

GENERAL NOTES:

- LOTS SHALL BE PINNED IN ACCORDANCE WITH SECTION 21-302.2 OF THE CODES OF THE CITY OF LAWRENCE.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS AT BOOK _____, PAGE _____.
- THIS SURVEY WAS MADE IN REFERENCE TO RECORDED DEEDS AND THE FINAL PLATS OF PINNACLE WEST NO. 8 AND PINNACLE WEST NO. 9 AND A PRELIMINARY PLAT OF PINNACLE WEST NO. 10.
- FOUND 1/2" REBAR (NO ID CAP) AT 922.61 FEET SOUTH OF SECTION CORNER. RECORDED DEEDS DESCRIBE 922.41' SOUTH FOR THE SOUTH LINE OF HODGE PROPERTY AND TO THE POINT OF BEGINNING FOR THE ADJACENT TRACT TO THE SOUTH, WHICH IS IN THE PROCESS OF BEING PLATTED AS PINNACLE WEST NO. 10. THE NORTH LINE OF THE PRELIMINARY PLAT OF PINNACLE WEST NO. 10 AND THE FOUND MONUMENTS ON THIS LINE AND THE MONUMENTS FOUND ON THE NORTH LINE OF LOT 23, BLOCK ONE IN PINNACLE WEST NO. 9 ARE THE SAME LINE, WHICH IS 6.67 FEET SOUTH OF THIS FOUND MONUMENT, LEAVING A GAP. THE VISIBLE EVIDENCE OF THE BOUNDARY LINES ON THE NORTH LINE OF HODGE IS AT THE DESCRIBED DISTANCE SOUTH OF THE SECTION CORNER. TO AVOID A GAP AND TO AVOID MOVING BOUNDARY LINES AWAY FROM VISIBLE EVIDENCE BY PRORATING, THIS EXCESS IS GIVEN TO THE HODGE PROPERTY.
- THE CITY IS HEREBY GRANTED TEMPARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 7, SECTION 21-708a OF THE CITY SUBDIVISION REGULATIONS.

ACKNOWLEDGED BY:

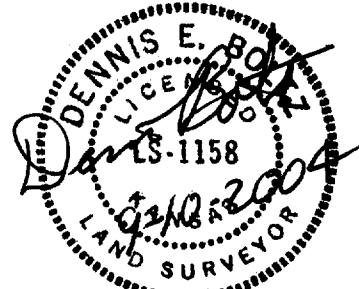
REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005.

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

CERTIFICATION:

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

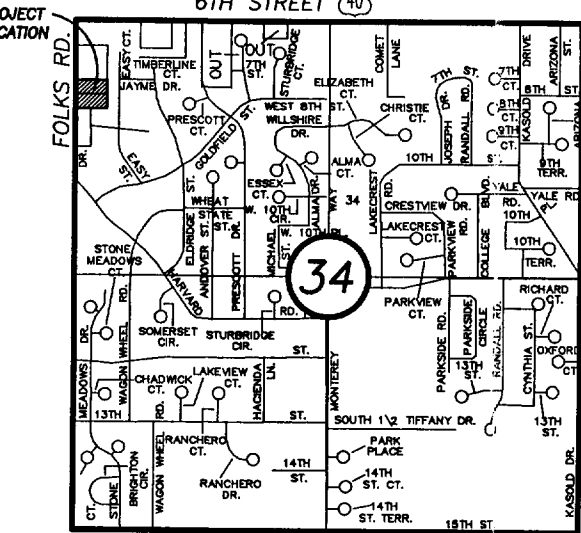
Dennis E. Boltz
DENNIS E. BOLTZ, L.S. #1158
PERIDIAN GROUP, INC.
500 ROCKLEDGE ROAD, SUITE A
LAWRENCE, KANSAS 66049
(785) 838-3338



LEGEND:

- FOUND REBAR AS NOTED
- 1/2"x 24" REBAR SET WITH PERIDIAN CLS 131 PERMA-CAP
- MONUMENT SET IN CONCRETE
- △ QUARTER SECTION CORNER
- U/E UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- ACC/E ACCESS EASEMENT
- R RECORD VALUE FROM SUBDIVISION PLATS
- CM CALCULATED VALUE FROM MEASUREMENTS (ALL DIMENSIONS UNLESS OTHERWISE NOTED)
- D DEED RECORD VALUE
- /// NO ACCESS

LOCATION MAP:



SECTION 34, T12S, R19E

Scale: 1" = 2,000'

A FINAL PLAT OF
Hodge Subdivision
A TRACT OF LAND IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS
NW COR., NW 1/4, SEC. 34-T12S-R19E

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE WEST 10 ACRES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 19 EAST, OF THE 6TH P.M., IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 00°09'57" WEST, A DISTANCE OF 790.61 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°56'26" EAST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 332.44 FEET (331.8 FEET, DEED) TO THE WEST LINE OF LOT 19, BLOCK ONE IN PINNACLE WEST NO. 9, A SUBDIVISION IN SAID CITY; THENCE SOUTH 00°12'46" WEST, ALONG THE WEST LINE OF SAID BLOCK ONE, A DISTANCE OF 138.59 FEET (131.8 FEET, DEED) TO THE NORTHEAST CORNER OF LOT 23 IN SAID BLOCK ONE; THENCE NORTH 89°57'18" WEST, ALONG AND EXTENDING THE NORTH LINE OF SAID LOT 23, A DISTANCE OF 332.33 FEET (331.8 FEET, DEED); THENCE NORTH 00°09'57" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER, A DISTANCE OF 138.67 FEET (131.8 FEET DEED) TO THE POINT OF BEGINNING, CONTAINING 46,077 SQUARE FEET OR 1.0578 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 HODGE SUBDIVISION 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."

ERIC L. HODGE, OWNER

COLLEEN M. HODGE, OWNER

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 ERIC L. HODGE, OWNER AND COLLEEN M. HODGE, OWNER, 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

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

PLANNING COMMISSION
CHAIRMAN
JOHN HAASE

DATE _____

MAYOR
MIKE RUNDLE

DATE _____

CITY CLERK
FRANK S. REEB

DATE _____

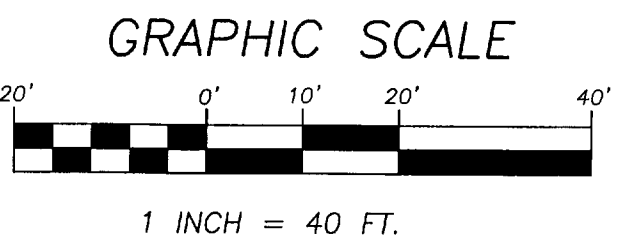
FILING RECORD:

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
KAY PESNELL

DATE _____



ASSUMED BEARINGS