

A FINAL PLAT OF

Oakley Addition No. 2

AN UNPLATTED TRACT OF LAND IN THE E 1/2 OF THE NE 1/4 OF

THE NE 1/4 OF SECTION 33-T12S-R19E IN THE CITY OF LAWRENCE,

DOUGLAS COUNTY, KANSAS

Lot Sizes:

SQUARE

8,252

8,405

7,835

5,660

8,530

6,837

6,859

5,504

5,507

5,510 5,508

5,503

5,498

5,49

18 19

BLOCK 2

10

TRACTS

TRACT SQUARE

SQUARE

5,000

5,000

9,414

43,733

5,000

Notes:

- LOTS SHALL BE PINNED IN ACCORDANCE WITH SECTION 21-302.2 OF THE CODES OF THE CITY OF LAWRENCE.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS AT BOOK 967 , PAGE 102
- 3. THIS PLAT WAS SURVEYED IN REFERENCE TO FOUND MONUMENTS IN ADJACENT SUBDIVISIONS OF PINNACLE WEST NO.6, PINNACLE WEST NO.8, WESTGATE SUBDIVISION NO.1, WESTGATE SUBDIVISION NO.3. AND
- 4. ALL DISTANCES AND BEARINGS ARE CALCULATED FROM MEASUREMENTS UNLESS OTHERWISE NOTED.
- . THE OWNER OF THIS PROPERTY HAS SIGNED AN AGREEMENT NOT TO PROTEST THE FORMATION OF A BENEFIT DISTRICT FOR FOLKS ROAD AND FOLKS ROAD/HARVARD ROAD INTERSECTION.
- 6. THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21,

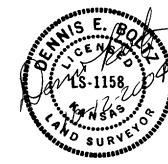
ARTICLE 7, SECTION 21-708a OF THE CITY SUBDIVISION REGULATIONS.

7. NO BUILDING PERMITS WILL BE ISSUED FOR THESE LOTS UNTIL FOLKS ROAD IS COMPLETED AND ACCEPTED BY THE CITY.

Certification:

HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON IS THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN OCTOBER 2004 AND THAT IT REPRESENTS

Nerma Dy DENNIS E. BOLTZ, L.S. #1158 PERIDIAN GROUP, INC. 500 ROCKLEDGE, SUITE A IAWRENCE, KANSAS 66049 (785) 838-3338



Legend:

FOUND 1/2" IRON BAR UNKNOWN ORIGIN, UNLESS NOTED OTHERWISE

1/2"x 24" REBAR SET WITH PERIDIAN CLS 131 PERMA-CAP IN CONCRETE

SUBDIVISION BOUNDARY SET IN CONCRETE

SECTION CORNER

UTILITY EASEMENT

DRAINAGE EASEMENT LANDSCAPE PRESERVATION EASEMENT

RIGHT-OF-WAY

RECORDED VALUE CALCULATED FROM MEASUREMENTS

RADIUS OF CURVE

LENGTH OF CURVE

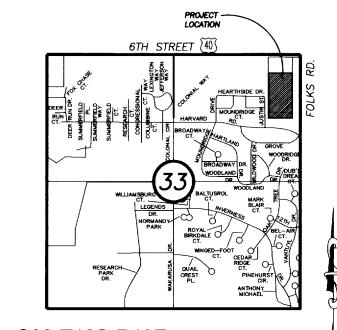
CHORD BEARING CHORD LENGTH OF CURVE

NO ACCESS

R.O.W. TO BE PURCHASED THROUGH BENEFIT DISTRICT

Curve Table

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CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	157.08	100.00	141.42	S45*00'00"E	90*00'00"
C2	157.08	100.00	141.42	N45*00'00"W	90°00'00"
C3	204.20	130.00	183.85	S45°00'00"E	90*00'00"
C4	25.15	54.50	24.93	S13*13'08"W	26°26'16"
C5	40.96	54.50	40.00	S47*58'01"W	43*03'29"
C6	40.96	54.50	40.00	N88*58'30"W	43*03'29"
C7	40.96	54.50	40.00	N45*55'01"W	43"03'29"
C8	103.30	54.50	88.51	N29°54'36"E	108'35'46"
C9	11.74	130.00	11.74	N87*24'46"W	5°10'27"
C10	47.94	130.00	47.67	N74°15'43"W	21°07'41"
C11	47.94	130.00	47.67	N53°08'02"W	21°07'41"
C12	47.94	130.00	47.67	N32°00'21"W	21°07'41"
C13	47.94	130.00	47.67	N10°52'41"W	21°07'41"
C14	0.71	130.00	0.71	N00*09'25"W	0°18'50"
C15	109.96	70.00	98.99	S45*00'00"E	90°00'00"
C16	109.96	70.00	98.99	N45*00'00"W	90°00'00"



8:06 AM ; PLAT BOOK P-17 ; PAGE 769

Legal Description:

DOUGLAS COUNTY, KANSAS DESCRIBED AS FOLLOWS;

A TRACT OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF

THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M. IN THE CITY OF LAWRENCE.

