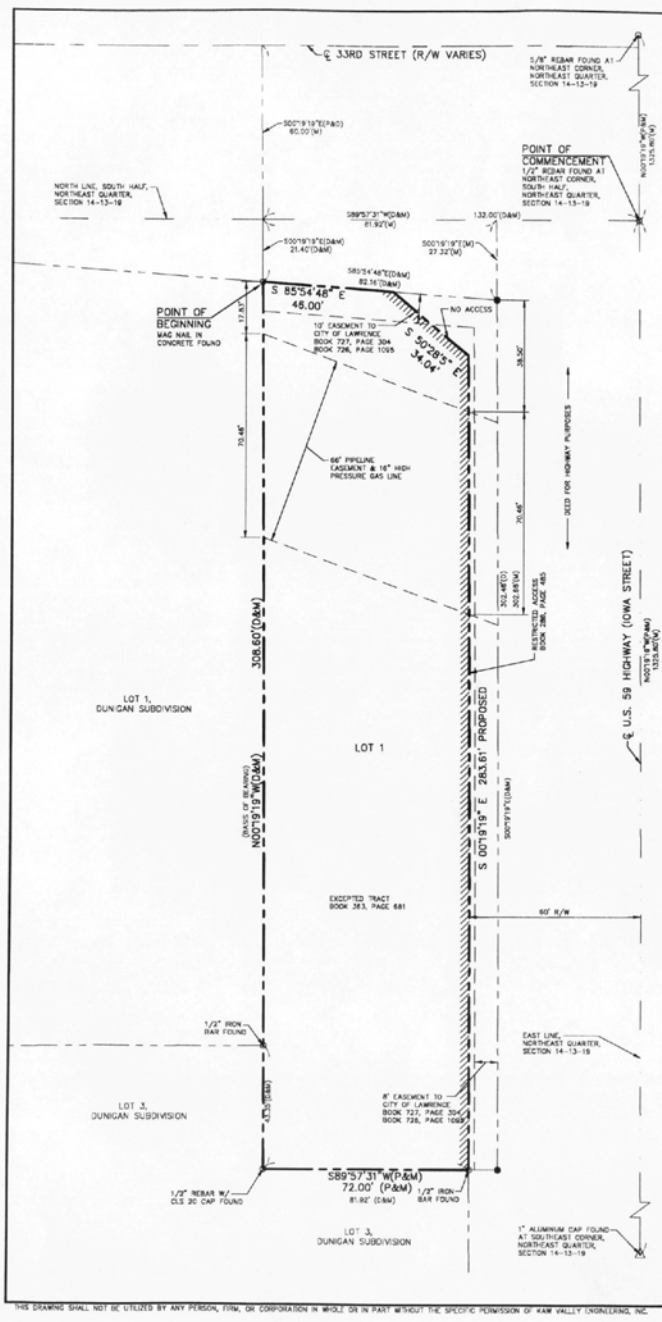
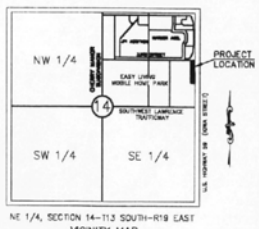
"DUNIGAN SUBDIVISION 2nd PLAT"

NORTHEAST QUARTER, SECTION 14, TOWNSHIP 13 SOUTH, RANGE 19 EAST, LAWRENCE, DOUGLAS COUNTY, KANSAS





NE 1/4, SECTION 14-113 SOUTH-R19 EAST

VICINITY MAP
NOT TO SCALE

NOTES:

1. THE SUBJECT PROPERTY CONTAINS 21,773 SQUARE FEET OR 0.50 ACRES, MORE OR LESS.
2. THE ERROR OF CLOSURE CALCULATED FOR THIS SURVEY WAS 1:292,136.

BASIS OF BEARING:
THE BASIS OF BEARING USED FOR THIS SURVEY WAS N00°19'19"W ON THE EAST LINE OF LOT 1, DUNIGAN SUBDIVISION

SURVEY REFERENCE:
TITLE INSURANCE COMMITMENT NUMBER: 3105640
EFFECTIVE DATE: FEBRUARY 27, 2004
KANSAS SECURED TITLE – DOUGLAS COUNTY
AGENT FOR: CHICAGO TITLE INSURANCE COMPANY
544 COLUMBIA DRIVE, SUITE A
LAWRENCE, KANSAS 66049-2348
(785) 749-2830

PREPARED FOR:
PAUL WERNER ARCHITECTS
545 COLUMBIA DRIVE, SUITE 1002
P.O. BOX 1536
LAWRENCE, KANSAS 66044

LEGEND:

- ○ MONUMENT FOUND
- ● 1/2" REBAR W/CLS 20 CAP SET
- △ SECTION CORNER FOUND
- (D) DESCRIBED
- (M) MEASURED
- (P) PLATTED
- ////// RESTRICTED ACCESS
- R/W RIGHT-OF-WAY

COUNTY SURVEYOR CERTIFICATION:

Reviewed in compliance with K.S.A. 58-2005.

