

LEGAL DESCRIPTION

A REPLAT OF LOTS 67, 68, AND LOT C OF THE REPLAT OF LOTS 69 AND 70, ALL IN ALVAMAR ESTATES, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS AS SHOWN BY THE RECORDED PLATS THEREOF. CONTAINS 0.961 ACRE, MORE OR LESS.

DEDICATION

BE IT KNOWN TO ALL MEN THAT I (WE), THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF "QUAIL VALLEY TOWNHOMES" 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 "1/2" AND "UNWARRANTED EASEMENT" OR "1/2".

E. & G. PROPERTIES, L.L.C.
GEORGE F. WATERS, MANAGING PARTNER

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 GEORGE F. WATERS, MANAGING PARTNER OF E. & G. PROPERTIES 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

CHAIRMAN

DATE

MAYOR

MIKE RUNDLE

DATE

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

CITY CLERK

FRANK S. REEB

DATE

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 _____, 2005, AND IS DULY RECORDED AT _____ AM (PM), IN PLAT BOOK _____ PAGE _____.

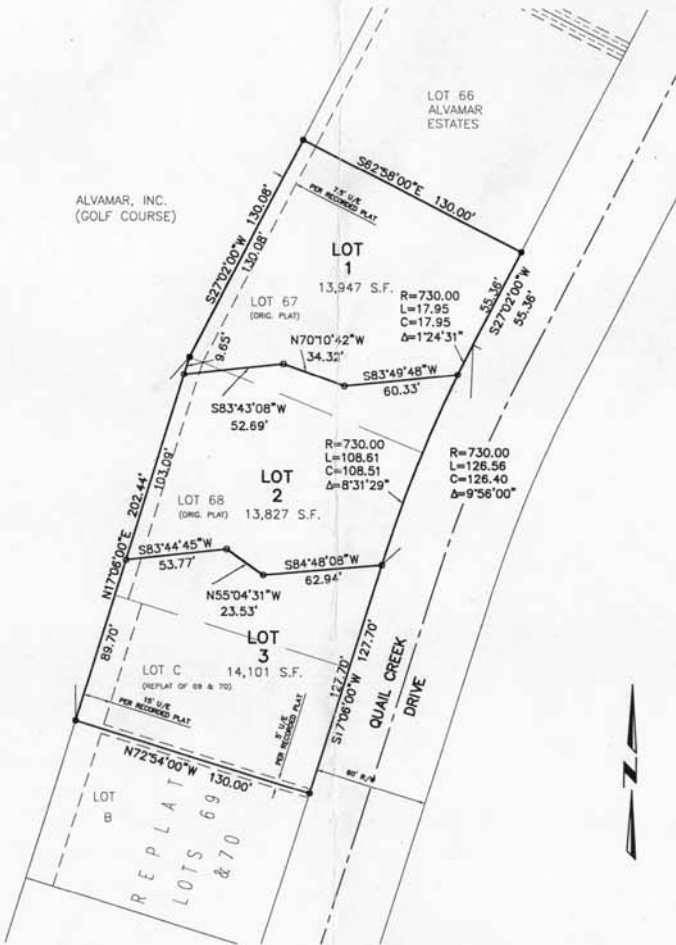
CERTIFICATION

REGISTER OF DEEDS
KAY PESNELL

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 DECEMBER, 2004 AND THAT THE PLAT IS A CLOSED TRVERSE.

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

PLAT PREPARED DECEMBER, 2004



LOCATION MAP

SW 1/4, SEC. 3-T13S-R19E
SCALE: 1" = 1000'

MONUMENTATION

- 1/2" X 24" BAR W/CAP "PLS 610" SET
- 1/2" BAR FOUND

NOTES

- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS BOOK _____ PAGE _____.
- THE BEARINGS ON THIS PLAT ARE BASED ON THE ORIGINAL PLATS FOR ALVAMAR ESTATES.
- THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-705A OF THE CITY SUBDIVISION REGULATIONS.

A FINAL PLAT OF
QUAIL VALLEY TOWNHOMES
A REPLAT OF LOTS 67, 68 & LOT C OF THE
REPLAT OF LOTS 69 & 70,
ALVAMAR ESTATES, IN THE CITY OF
LAWRENCE, DOUGLAS COUNTY, KANSAS
SW 1/4, SEC. 3-T13S-R19E