

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 87°51'33" EAST, 457.48 FEET ALONG THE NORTH LINE, AND SOUTH 01°30'28" EAST, 54.63 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 23RD STREET; THENCE SOUTH 01°30'28" EAST, 563.72 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 24TH STREET; THENCE SOUTH 88°11'10" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 249.27 FEET; THENCE NORTH 01°31'28" WEST, 150.03 FEET; THENCE SOUTH 88°11'11" WEST, 95.02 FEET TO THE SOUTHEAST CORNER OF LOT 4, DRENNON ADDITION; THENCE NORTH 01°28'56" WEST, ALONG THE EAST LINE OF SAID LOT 4 AND ITS NORTHERN EXTENSION, 210.54 FEET TO THE SOUTHWEST CORNER OF CARPENTER ADDITION; THENCE NORTH 88°40'06" EAST, ALONG THE SOUTH LINE OF SAID CARPENTER ADDITION, 195.05 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 01°28'56" WEST, ALONG THE EAST LINE OF SAID CARPENTER ADDITION, 208.00 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING THE SOUTH RIGHT-OF-WAY LINE OF 23RD STREET; THENCE NORTH 88°39'00" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 148.09 FEET TO THE POINT OF BEGINNING. CONTAINS 3.223 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 "CARPENTER ADDITION 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 "1/2" AND "DRAINAGE EASEMENT" OR "3/4" AND "ACCESS EASEMENT" OR "A/E".

LARRY MOTTET  
A-Z ENTERPRISES LC

ACKNOWLEDGEMENT

STATE OF KANSAS  
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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 JOHN HANSE DATE MAYOR MIKE RUNDLE DATE

CITY CLERK FRANK S. REEB DATE 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 \_\_\_\_\_, 2005, AND IS DULY RECORDED AT \_\_\_\_\_ AM/PM, IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.

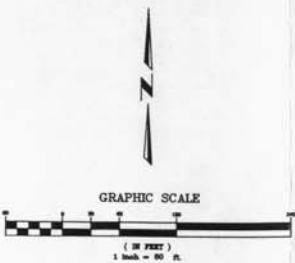
REGISTER OF DEEDS  
KAY FERNELL

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 NOVEMBER, 2004 AND THAT THE PLAT IS A CLOSED TRAVERSE.

JOHN E. SELK, P.E., P.L.S. #810  
1310 WAKARUSA DRIVE  
LAWRENCE, KANSAS 66049  
(785) 843-7530

PLAT PREPARED DECEMBER, 2004



MONUMENTATION

- FOUND MONUMENT
- 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.

LOCATION MAP



PROJECT LOCATION

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 21-706a OF THE CITY SUBDIVISION REGULATIONS.

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

ERROR OF CLOSURE = 1 : 236,717.

LOT 1 AND LOT 2 TO ACCESS 23RD STREET THROUGH LOT 2 - 30' ACCESS EASEMENT.

LOT 3 TO ACCESS 24TH STREET WHEN LOT 3 IS DEVELOPED.

A FINAL PLAT OF  
**CARPENTER  
ADDITION NO. 2**  
A SUBDIVISION IN THE CITY OF LAWRENCE,  
DOUGLAS COUNTY, KANSAS

NW 1/4, SEC. 8-T13S-R20E