

S:\sdsdkproj\2003_484\dwg\Platting\fp03484-fp.dwg, FINAL PLAT, 8/26/2004 3:38:51 PM, brentm, Acrobat PDFWriter (temporary).pc3

LEGAL DESCRIPTION

A REPLAT OF LOT ONE, WAL-MART ADDITION NO. 1; LOT 1, ARMSTRONG'S SUBDIVISION NO. 3; LOT 2, M&L SUBDIVISION; LOT 7A OF A LOT SPLIT FOR LOT 7, ARMSTRONG'S SUBDIVISION NO. 1; AND ADJACENT STREET RIGHTS OF WAY FOR 33RD STREET, IOWA STREET, AND ARMSTRONG ROAD, ALL OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE NORTH 02°01'04" WEST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 1342.92 FEET TO THE CENTERLINE OF 33RD STREET; THENCE NORTH 87°44'45" EAST, ALONG SAID CENTERLINE, 1534.15 FEET TO THE NORTHERN EXTENSION OF THE EAST LINE OF LOT ONE, WAL-MART ADDITION NO. 1; THENCE SOUTH 02°18'03" EAST, ALONG SAID EAST LINE, 679.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT ONE; THENCE SOUTH 87°44'45" WEST, ALONG THE SOUTH LINE OF SAID LOT ONE, 381.20 FEET TO THE NORTHEAST CORNER OF LOT 1, ARMSTRONG'S SUBDIVISION NO. 3; THENCE SOUTH 02°13'58" EAST, ALONG THE EAST LINE OF SAID LOT 1, 682.92 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 87°44'45" WEST, ALONG SAID SOUTH LINE, 1149.19 FEET TO THE POINT OF BEGINNING. CONTAINS 41.442 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 "WAL-MART ADDITION NO. 2" 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 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."

BARRY SHANNAHAN
ASSISTANT VICE-PRESIDENT:
WAL-MART REAL ESTATE
BUSINESS TRUST, A DELAWARE
STATUTORY TRUST AND
WAL-MART STORES, INC.,
CONTRACT PURCHASER

MR. MILES SCHNAER, OWNER
SCHNAER REAL ESTATE LIMITED
PARTNERSHIP,
CONTRACT PURCHASER

LEWIS E. NERMAN
LAWRENCE CASHWAYS, L.L.C.

H. MICHAEL WILDGEN,
CITY MANAGER,
CITY OF LAWRENCE

ACKNOWLEDGEMENT

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 BARRY SHANNAHAN, ASSISTANT VICE-PRESIDENT; WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST AND WAL-MART STORES, INC., CONTRACT PURCHASER 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

ACKNOWLEDGEMENT

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 LEWIS E. NERMAN, LAWRENCE CASHWAYS, L.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 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

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

CHAIR JOHN HAASE
DATE

MAYOR MIKE RUNDLE
DATE

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

CITY CLERK
FRANK S. REEB
DATE

MICHAEL D. KELLY, P.L.S., #659
DOUGLAS COUNTY SURVEYOR

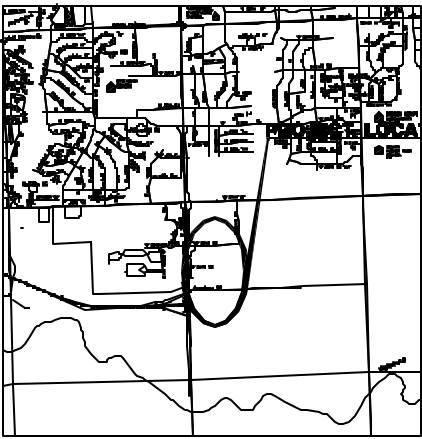
FILING RECORD

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 _____ AM/PM, IN PLAT BOOK _____ PAGE _____.

REGISTER OF DEEDS
KAY PESNELL

LOCATION MAP



NOT TO SCALE

ACKNOWLEDGEMENT

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 MR. MILES SCHNAER, OWNER SCHNAER REAL ESTATE LIMITED PARTNERSHIP, CONTRACT PURCHASER 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

ACKNOWLEDGEMENT

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 H. MICHAEL WILDGEN, CITY MANAGER, CITY OF LAWRENCE 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

NOTES

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

BASIS OF BEARINGS FOR THIS PLAT IS NAD83-MODIFIED STATE PLANE COORDINATES. (KANSAS NORTH ZONE)

ERROR OF CLOSURE = 1 : 578,037.00

NO DIRECT ACCESS TO IOWA STREET FROM LOTS 1 - 4, EXCEPT VIA ACCESS EASEMENT.

