

NO.	DATE	REVISIONS
1	9/7/04	Revised as per staff comments dated 9/2/04
BY:		WDL

NE 1/4, SE 1/4, SECTION 30, TOWNSHIP 12, RANGE 20
CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



Taylor Design Group, P.A.
Surveyors • Engineers
308 S. Main • P.O. Box 327 • Ottawa, KS 66067
785-242-8845 • Fax: 785-242-8852

SW	SE	NE	NW
DESIGNED:	CHECKED:	DATE:	PROJECT:
15942	15942	8/18/04	15942
SHEET NO.			
1			
OF 1 SHEETS			

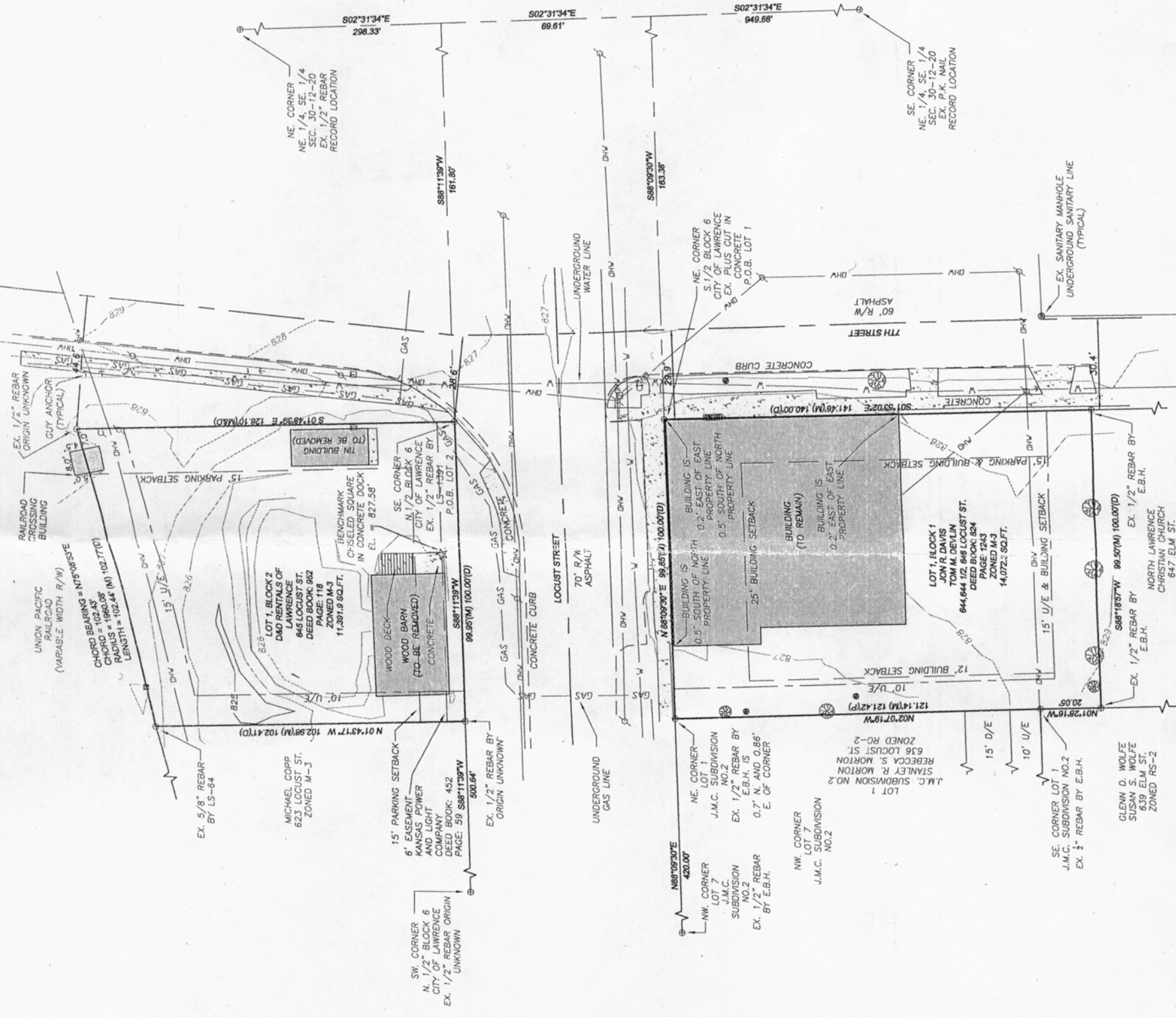
- PRELIMINARY PLAT -
OF
LOCUST STREET PROJECT
IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH PRINCIPAL MERIDIAN, IN
THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



