

LEGAL DESCRIPTION

A REPLAT OF TRACT 'B', BLOCK ONE AND LOT 14, BLOCK TWO, HANSCOM-TAPPAN ADDITION, AND A FINAL PLAT OF AN ADJACENT TRACT OF LAND, ALL OF WHICH LIES IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 30 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF HOMWOOD GARDENS SUBURBAN ADDITION, IN THE CITY OF LAWRENCE, THENCE SOUTH 87°47'49" WEST, ALONG THE NORTH LINE OF SAID ADDITION, 558.56 FEET TO THE SOUTHWEST CORNER OF LOT 14, BLOCK TWO, HANSCOM-TAPPAN ADDITION, IN THE CITY OF LAWRENCE; THENCE NORTH 02°21'48" WEST, ALONG THE WEST LINE OF SAID LOT 14, 107.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ANNA TAPPAN WAY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ON A 50.00 FOOT RADIUS CURVE TO THE LEFT WITH A 48.83 FOOT CHORD BEARING NORTH 43°40'32" EAST, AN ARC DISTANCE OF 50.81 FEET; THENCE NORTH 88°25'21" EAST, ALONG SAID RIGHT-OF-WAY LINE, 28.46 FEET; THENCE NORTH 02°25'48" WEST, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID ANNA TAPPAN WAY; THENCE SOUTH 88°25'21" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 30.34 FEET TO THE EAST RIGHT-OF-WAY LINE OF HANSCOM ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ON A 13.00 FOOT RADIUS CURVE TO THE RIGHT WITH AN 18.58 FOOT CHORD BEARING NORTH 45°57'10" WEST, AN ARC DISTANCE OF 23.70 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE ON A NORTH 03°09'38" EAST, AN ARC DISTANCE OF 8.13 FEET; THENCE NORTH 03°09'38" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 141.34 FEET TO THE NORTHEAST CORNER OF TRACT 'B', IN BLOCK ONE OF SAID HANSCOM-TAPPAN ADDITION; THENCE NORTH 88°25'36" EAST, ALONG THE NORTH LINE OF SAID TRACT 'B', 62.28 FEET; THENCE SOUTH 01°03'24" EAST, ALONG SAID NORTH LINE, 20.45 FEET; THENCE NORTH 88°25'36" EAST, ALONG SAID NORTH LINE, 128.17 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 02°25'32" EAST, ALONG THE EAST LINE OF SAID TRACT 'B', 132.04 FEET TO THE SOUTHEAST CORNER THEREOF; SAID POINT BEING THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN BOOK 377, PAGE 1002, DOUGLAS COUNTY REGISTER OF DEEDS; THENCE NORTH 88°25'48" EAST, ALONG THE SOUTH LINE OF SAID TRACT, 329.91 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 02°22'03" EAST, ALONG SAID EAST LINE, 185.54 FEET TO THE POINT OF BEGINNING, CONTAINS 2.998 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 "HANSCOM-TAPPAN ADDITION 2ND PLAT" AND HAVE CAUSED THE SAME TO BE SUBMITTED INTO LOTS AND STREETS, ETC. SHOWN HEREON, AND NOT HERETOFORE DEDICATED TO PUBLIC USE AND HEREBY SO DEDICATED. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE AND PUBLIC UTILITY COMPANIES TO ENTER UPON, CONSTRUCT AND MAINTAIN UTILITIES LINES, CULDS, AND UNDER THOSE AREAS OUTLINED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" AND "DRAINAGE EASEMENT" OR "D/E" AND "PEDESTRIAN EASEMENT" OR "P/E".

ALLEN BELOT, PARNELL INVESTORS, LLC
TIM KELLER, PARNELL INVESTORS, LLC

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, CAME ALLEN BELOT, PARNELL INVESTORS, LLC, 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 AFFIRMED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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, CAME TIM KELLER, PARNELL INVESTORS, LLC, 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 AFFIRMED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ENDORSEMENTS

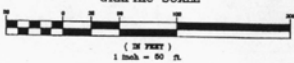
APPROVED BY
LAWRENCE-DOUGLAS COUNTY
PLANNING COMMISSION
DOUGLAS COUNTY, KANSAS

CHAIR
JOHN HAASE
DATE _____ MAYOR
DENNIS HIGHERBERGER
DATE _____

CITY CLERK
FRANK S. REED
DATE _____ REVIEWED IN COMPLIANCE
WITH K.S.A. 58-2005.

MICHAEL D. KELLY, P.L.S., #688
DOUGLAS COUNTY SURVEYOR

GRAPHIC SCALE



MONUMENTATION

- FOUND 1/2" BAR W/CAP "PLS 810" (ORIGINAL SUBDIVISION CORNER)
- ⊙ FOUND 5/8" BAR W/CAP "PLS 810" IN CONCRETE
- 1/2" X 24" BAR W/CAP "PLS 810" SET IN CONCRETE

NOTE: 1/2" X 24" BAR W/CAP "PLS 810" 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.