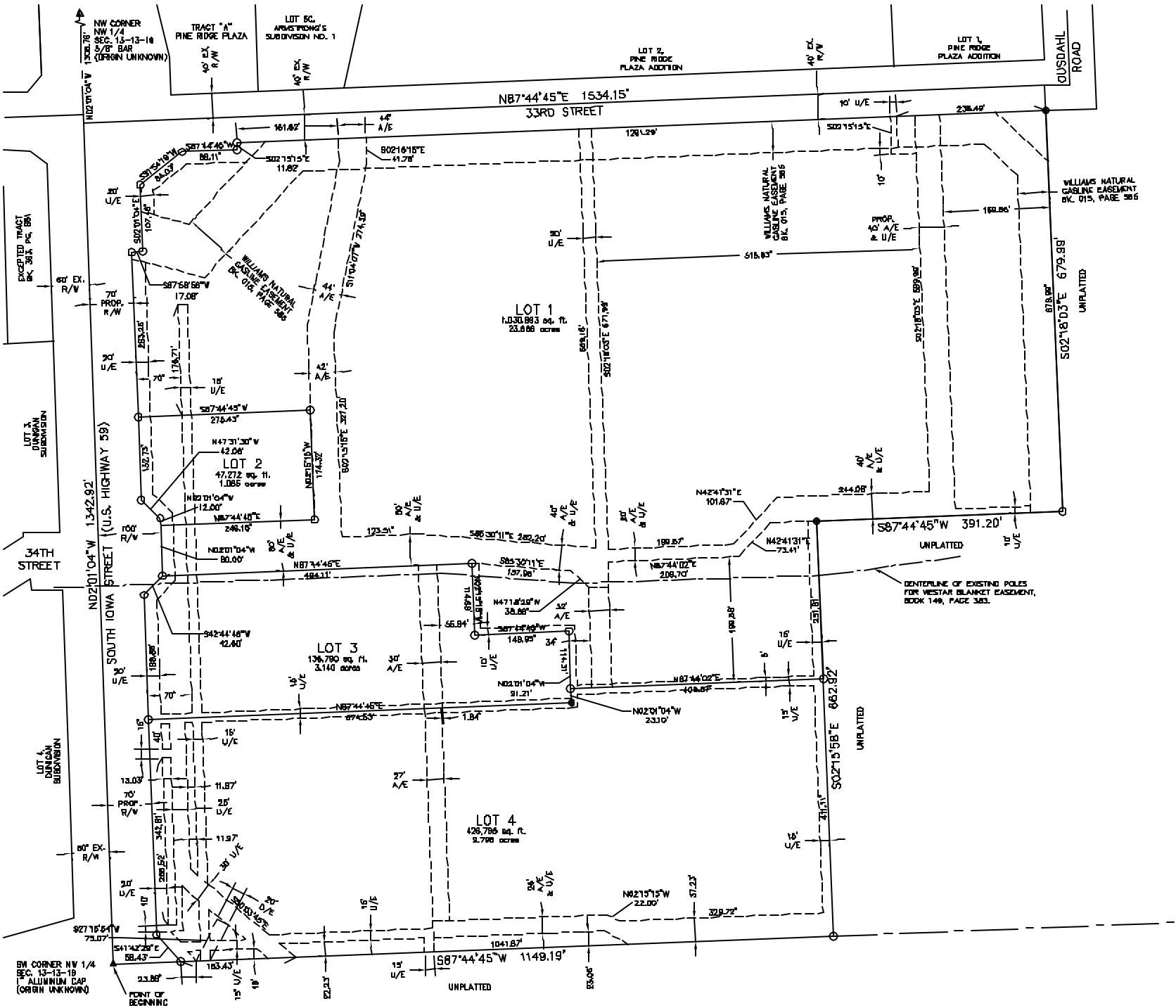
ALL PREVIOUSLY DEDICATED PUBLIC RIGHTS-OF-WAY ARE HEREBY VACATED.

CERTIFICATION

I 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 JANUARY, 2004 AND THAT THE PLAT IS A CLOSED TRAVERSE.

JOHN E. SELK, P.E., P.L.S., #810
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
(785) 843-7530

PLAT PREPARED JULY, 2004



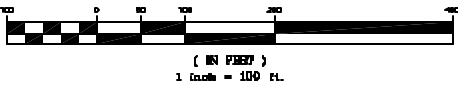
MONUMENTATION

- 1/2" BAR FOUND
- 1/2" X 24" BAR W/CAP "PLS 510" SET

LEGEND

- U/E UTILITY EASEMENT
- A/E ACCESS EASEMENT
- /// NO ACCESS

GRAPHIC SCALE



A FINAL PLAT OF
WAL-MART
ADDITION NO. 2
A REPLAT OF WAL-MART ADDITION NO. 1; LOT 2,
M & L SUBDIVISION; LOT 7a, ARMSTRONG'S SUBDIVISION NO.1 AND
LOT 1, ARMSTRONG'S SUBDIVISION NO. 3
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS
NW 1/4, SEC. 13-T13S-R19E