REFERENCE SURVEYS:
Map of North Lawrence
Plat Book: 1 Page: 33
Filed at the Register of Deeds Office
J.M.C. Subdivision No. 2
Plat Book: 17 Page: 245
Filed at the Register of Deeds Office
Surveys by L.D. Rice, County Surveyor
#1731 and #1945
Filed at the County Engineers Office
Surveys by C.E. Redmond, County Surveyor
#1284, #1430, #2274 and #2652
Filed at the County Engineers Office
Survey by Fred G. Rogers, LS-64
#1857
Filed at the County Engineers Office

GENERAL NOTES:

There are no fences, gaps, overlaps, or known discrepancies between ownership or possession, unless shown.
This survey does not certify ownership.
All distances shown are measured unless otherwise noted.
This property is not located within the 100 year flood plain according to flood insurance rate map, community panel number 200450037 C, effective date November 7, 2001.
All monuments will be set prior to filing of plat.
Location of underground utilities based on information provided by others and not verified by actual excavation. Contact the owner for more information. Dig safe ticket no. 4298877, dated June 28, 2004.
BASIS OF BEARING:
A bearing of N88°09'30"E was assumed along the North Line of the South Half of Block 6 Map of North Lawrence.
BASIS OF ELEVATION:
RMS Elevation 820.60'
A Chiseled Square benchmark at the center of a culvert headwall at the Northeast corner of the intersection of 8th St. and Elm St.



SURVEYOR'S CERTIFICATE:

I, the undersigned, do hereby certify that I am a licensed professional surveyor in the State of Kansas, with expertise 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 the City of Lawrence, Douglas County, Kansas have been complied with in the preparation of this plat; and that all of the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief. Closure L1B1 1:56,940 L1B2 1:194,746

Given under my hand and seal at Ottawa, Kansas, this _____ day of _____, A.D. 2004.

Steven I. Marino II, LS-1380

DESCRIPTION:

LOT 1, BLOCK 1
BEGINNING at a plus cut at the intersection of the West line of Seventh Street (formerly Maine Street), with the South line of Locust Street, in Block 6, in that part of the City of Lawrence, formerly known as North Lawrence; THENCE S01°53'02"W for a distance of 141.46 feet (measured) 140.00 feet (calculated) to a 1/2" rebar on the West line of said Seventh Street; THENCE departing said West line N88°18'37"E for a distance of 20.89.50 feet (measured) 100.00 feet (deed) to a 1/2" rebar; THENCE N01°28'16"W for a distance of 20.89.50 feet to a 1/2" rebar at the Southeast Corner of Lot 1 J.M.C. Subdivision No. 2; THENCE along the East line of said Lot 1 N02°07'19"W for a distance of 121.14 feet (measured) 121.42 feet (deed) to the Northeast corner of said Lot 1; THENCE along the South line of said Locust Street N88°09'30"E for a distance of 99.85 feet (measured) 100.00 feet (deed) to the POINT OF BEGINNING. Together with and subject to covenants, easements and restrictions of record. Said Lot contains 14,072.3 square feet or 0.32 acre more or less in the City of Lawrence, Douglas County, Kansas. Being the same property conveyed in Deed Book 824 Page: 1243.

