT DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS.

ACKNOWLEDGED BY:

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

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

CERTIFICATION:

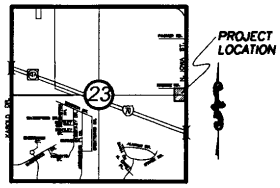
I HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON IS THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION, IN FEBRUARY, 2004 AND THAT IT REPRESENTS A CLOSED TRAVERSE.

_____
DENNIS E. BOLTZ, L.S. #1158
500 ROCKLEDGE ROAD, SUITE A
LAWRENCE, KANSAS 66049
(785) 838-3338

LEGEND:

○	FOUND 1/2" REBAR BAR UNKNOWN ORIGIN UNLESS NOTED OTHERWISE
●	1/2"x 24" REBAR SET WITH PERIDIAN CLS 131 PERMA-CAP
□	CORNER SET IN CONCRETE
△	SECTION CORNER
SAN/E	SANITARY SEWER EASEMENT
U/E	UTILITY EASEMENT
R/W	RIGHT-OF-WAY
▽▽▽	NO ACCESS
R	RECORD VALUE
CM	CALCULATED FROM MEASUREMENTS (ALL DIMENSIONS UNLESS OTHERWISE NOTED)

LOCATION MAP:



SECTION 23, T12S, R19E

Scale: 1" = 2,000'

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER AND IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M. IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°09'54" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 210.00 FEET; THENCE NORTH 89°58'32" WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 364.00 FEET TO THE EAST LINE OF PENSKE ADDITION; THENCE NORTH 00°09'54" WEST, ALONG THE EAST LINE OF LOT 1 IN PENSKE ADDITION, A DISTANCE 210.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°58'32" EAST, ALONG SAID LOT 1 AND THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1.00 FEET; THENCE NORTH 00°11'31" WEST , ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 180.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°58'32" EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 363.00 FEET TO THE EAST LINE THEREOF; THENCE SOUTH 00°11'31" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING, CONTAINING 141,779 SQUARE FEET OR 3.2548 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 HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF NORTH IOWA ADDITION AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL STREETS, DRIVES, ROADS, ETC. SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED. AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF LAWRENCE TO ENTER UPON CONSTRUCT AND MAINTAIN DRAINAGE STRUCTURES AND APPURTENANCES UPON, OVER, AND UNDER THOSE AREAS OUTLINED AS "DRAINAGE EASEMENT" OR "D/E". AN EASEMENT IS HEREBY DEDICATED 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."

_____
DOUGLAS J. COMPTON, PRESIDENT
FIRST MANAGEMENT, INC.

ACKNOWLEDGMENT:

STATE OF KANSAS
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 DOUGLAS J. COMPTON, PRESIDENT, FIRST MANAGEMENT, INC., 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
CITY OF LAWRENCE
PLANNING COMMISSION
DOUGLAS COUNTY, KANSAS

_____
PLANNING COMMISSION DATE
CHAIRMAN
DAVID BURRESS

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

_____
MAYOR DATE
MIKE RUNDLE

_____
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 _____; PLAT BOOK _____ ; PAGE _____.

_____
REGISTER OF DEEDS DATE
KAY PESNELL

A FINAL PLAT OF

North Iowa Addition

A TRACT OF LAND IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

NE 1/4, SE 1/4, SEC. 23-T12S-R19E