

SURVEYOR'S CERTIFICATE:

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING, THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY SUPERVISION, THAT ALL SUBDIVISION REGULATIONS OF DOUGLAS COUNTY, KANSAS, HAVE BEEN COMPLIED WITH, IN THE PREPARATION OF THIS PLAT, AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.
THE FIELD WORK WAS COMPLETED:

BY: ALBERT R. DEBULL, R.L.S.
BG CONSULTANTS, INC.
1405 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
(785) 749-4474

GENERAL NOTES:

- THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLAT THE REQUIRED STREET TIES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-706a OF THE CITY SUBDIVISION REGULATIONS.

DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M., IN THE CITY OF LAWRENCE, IN DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO FAIRWAY, L.C. RECORDED IN BOOK 913 ON PAGE 988 AT THE DOUGLAS COUNTY REGISTER OF DEEDS, SAID POINT OF BEGINNING BEING ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, S.21°19'37"E. (BEING THE BEARING SHOWN IN SAID FAIRWAY TRACT) 807.83 FEET (SAID FAIRWAY TRACT: 807.57 FEET) OF THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, S.21°19'37"E. 1837.72 FEET (SAID FAIRWAY TRACT: 1837.67 FEET) TO THE CENTER CORNER OF SAID SECTION 32; THENCE

N.87°56'58"E. 315.33 FEET; THENCE

ON A CURVE TO THE RIGHT WITH A RADIUS OF 600.00 FEET

AN ARC LENGTH OF 66.86 FEET (FAIRWAY TRACT: 66.91 FEET),

CHORD OF SAID CURVE BEARS: S.88°51'20"E. 66.82 FEET

(SAID FAIRWAY TRACT: S.88°51'21"E. 66.88 FEET);

THENCE

N.11°34'34"E. 544.83 FEET (SAID FAIRWAY TRACT: N.11°34'09"E. 544.71

FEET); THENCE

N.58°55'28"E. 784.33 FEET (SAID FAIRWAY TRACT: N.58°55'32"E. 784.65

FEET); THENCE

N.36°24'59"E. 80.87 FEET (SAID FAIRWAY TRACT: N.36°23'46"E. 80.87

FEET); THENCE

N.57°04'08"W. 1500.55 FEET (SAID FAIRWAY TRACT: N.57°04'13"W.

1500.56 FEET) TO THE POINT OF BEGINNING, CONTAINING 26.711

ACRES.

BEARINGS CONTAINED HEREIN ARE BASED ON THE WEST LINE

OF THE NORTHEAST QUARTER OF SAID SECTION 32 AS HAVING

A BEARING OF: S.21°19'37"E.

OWNERS CERTIFICATE

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OR CORPORATION OF RECORD OF THE LAND HEREIN DESCRIBED ON THIS PLAT, THAT THE SAID SUBDIVISION HAS BEEN SURVEYED AND SET FORTH AS INDICATED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE INDICATED.

ALL STREET RIGHTS-OF-WAY AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS AND SEWER PIPES, OR OTHER UTILITIES, SHALL BE CONSIDERED GRANTED UPON THE AREA MARKED FOR EASEMENTS ON THIS PLAT IS HEREBY GRANTED.

GIVEN UNDER MY HAND AT _____ THIS _____ DAY OF _____, A.D., 2004.

MICHAEL D. STULTZ,
MANAGING MEMBER,
FAIRWAY L.C.

NOTARY CERTIFICATE

(STATE OF KANSAS)
(COUNTY OF _____) SS:

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF KANSAS, DO HEREBY CERTIFY THAT MICHAEL D. STULTZ, MANAGING MEMBER OF FAIRWAY L.C., THE UNDERSIGNED, HAS APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION AND DELIVERY OF THIS PLAT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 2004.

