

LEGAL DESCRIPTION

THIS IS A REPLAT OF LOTS 8-14, BLOCK NINE, AND LOTS 1-7, BLOCK TEN, FOX CHASE SOUTH, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS AND LYING IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN.

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 "FOX CHASE SOUTH 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" AND "PEDESTRIAN EASEMENT" OR "P/E."

DOUGLAS L. STEPHENS
PRESIDENT, DEVCO, INC.

NEAL EZELL
EZELL-MORGAN CONSTRUCTION COMPANY INC.

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 DOUGLAS L. STEPHENS, PRESIDENT, DEVCO, 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 _____

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 NEAL EZELL, EZELL-MORGAN CONSTRUCTION COMPANY, 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
LAWRENCE-DOUGLAS COUNTY
PLANNING COMMISSION
DOUGLAS COUNTY, KANSAS

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

CHAIR _____ DATE _____
JOHN HAASE _____
MAYOR _____
MIKE RUNDLE _____

REVIEWED IN COMPLIANCE
WITH K.S.A. 58-2005. _____ DATE _____
CITY CLERK _____
FRANK S. REEB _____

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

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 AUGUST, 2003 AND THAT THE PLAT IS A CLOSED TRAVERSE.

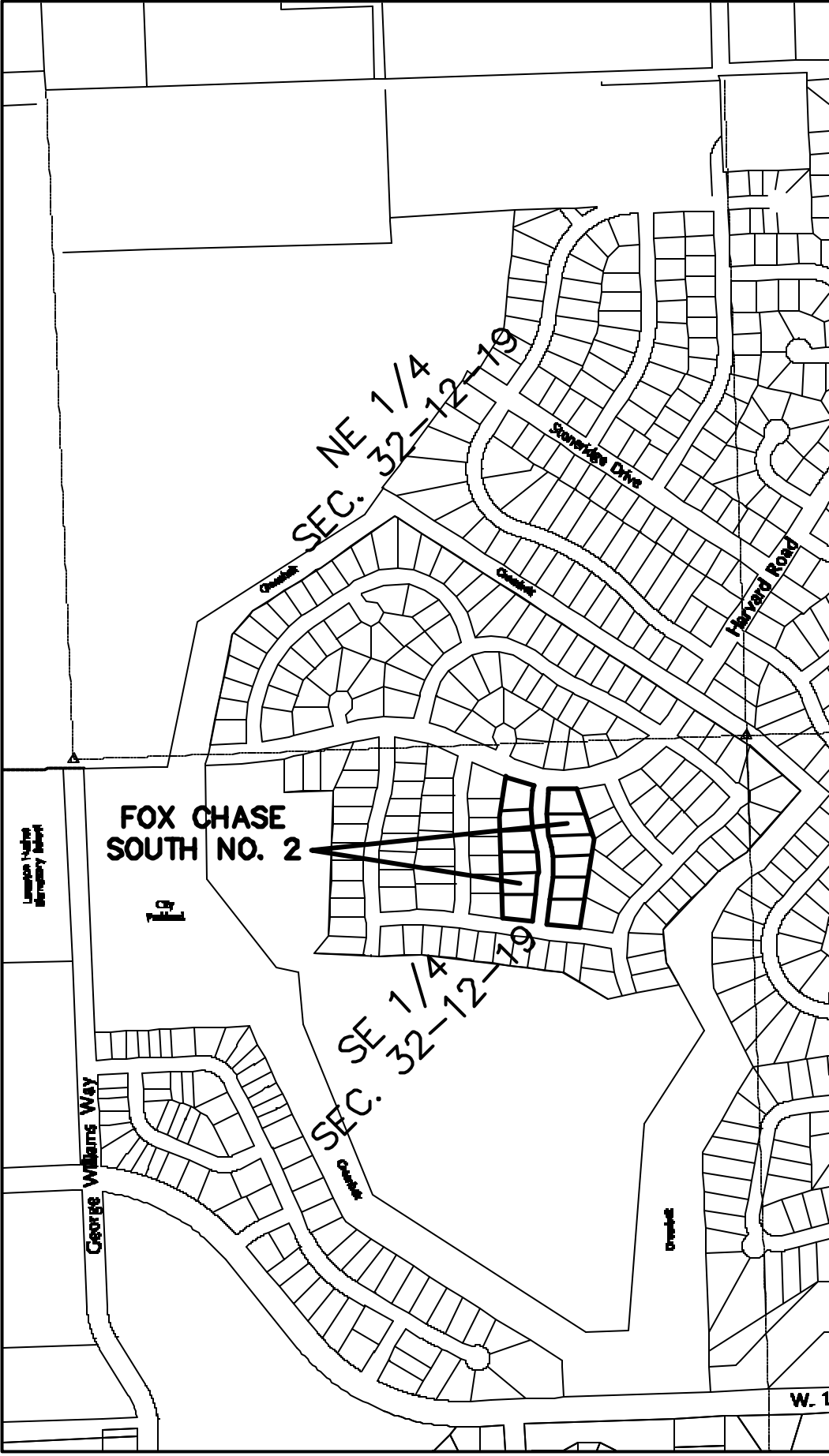
JOHN E. SELK, P.E., P.L.S. #610
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
(785) 843-7530