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST

FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH

QUARTER; THENCE SOUTH 00°09'57" WEST, A DISTANCE OF 352.77

00°09'57" WEST, A DISTANCE OF 971.95 FEET TO THE NORTHEAST CORNER OF PINNACLE WEST NO. 6, A SUBDIVISION IN SAID CITY OF LAWRENCE; THENCE SOUTH 89°57'10" WEST (SOUTH 89°57'05" WEST,

PLAT) ALONG THE NORTH LINE OF PINNACLE WEST NO. 6, A DISTANCE

OF 403.60 FEET TO A FOUND ONE-HALF INCH REBAR AT THE CORNER

COMMON TO LOTS 6 AND 7, BLOCK ONE IN PINNACLE WEST NO. 6;

PLAT) A DISTANCE OF 259.47 FEET TO THE EAST LINE OF WESTGATE SUBDIVISION NO. 1, EXTENDED SOUTH; THENCE NORTH 00°03'38" EAST,

A DISTANCE OF 5.06 FEET TO A ONE-HALF INCH REBAR FOUND AT

SUBDIVISION NO. 1; THENCE CONTINUE NORTH 00°03'38" EAST, ALONG

THE EAST LINE OF WESTGATE SUBDIVISION NO. 1 AND THE EAST LINE

OF WESTGATE SUBDIVISION NO. 3, A DISTANCE OF 937.43 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN OAKLEY ADDITION NO. 1, A

SUBDIVISION IN SAID CITY OF LAWRENCE; THENCE NORTH 90°00'00"

EAST. ALONG THE SOUTH LINE OF LOT 1 IN OAKLEY ADDITION NO. A DISTANCE OF 499.80 FEET TO THE SOUTHEAST CORNER OF OAKLEY ADDITION NO. 1; THENCE NORTH 00°09'57" EAST, ALONG THE EAST

LINE OF OAKLEY ADDITION NO. 1, A DISTANCE OF 30.00 FEET; THENCE

NORTH 90°00'00" EAST. A DISTANCE OF 165.00 FEET TO THE POINT

MORE OR LESS AND HAS A MATHEMATICAL CLOSURE RATIO OF

Dedication:

OF BEGINNING CONTAINING 630,519 SQUARE FEET OR 14.4747 ACRES,

BE IT KNOWN TO ALL MEN THAT I (WE). THE UNDERSIGNED OWNER(S)

OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR

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 DEDICATED TO THE CITY OF LAWRENCE TO ENTER UPON CONSTRUCT AND MAINTAIN DRAINAGE STRUCTURES AND APPURTENANCES UPON, OVER, AND UNDER THOSE AREAS OUTLINED AS "DRAINAGE EASEMENT" OR "D/E". AN EASEMENT

IS HEREBY DEDICATED 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." AN EASEMENT IS HEREBY DEDICATED

BE IT REMEMBERED THAT ON THIS DAY OF OCCUPY, 2004

CONSOLIDATED PROPERTIES, INC. WHO IS (ARE) PERSONALLY KNOWN TO

COUNTY AND STATE, CAME DOUGLAS J. COMPTON, PRESIDENT, JOF Lawrence

RIGHTS-OF-WAY AND EASEMENTS

ACCEPTED BY

CITY COMMISSION

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID

INSTRUMENT OF WRITING AND DÚLY ACKNOWLEDGE THE EXECUTION OF

WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN

THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS ON THIS 14th DAY OF October , 2004 AND IS DULY RECORDED AT

ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING

TO THE CITY OF LAWRENCE, FOR THE PRESERVATION OF EXISTING

PLANT MATERIAL, OUTLINED ON THIS PLAT AS "LANDSCAPE

CONSOLIDATED PROPERTIES, INC. OF LAWRENCE

Acknowledgment:

Endorsements:

APPROVED BY

CITY OF LAWRENCE

STATE OF KANSAS COUNTY OF DOUGLAS

PLANNING COMMISSION

DOUGLAS COUNTY, KANSAS

Filing Record:

STATE OF KANSAS

COUNTY OF DOUGLAS

THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF

OAKLEY ADDITION NO. 2 AND HAVE CAUSED THE SAME TO BE

THE SOUTHEAST CORNER OF LOT 9, BLOCK ONE IN WESTGATE

THENCE CONTINUE SOUTH 89°57'10" WEST (SOUTH 89°57'05" WEST,

Acknowledged By:

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

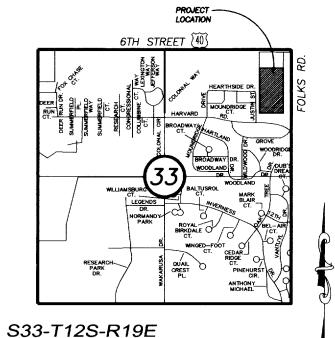
DOUGLAS CO. SURVEYOR

REGISTER OF DEEDS

Michallely October 12, 2004 MICHAEL D. KELLY, L.S. #869

GRAPHIC SCALE 1 INCH = 60 FT.PLAT BEARINGS

Location Map:



SCALE: 1"= 2,000