MY COMMISSION EXPIRES _____

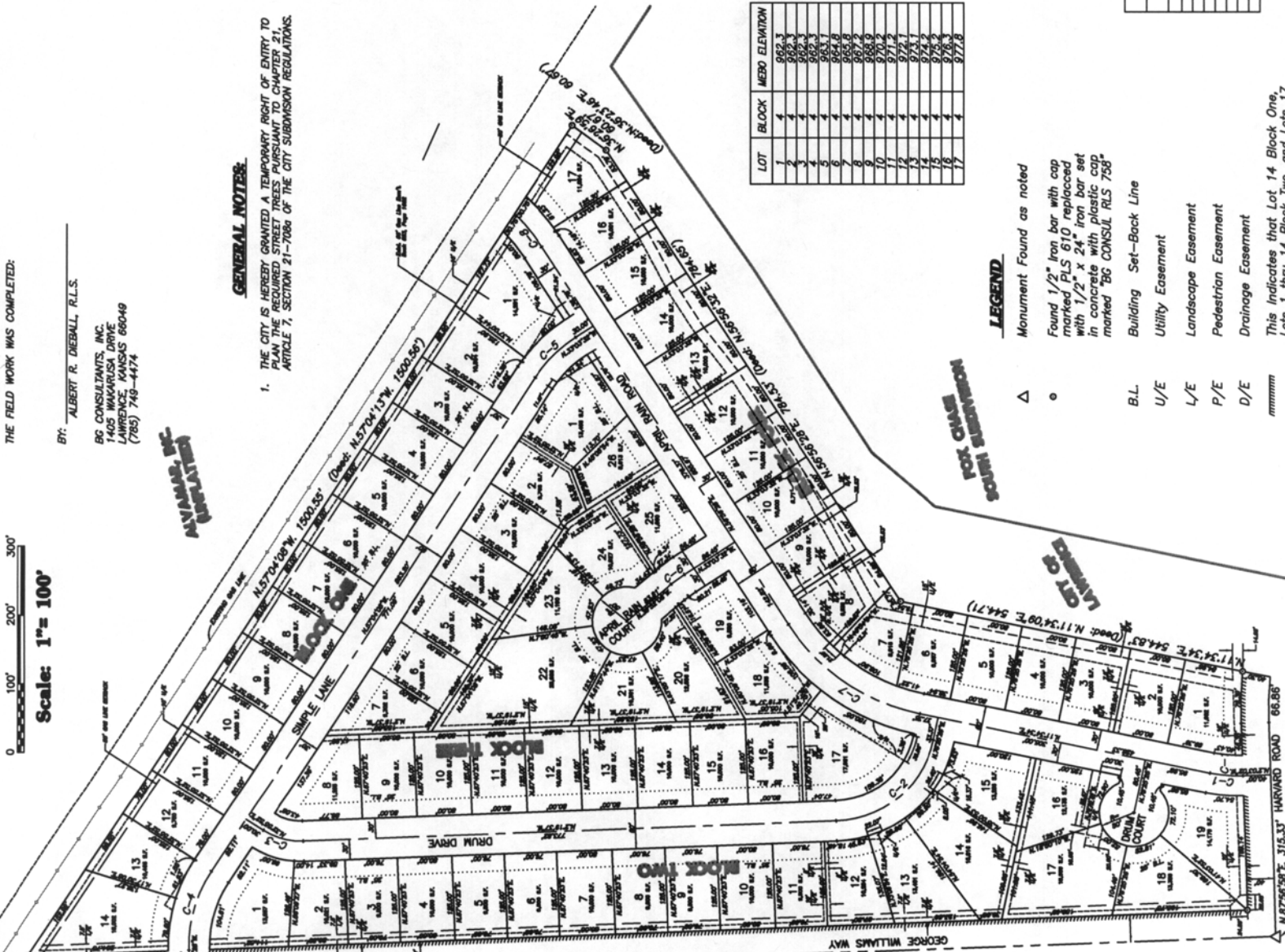
NOTARY PUBLIC

CURVE NO.	LENGTH	RADIUS	CEN. ANGLE	BEARING	CHORD
C-1	47.57	200.00	137.7°	N.4°45'46"E.	47.45
C-2	199.22	1500.00	76°02'49"	N.10°29'51"W.	184.00
C-3	61.84	100.00	95°15'29"	N.15°18'07"E.	60.57
C-4	183.07	200.00	32°15'49"	S.4°41'45"E.	74.14
C-5	23.27	200.00	6°48'16"	N.86°27'50"W.	23.26
C-6	237.43	300.00	45°21'54"	N.34°15'51"E.	231.37
C-7	62.75	300.00	11°59'05"	N.50°55'58"E.	62.64

North 1/4 Corner
Sec. 32, T12S, R19E
found from bar with olim.
loop from record line.

Scale: 1"= 100'

POINT OF BEGINNING



LOT	BLOCK	MEBO ELEVATION
1	4	982.3
2	4	982.3
3	4	982.3
4	4	982.3
5	4	982.3
6	4	982.3
7	4	982.3
8	4	982.3
9	4	982.3
10	4	982.3
11	4	982.3
12	4	982.3
13	4	982.3
14	4	982.3
15	4	982.3
16	4	982.3
17	4	982.3

LEGEND

Monument Found as noted
Found 1/2" iron bar with cap marked PLS 610 replaced with 1/2" x 24" iron bar set in concrete with plastic cap marked "BG CONSUL RLS 758"

Building Set-Back Line
Utility Easement
Landscape Easement
Pedestrian Easement
Drainage Easement

This indicates that Lot 14, Block One, Lots 1 thru 14, Block Two, and Lots 17 and 18, Block Two will have no direct access to George Williams Way. Also Lot 19, Block Two and Lot 1, Block Four will have no direct access to Harvard Road.

Center 1/4 Corner
Sec. 32, T12S, R19E
found 5/8" iron bar
from record line.

CERTIFICATE OF THE LAWRENCE DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:
APPROVED THIS _____ DAY OF _____, A.D., 2004.
LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION.

JOHN HASE, CHAIRPERSON

CERTIFICATE OF THE LAWRENCE CITY COMMISSION

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:

THIS _____ DAY OF _____, A.D., 2004,
RIGHTS-OF-WAY ACCEPTED AND EASEMENTS APPROVED FOR PUBLIC PURPOSES
BY THE CITY COMMISSION, LAWRENCE, KANSAS.

MIKE RUNDLE, MAYOR

FRANK S. REEB, CITY CLERK

CERTIFICATE OF THE REGISTER OF DEEDS

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:

THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____ DAY
OF _____, A.D., 2004 AT _____ O'CLOCK _____, A.M., AND
DULY RECORDED IN BOOK _____ ON PAGE _____.

KAY PESNELL, REGISTER OF DEEDS

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

DOUGLAS COUNTY PUBLIC WORKS

REVIEWED IN COMPLIANCE
WITH K.S.A. 98-2005.

MICHAEL D. KELLY R.L.S. #689
DOUGLAS COUNTY SURVEYOR

DATE _____

FINAL PLAT

Project No. 04-103
Date: 8/18/04
Revised: 9/08/04

SHEET NO.

1

LOCATION MAP
NOT TO SCALE