PLAT PREPARED AUGUST, 2004

LOT TABLE			
LOT NO.	SQ. FT.	ACRES	
1	12,862	0.295	
2	13,583	0.311	
3	13,722	0.315	
4	11,934	0.273	
5	11,679	0.268	
6	14,330	0.328	
1	13,255	0.304	
2	10,505	0.241	
3	11,252	0.258	
4	12,596	0.289	
5	11,768	0.270	
6	12,857	0.295	

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	112.66	565.00	112.47	S71°38'10"E
C2	72.85	530.00	72.79	S05°40'12"W
C3	83.60	530.00	83.52	S02°47'11"E
C4	59.24	530.00	59.21	S10°30'27"E
C5	85.98	270.00	85.62	N04°35'13"W
C6	12.71	270.00	12.71	N05°53'02"E
C7	84.26	330.00	84.03	N00°04'58"W
C8	36.36	330.00	36.34	N10°33'13"W
C9	23.51	470.00	23.51	S121°18'35"E
C10	84.32	470.00	84.21	S05°42'15"E
C11	83.44	470.00	83.34	S04°31'18"W
C12	109.56	565.00	109.39	S88°59'28"E

LOCATION MAP



NOTES

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

THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-708a OF THE CITY SUBDIVISION REGULATIONS.

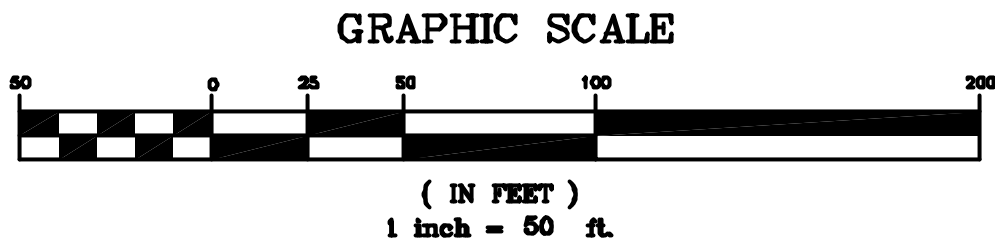
BASIS OF BEARINGS FOR THIS PLAT IS THAT OF THE FINAL PLAT OF "FOX CHASE SOUTH".

ADJACENT PROPERTY OWNERS WILL BE REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS NOT OWNED BY THE CITY. STRUCTURES, FENCES AND/OR CUT/FILL OPERATIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.

RESIDENTIAL DRIVEWAY ACCESS ONTO HARVARD ROAD IS PROHIBITED.

LEGEND

////// NO ACCESS



MONUMENTATION

o 1/2" x 24" BAR W/CAP "PLS 610" SET

NOTE: 1/2" x 24" BAR W/CAP "PLS 610" TO BE SET AT ALL INTERIOR LOT CORNERS WITHIN 12 MONTHS OF RECORDING OF THIS PLAT, AND ACCORDING TO SEC. 21-302.2 OF THE CITY OF LAWRENCE SUBDIVISION REGULATIONS.

A FINAL PLAT OF
**FOX CHASE
SOUTH NO. 2**

A REPLAT OF LOTS 8-14, BLOCK NINE, AND LOTS 1-7, BLOCK TEN, FOX CHASE SOUTH IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

SE 1/4, SEC. 32-T12S-R19E