Lot 1, BLOCK 2
A parcel of land being a portion of Block 6, in that part of the City of Lawrence, formerly known as North Lawrence, in the Northeast Quarter of the Southeast Quarter of Section 30, Township 12 South, Range 20 East of the 6th Principal Meridian, Douglas County, Kansas more particularly described as follows:
BEGINNING a 1/2" rebar at the Southeast Corner of the North Half of said Block 6 said rebar being at the intersection of the West line of Seventh (formerly Maine) Street, 80 feet wide, with the Northerly line of Locust Street, as now established; THENCE along the Southerly line of said Block 6, S88°11'39"W for a distance of 99.95 feet (measured) 100.00 feet (plot) to a 1/2" rebar; THENCE departing said Southerly line N01°43'17"W for a distance of 102.99 feet (measured) 102.41 feet (deed) to a 5/8" rebar on the Northerly line of Parcel No. 2 conveyed by J.M.C. Subdivision No. 2, recorded in Deed Book 824, Page 617 through 621; THENCE along said Northerly line, along a non tangent curve to the left having a Radius of 1960.08 feet, on arc Length of 102.44 feet (measured) 102.77 feet (deed), to a Chord Bearing of 102°43'17"W and a Chord Length of N75°08'53"W to a 1/2" rebar on the West line of said Seventh Street; THENCE along said West line S01°48'39"E for a distance of 126.10 feet (measured or calculated) to the POINT OF BEGINNING. Together with and subject to covenants, easements and restrictions of record. Said Lot contains 11,391.3 square feet or 0.26 acre more or less in the City of Lawrence, Douglas County, Kansas. Being the same property conveyed in Deed Book 952 Page: 118.

OWNER'S CERTIFICATE:

State of Kansas
County of Douglas

This is to certify that the undersigned is the owner of the land described in the plat, and that the owner has caused the same to be surveyed and subdivided as indicated thereof, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

All streets as shown on this plat are hereby dedicated to the public. An easement or license to the public to located, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures upon the areas marked for easements on this plat is hereby granted.

Given under my hand at Lawrence, Kansas this _____ day of _____, A.D. 2004.

Jon R. Davis - Owner
D & D Rental
Tom M. Devlin - Owner

NOTARY CERTIFICATE:

State of Kansas
County of Douglas

I, _____, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Jon R. Davis & Tom M. Devlin, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, A.D. 2004.

Notary Public

CERTIFICATE OF THE CITY GOVERNING BODY:

State of Kansas
City of Lawrence

Approved this _____ day of _____, A.D. 2004

David M. Dunfield - Mayor
Attest: _____ City Clerk

CERTIFICATE OF THE LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION:

State of Kansas
City of Lawrence

Approved this _____ day of _____, A.D. 2004.

David Burruss - Chairperson

CERTIFICATE OF FILING:

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 _____.

