

LEGAL DESCRIPTION

THIS IS A REPLAT OF LOT 2 AND LOT 3, BLOCK ONE, INVERNESS PARK PLAZA ADDITION NO. 1, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS AND LYING IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 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 "INVERNESS PARK PLAZA ADDITION NO. 5" 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 "ACCESS EASEMENT" OR "A/E."

BY: ROBERT L. WELSTEAD, PRESIDENT
INVERNESS PARK INC.
FOR INVERNESS PARK LIMITED PARTNERSHIP

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ROBERT L. WELSTEAD, PRESIDENT, INVERNESS PARK INC. FOR INVERNESS PARK LIMITED PARTNERSHIP 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 _____ DATE _____
MIKE RUNDLE

CITY CLERK _____ DATE _____
FRANK S. REEB

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

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 JUNE, 2004 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 SEPTEMBER, 2004

NOTES

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

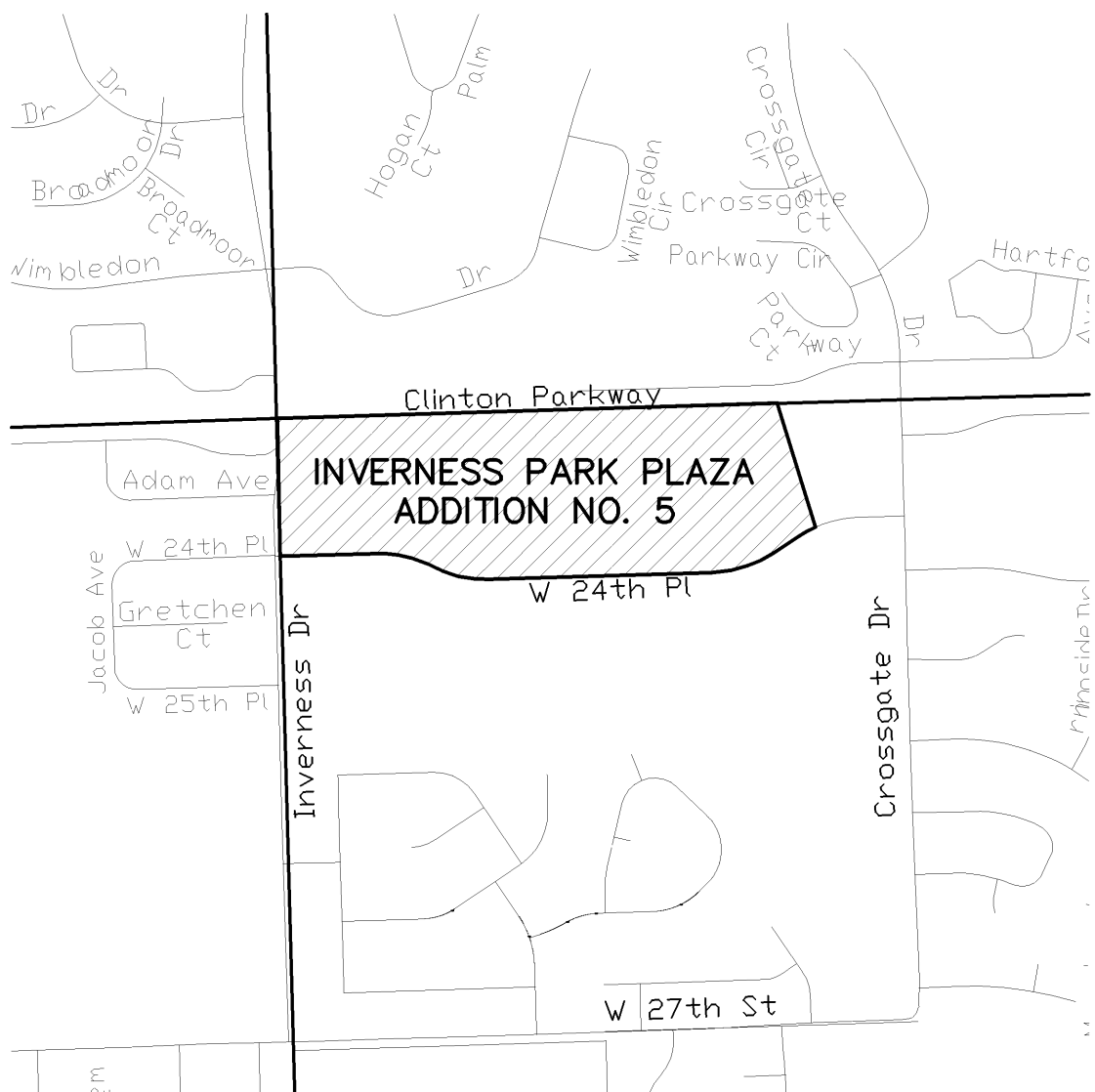
THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-708a OF THE CITY SUBDIVISION REGULATIONS.

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

ERROR OF CLOSURE = 1 : 637,416.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	46.21	530.00	46.19	N89°12'53"W
C2	221.63	530.00	220.02	N74°44'14"W
C3	219.75	470.00	217.76	S76°09'08"E
C4	17.77	470.00	17.78	N89°22'13"E
C5	62.50	250.00	62.34	N05°45'58"W
C6	83.92	85.00	80.55	N41°12'44"W
C7	66.63	100.00	65.40	N01°24'58"E
C8	123.84	325.00	123.09	S80°24'44"E
C9	38.78	100.00	38.53	N80°56'16"W
C10	78.99	250.00	78.66	S79°14'09"W
C11	158.59	100.00	142.48	S64°22'59"E
C12	64.43	100.00	63.32	S37°24'27"E
C13	117.78	75.00	106.05	S26°02'17"W
C14	78.54	50.00	70.71	N26°01'36"E
C15	95.22	75.00	88.95	N55°20'35"W
C16	68.76	300.00	68.61	S81°43'16"W
C17	95.69	300.00	95.29	N84°17'32"E
C18	124.35	75.00	110.59	S45°55'57"W
C19	92.28	75.00	86.57	S36°48'48"E
C20	105.96	653.50	105.84	N67°25'02"W
C21	175.52	347.50	173.66	S77°14'33"E
C22	60.17	200.00	59.95	N79°40'06"E

LOCATION MAP

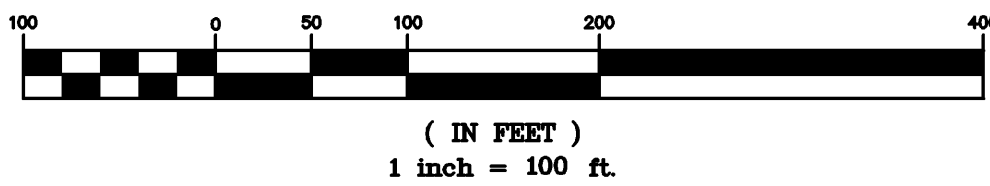


MONUMENTATION

○ 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.

GRAPHIC SCALE



A FINAL PLAT OF
**INVERNESS PARK PLAZA
ADDITION NO. 5**

A REPLAT OF LOT 2 AND LOT 3, BLOCK ONE, INVERNESS PARK PLAZA ADDITION NO. 1, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

NW 1/4, SEC. 10-T13S-R19E