

A FINAL PLAT OF
Lake View Addition

A REPLAT OF LOT 1 IN LAKE ESTATES SUBDIVISION NO. 7, INCLUDING AN UNPLATTED TRACT OF LAND, IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 19 EAST IN DOUGLAS COUNTY KANSAS

NOTES:

- SOILS INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERECTED ON LOTS WITH SLOPES GREATER THAN 3:1 OR NON-ENGINEERED FILL GREATER THAN 12 INCHES. A SOILS ENGINEER LICENSED BY THE STATE OF KANSAS SHALL PERFORM INVESTIGATIONS, AND A REPORT OF THE INVESTIGATION SHALL BE SUBMITTED TO THE CITY OF LAWRENCE CODES ENFORCEMENT DIVISION. OTHER LOTS MAY BE REQUIRED TO BE INVESTIGATED WHERE EXCAVATION REVEALS INDICATIONS OF UNSUITABLE CONDITIONS.
- LOT 1, BLOCK 1 SHALL HAVE A MINIMUM ELEVATION OF BUILDING OPENING (MEBO) OF 956.0 FEET.

BENCHMARK:

A CHISELED SQUARE ON SOUTHEAST CORNER OF A CURB INLET ON THE NORTH SIDE OF THE WESTBOUND LANE OF CLINTON PARKWAY 118 FEET SOUTHEASTERLY OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 1. ELEVATION = 959.03 USGS

NOTES:

- ALL BEARINGS ARE MODIFIED STATE PLANE, KANSAS NORTH ZONE.
- THE STATE OF KANSAS HAS PURCHASED ACCESS RIGHTS FROM THE PROPERTY LINE TO CLINTON PARKWAY AND NO DIRECT ACCESS TO CLINTON PARKWAY IS ALLOWED.
- NO FENCES OR OBSTRUCTIONS SHALL BE CONSTRUCTED WITHIN DEDICATED DRAINAGE EASEMENTS.
- ANY ADDITIONAL EASEMENTS DETERMINED TO BE REQUIRED DURING THE ENGINEERING OF PUBLIC IMPROVEMENTS FOR EACH PHASE SHALL BE DEDICATED THROUGH SEPARATE INSTRUMENT.
- THE EXISTING TREE LINE ON THE PROPERTY SHALL BE PRESERVED IN ACCORDANCE WITH THE INFORMATION PROVIDED ON THE PRELIMINARY PLAT.
- LOTS SHALL BE PINNED IN ACCORDANCE WITH SECTION 21-302.2 OF THE CODES OF THE CITY OF LAWRENCE.
- MASTER STREET TREE PLAN RECORD: BOOK 937, PAGE 871.
- THERE SHALL BE NO DIRECT ACCESS FROM LOT 1 BLOCK 1, AND LOT 2, BLOCK 2 TO CLINTON PARKWAY.
- THIS PLAT WAS MADE IN REFERENCE TO THE FINAL PLATS OF LAKE ESTATES SUBDIVISION NO. 6 AND LAKE ESTATES SUBDIVISION NO. 7.
- DIMENSIONS SHOWN ARE CM UNLESS OTHERWISE NOTED.

LEGEND:

- 1/2" IRON PIN FOUND (ORIGIN UNKNOWN)
- 1/2"x24" REBAR SET WITH PERIDIAN GROUP CLS 131 CAP
- SUBDIVISION CORNER SET IN CONCRETE
- △ SECTION CORNER
- D/E PRIVATE DRAINAGE EASEMENT
- U/E PUBLIC UTILITY EASEMENT
- R RECORD VALUE
- CM CALCULATED VALUE FROM MEASUREMENTS
- NO LIMITED ACCESS

CURVE TABLE:

CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C1	373.39	335.00	354.36	N33°58'24"W	63°51'41"
C2	382.68	335.00	362.21	S33°10'44"E	65°27'02"
C3	417.97	375.00	396.67	N33°58'24"W	63°51'41"
C4	328.80	295.00	312.05	N33°58'24"W	63°51'41"
C5	336.99	295.00	316.96	S33°10'44"E	65°27'02"
C6	43.98	375.00	43.96	S62°32'40"E	6°43'11"
C7	384.39	375.00	367.78	S29°49'09"E	58°43'51"
C8	99.28	60.00	88.34	N01°14'20"W	94°48'32"
C9	60.20	60.00	57.71	S21°17'59"E	57°29'24"

