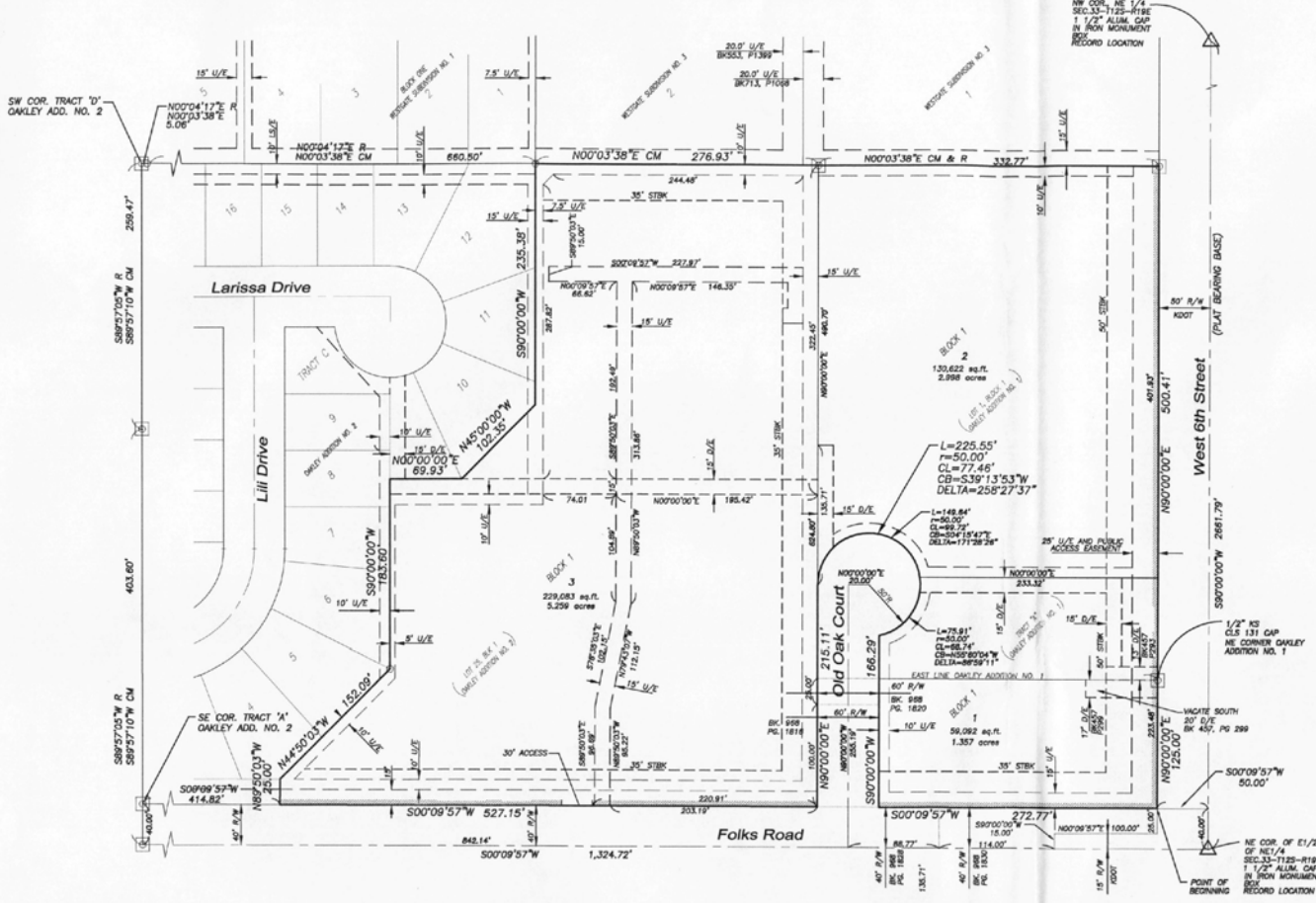
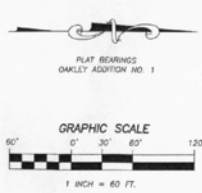




A FINAL PLAT OF

Oakley Addition No. 3

A REPLAT OF OAKLEY ADDITION NO. 1, LOT 25, BLOCK 1 IN OAKLEY ADDITION NO. 2 AND 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



- Notes:**
- LOTS SHALL BE PLATTED 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 _____ PAGE _____.
 - THIS PLAT WAS SURVEYED IN REFERENCE TO FOUND MONUMENTS IN ADJACENT SUBDIVISIONS OF PINACLE WEST NO.6, PINACLE WEST NO.8, WESTGATE SUBDIVISION NO.1, WESTGATE SUBDIVISION NO.3, AND OAKLEY ADDITION NO. 1.
 - 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.
 - THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-308.4 OF THE CITY SUBDIVISION REGULATIONS.
 - NO BUILDING PERMITS WILL BE ISSUED FOR BLOCK ONE, LOT 1 AND BLOCK ONE, LOT 3 UNTIL FOLKS ROAD IS COMPLETED AND ACCEPTED BY THE CITY.
 - NO OCCUPANCY PERMITS WILL BE ISSUED FOR BLOCK ONE, LOT 2 UNTIL PUBLIC IMPROVEMENTS ARE INSTALLED. PUBLIC IMPROVEMENTS INCLUDE OLD OAK COURT, FOLKS ROAD, PUBLIC STORM SEWER AND PUBLIC SANITARY SEWER.

Certification:

I 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 2008 AND THAT IT REPRESENTS A CLOSED TRAVERSE.