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 21-705A OF THE CITY SUBDIVISION REGULATIONS.

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

ERROR OF CLOSURE = 1 : 127.785

NO ACCESS SHALL BE PROVIDED ONTO HASKELL AVENUE FOR LOT 1, BLOCK TWO.

REFER TO THE FINAL DEVELOPMENT PLAN OF HANSCOM-TAPPAN II PFD FOR THE OWNERSHIP, USE, AND MAINTENANCE OF TRACT A.

SOIL 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	NO.	SQ. FT.	ACRES
1	1	4,728	0.11
2	2	3,842	0.09
3	3	5,552	0.13
4	4	5,552	0.13
5	5	5,552	0.13
6	6	5,552	0.13
7	7	5,552	0.13
8	8	5,552	0.13
9	9	5,552	0.13
10	10	5,552	0.13
11	11	5,552	0.13
12	12	5,552	0.13
13	13	5,552	0.13
14	14	5,552	0.13
15	15	5,552	0.13
16	16	5,552	0.13
17	17	5,552	0.13
18	18	5,552	0.13
19	19	5,552	0.13
20	20	5,552	0.13

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

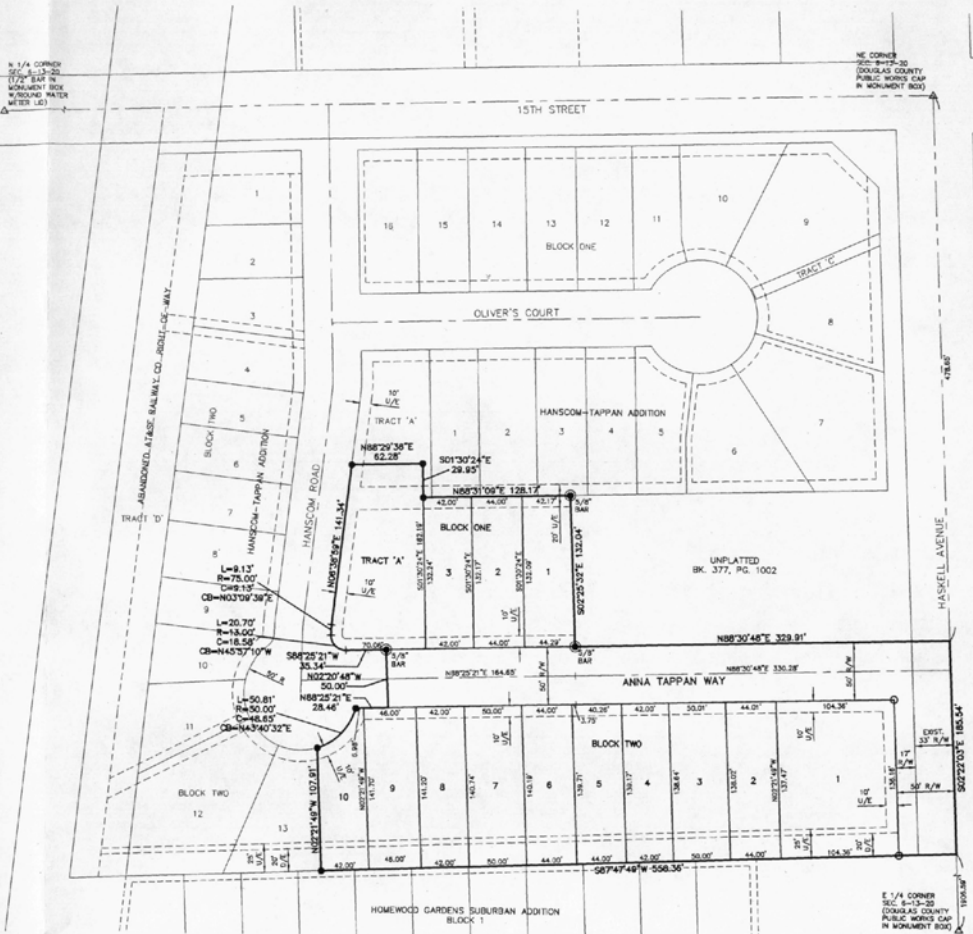
JOHN E. SELBY, P.E., P.L.S., #610
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
(785) 843-7530

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 PESHKE



LOCATION MAP



PROJECT LOCATION

A FINAL PLAT OF
HANSCOM-TAPPAN
ADDITION 2ND PLAT

A REPLAT OF TRACT 'B', BLOCK ONE AND LOT 14, BLOCK TWO, HANSCOM-TAPPAN ADDITION AND A FINAL PLAT OF AN ADJACENT TRACT IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

NE 1/4, SEC. 6-T13S-R20E