ACKNOWLEDGED BY:

REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005.
Michael D. Kelly, L.S. #869
DOUGLAS CO. SURVEYOR

LEGAL DESCRIPTION:

LOT 1 IN LAKE ESTATES SUBDIVISION NO. 7, IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 19 EAST IN DOUGLAS COUNTY, KANSAS AND THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 88°03'05" EAST, ALONG THE NORTH LINE OF SAID LOT 1 EXTENDED, A DISTANCE OF 27.66 FEET; THENCE SOUTH 07°44'08" EAST A DISTANCE OF 154.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE NORTH 17°40'36" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 159.43 FEET TO THE POINT OF BEGINNING, CONTAINING 1,294,209 SQUARE FEET OR 29.7110 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 LAKE VIEW ADDITION AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN AND FULLY DEFINED ON THIS PLAT AS UTILITY EASEMENT OR 1/2" AND AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE AND THE PUBLIC TO CONSTRUCT DRAINAGE DITCHES, SWALES AND APPURTENANCES IN THOSE AREAS OUTLINED ON THIS PLAT AS DRAINAGE EASEMENT OR 1/2".

Wally Dee Grisamore, Managing Member
Phillip A. Divliss, Managing Member
TIMBER VILLAS DEVELOPMENT, LLC
BRISTOL PARTNERS XVII, L.L.C., A KANSAS LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS
BE IT REMEMBERED THAT ON THIS 15th DAY OF May, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME WALLY DEE GRISAMORE, MANAGING MEMBER, TIMBER VILLAS DEVELOPMENT, LLC, AND PHILLIP A. DIVLISS, MANAGING MEMBER, BRISTOL PARTNERS XVII, L.L.C., A KANSAS LIMITED LIABILITY COMPANY, 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 IN THE DAY AND YEAR LAST WRITTEN ABOVE.
Notary Public
My Commission Expires

ENDORSEMENTS:

APPROVED BY
LAWRENCE-DOUGLAS COUNTY
PLANNING COMMISSION
DOUGLAS COUNTY, KANSAS
DATE
DAVID BURGESS
RIGHTS-OF-WAY AND EASEMENTS
ACCEPTED BY
CITY COMMISSION
LAWRENCE, KANSAS
DATE
MAYOR
CITY CLERK
FRANK S. REEB

FILING RECORD:

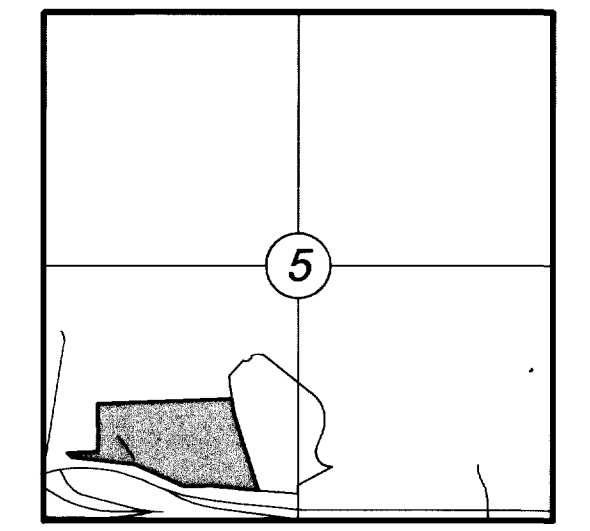
STATE OF KANSAS
COUNTY OF DOUGLAS
292401
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS ON THIS 15th DAY OF May, 2004 AND IS DULY RECORDED AT 3:18 PM; PLAT BOOK 2-17; PAGE 766.
KAY PESNELL
REGISTER OF DEEDS
DATE

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON IS THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN FEB. 14, 2004, AND THAT REPRESENTS A CLOSED TRAVERSE.

Dennis E. Boltz, L.S. #1158
PERIDIAN GROUP, INC.
500 ROCKLEDGE RD., SUITE 4
LAWRENCE, KANSAS 66049
(785) 638-3338
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LAWRENCE, KANSAS 66049
(785) 638-3338

Location Map:



SECTION 5-T13S-R19E
NOT TO SCALE

SCALE: 1" = 100'