DEWANE E. BOLTZ, L.S. #1158
PETERSON GROUP, INC.
300 ROCKLEDGE, SUITE A
LAWRENCE, KANSAS 66049
(785) 838-3358

Acknowledged By:

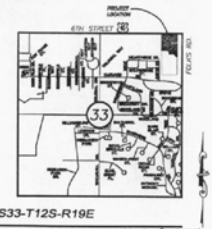
REVIEWED FOR COMPLIANCE
WITH K.S.A. 58-2005.

MICHAEL D. KELLY, L.S. #699
DOUGLAS CO. SURVEYOR

Legend:

- FOUND 1/2" IRON BWP UNKNOWN ORIGIN, UNLESS NOTED OTHERWISE
- 1/2"x 24" REBAR SET WITH PG KS CLS 131 PERMA-CAP IN CONCRETE
- SUBDIVISION BOUNDARY SET IN CONCRETE
- △ SECTION CORNER
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- L/S/E LANDSCAPE PRESERVATION EASEMENT
- R/W RIGHT-OF-WAY
- R RECORDED VALUE
- CM CALCULATED FROM MEASUREMENTS
- r RADIOS OF CURVE
- L LENGTH OF CURVE
- CB CHORD BEARING
- CL CHORD LENGTH OF CURVE
- NO ACCESS
- KDOT KANSAS DEPARTMENT OF TRANSPORTATION

Location Map:



LOT 1, BLOCK 1 AND TRACT 'A' IN OAKLEY ADDITION NO. 1, AND LOT 25, BLOCK 1 IN OAKLEY ADDITION NO. 2, AND AN UNPLATTED TRACT OF LAND AND ALL LYING IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PLM IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 90°00'00" WEST, ALONG THE NORTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, A DISTANCE OF 45.00 FEET; THENCE SOUTH 07°09'57" WEST, 50.00 FEET TO THE SOUTH LINE OF 6TH STREET; AND THE WEST LINE OF FOLKS ROAD AND THE POINT OF BEGINNING; THENCE CONTRARY SOUTH 07°09'57" WEST, ALONG THE WEST LINE OF FOLKS ROAD 272.77 FEET TO THE NORTH LINE OF OLD OAK COURT; THENCE SOUTH 80°00'00" WEST, ALONG THE NORTH LINE OF OLD OAK COURT, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 166.29 FEET; THENCE ALONG A CURVE TO THE LEFT, 225.55 FEET; SAID CURVE HAS A RADIAL POINT BEARING SOUTH 79°27'47" WEST, 50.00 FEET AND A CHORD BEARING SOUTH 39°13'53" WEST, 77.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; SAID POINT BEARS ON THE NORTH LINE OF SAID LOT 25; THENCE NORTH 80°00'00" EAST, ALONG THE NORTH LINE OF SAID LOT 25, 235.11 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°29'37" WEST, ALONG THE EAST THEREOF, THENCE ALONG THE SOUTH LINE OF SAID LOT 25 ON THE FOLLOWING COUSSES: NORTH 89°30'03" WEST, 25.00 FEET; THENCE NORTH 45°00'00" WEST, 152.89 FEET THENCE SOUTH 89°29'37" WEST, 183.60 FEET; THENCE NORTH 07°09'57" EAST, 68.83 FEET; THENCE NORTH 45°00'00" WEST, 152.89 FEET THENCE SOUTH 89°29'37" WEST, 235.38 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE SOUTH 89°29'37" WEST, ALONG THE WEST LINE OF SAID LOT 25, 278.83 FEET TO THE NORTHEAST CORNER THEREOF; SAID POINT BEARS ON THE NORTH LINE OF SAID LOT 1; THENCE CONTRARY NORTH 07°09'57" EAST, ALONG THE WEST LINE OF OAKLEY ADDITION NO. 1, 332.77 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 80°00'00" EAST, ALONG THE NORTH LINE OF OAKLEY ADDITION NO. 1, 500.41 FEET TO THE NORTHEAST CORNER THEREOF; THENCE CONTRARY NORTH 80°00'00" EAST, 125.00 FEET TO THE POINT OF BEGINNING, CONTAINING 418,805 SQUARE FEET OR 9.614 ACRES, MORE OR LESS, AND HAS A MATHEMATICAL CLOSURE RATIO OF 1:172,284.

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 OAKLEY ADDITION NO. 3 AND HAVE CAUSED THE SAME TO BE SURVEYED AND LOTS AND STRIPS AS SHOWN AND HAVE CAUSED TO BE SHOWN 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 TO THE CITY OF LAWRENCE, FOR THE PRESERVATION OF EXISTING PLANT MATERIAL, OUTLINED ON THIS PLAT AS "LANDSCAPE PRESERVATION EASEMENT" OR "L/S/E".

DOUGLAS J. COMPTON, OWNER
GREGORY B. SCHWASE, M.D.
MANAGING PARTNER, MGS HOLDINGS, L.L.C.
101 S. 1st N. OAKLEY ADDITION NO. 1

Acknowledgment:

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, CLIFF DOUGLAS J. COMPTON, OWNER AND GREGORY B. SCHWASE, M.D., MANAGING PARTNER, MGS HOLDINGS, L.L.C., 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 ATTACHED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

Endorsements:

APPROVED BY
CITY OF LAWRENCE
PLANNING COMMISSION
DOUGLAS COUNTY, KANSAS

RIGHTS-OF-WAY AND EASEMENTS
ACCEPTED BY
CITY COMMISSION
LAWRENCE, KANSAS

CHAIRMAN DATE MAYOR DATE
JOHN HASE MARY BUNDE

CITY CLERK DATE
FRANK S. REEB

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 _____; PLAT BOOK _____; PAGE _____.

REGISTER OF DEEDS DATE
KAY PETERILL