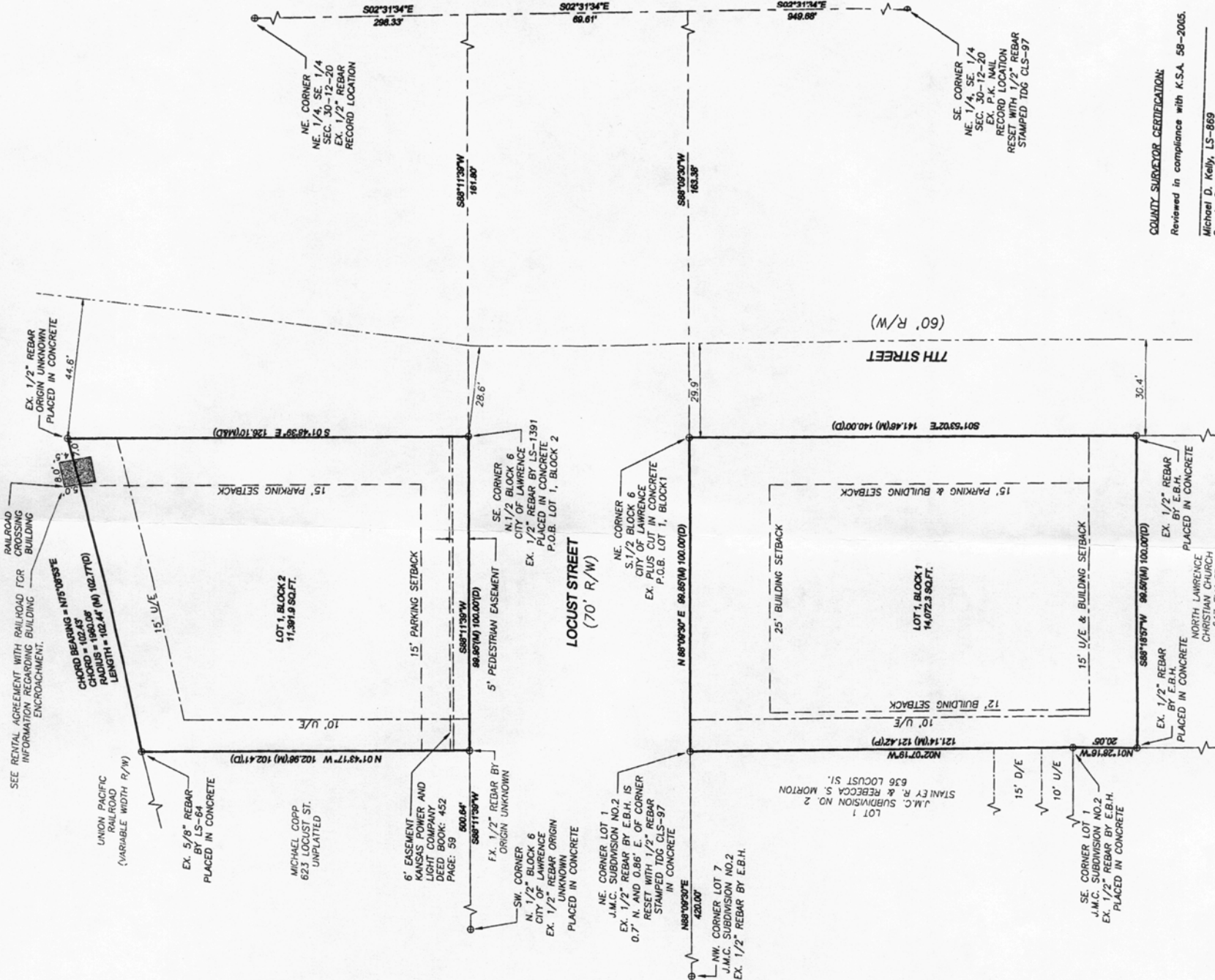
Kay Parnell - Register of Deeds

S:\PROJECTS\15942\UNB\15942\Project.dwg

- FINAL PLAT -
OF

LOCUST STREET PROJECT

IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH PRINCIPAL MERIDIAN, IN
THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



LEGEND:

Existing Monuments and Property Corners (as labeled)

(D) Deed (M) Measured or Calculated (P) Plat

U/E - Utility Easement D/E - Drainage Easement

P.O.B. - Point of Beginning

REFERENCE SURVEYS:

Map of North Lawrence

Plat Book: 1 Page: 33

Filed at the Register of Deeds Office

J.M.C. Subdivision No. 2

Plat Book: 17 Page: 245

Filed at the Register of Deeds Office

Survey by L.D. Rice, County Surveyor

#1731 and #1945

Filed at the County Engineers Office

Survey by C.E. Redmond, County Surveyor

#1264, #1430, #2274 and #2652

Filed at the County Engineers Office

Survey by Fred G. Rogers, LS-64

#4857

Filed at the County Engineers Office

GENERAL NOTES:

There are no fences, gaps, overlaps, or known discrepancies between ownership or possession, unless shown.

This survey does not certify ownership.

All distances shown are measured unless otherwise noted.

This property is not located within the 100 year flood plain according to flood insurance rate map, community panel number 2004500037 C, effective date November 7, 2001.

All monuments will be set prior to filing of plat.

Owners have a rental agreement with Railroad for the Railroad crossing building.

BASIS OF BEARING:

A bearing of N88°09'30"E was assumed along the North Line of the South Half of Block 6 Map of North Lawrence.

MASTER STREET TREE PLAN:

Agreement filed in Book _____ Page _____ in the Register of Deeds Office.

COUNTY SURVEYOR CERTIFICATION:

Reviewed in compliance with K.S.A. 58-2005.

Michael D. Kelly, LS-869
County Surveyor

Date: _____



VICINITY MAP
(NOT TO SCALE)