Michael D. Kelly, LS-869
County Surveyor

Date: _____

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

DEDICATION:
BE IT KNOWN TO ALL MEN AND WOMEN THAT I (WE), THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO SURVEYED AND PLATTED UNDER THE NAME OF "DUNIGAN SUBDIVISION 2nd PLAT" AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL STREETS AND ROADS, EXCEPT PRIVATE ACCESS EASEMENTS 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 "U.E."

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE AND PUBLIC UTILITY COMPANIES TO ENTER UPON, CONSTRUCT AND MAINTAIN STORM DRAINAGE STRUCTURES UPON, OVER AND UNDER THOSE AREAS OUTLINED ON THIS PLAT AS "DRAINAGE EASEMENT" OR "D.E."

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE AND PUBLIC UTILITY COMPANIES TO ENTER UPON, CONSTRUCT AND MAINTAIN SANITARY SEWERS UPON, OVER AND UNDER THOSE AREAS OUTLINED ON THIS PLAT AS "SANITARY SEWER EASEMENT" OR "S.E."

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE AND PUBLIC UTILITY COMPANIES TO ENTER UPON, CONSTRUCT AND MAINTAIN WATER MAINS UPON, OVER AND UNDER THOSE AREAS OUTLINED ON THIS PLAT AS "WATER LINE EASEMENT" OR "W.E."

_____
SIGNATURE

_____
WILL D. COKELEY
AUTOEXCHANGE, INC.

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, CAME _____ 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 THE LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION OF DOUGLAS COUNTY, KANSAS

_____ _____
CHAIRMAN – JOHN HAASE DATE

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

_____ _____
MAYOR – DENNIS HIGHBERGER DATE

_____ _____
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 _____; PLAT BOOK _____ AT PAGE _____

_____
REGISTER OF DEEDS – KAY PESNELL

DESCRIPTION:
A TRACT OF LAND IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 19 EAST, OF THE 6TH P.M., IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE ON AN ASSUMED BEARING OF SOUTH 89°57'31" WEST, 131.92 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF; THENCE SOUTH 00°19'19" EAST, 21.40 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 33RD STREET AND THE POINT OF BEGINNING; THENCE SOUTH 85°54'48" EAST, 46.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE, THENCE SOUTH 00°28'5" EAST, 34.04 FEET TO THE WESTERLY RIGHT OF WAY LINE OF US 59 HIGHWAY; THENCE SOUTH 00°19'19" EAST, 283.61 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 89°57'31" WEST, 72.00 FEET; THENCE NORTH 00°19'19" WEST, 308.60 FEET TO THE POINT OF BEGINNING. CONTAINING 21,773 SQUARE FEET OR 0.50 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:
STATE OF KANSAS

I, THE UNDERSIGNED DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING. THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME, OR UNDER MY SUPERVISION. THAT ALL SUBDIVISION REGULATIONS OF LAWRENCE, KANSAS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT, AND THAT ALL OF THE MONUMENTS SHOWN THEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GIVEN UNDER MY HAND AND SEAL AT LAWRENCE, KANSAS, THIS _____ DAY OF _____, 2004.

_____
DAVID J. SCHAFFER
REGISTRATION NO. LS-1240

MASTER STREET TREE PLAN:

Agreement filed in Book _____, Page _____, in the Register of Deeds Office.

REDUCED PRINT
NOT TO SCALE

REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	5/4/05	SECOND ISSUE		JJK	
0	4/7/04	INITIAL ISSUE			

KAW VALLEY ENGINEERING, INC. – CONSULTING ENGINEERS
Ottawa, Junction City, Ks. Kansas City, Mo. Lawrence, Ks.
14700 W. 114TH TERRACE
LENEXA, KANSAS 66215
913-894-5150 FAX 913-894-5977
E-MAIL kvei@kvei.com
WEB SITE www.kvei.com

DUNIGAN SUBDIVISION 2nd PLAT
3301 IOWA STREET
LAWRENCE, KANSAS

FINAL PLAT

PROJ. NO.	24185
DATE	5/2/05
DESIGNER	
DRAWN BY	
DFN	1844PLAT
SHEET	1 OF 1
REV	0

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

J:\Project\24000\24185\Submittals\Plat-May-05\Final_Plat_May-05.dwg Wed Jun 01 13:47:19 2005 AJC