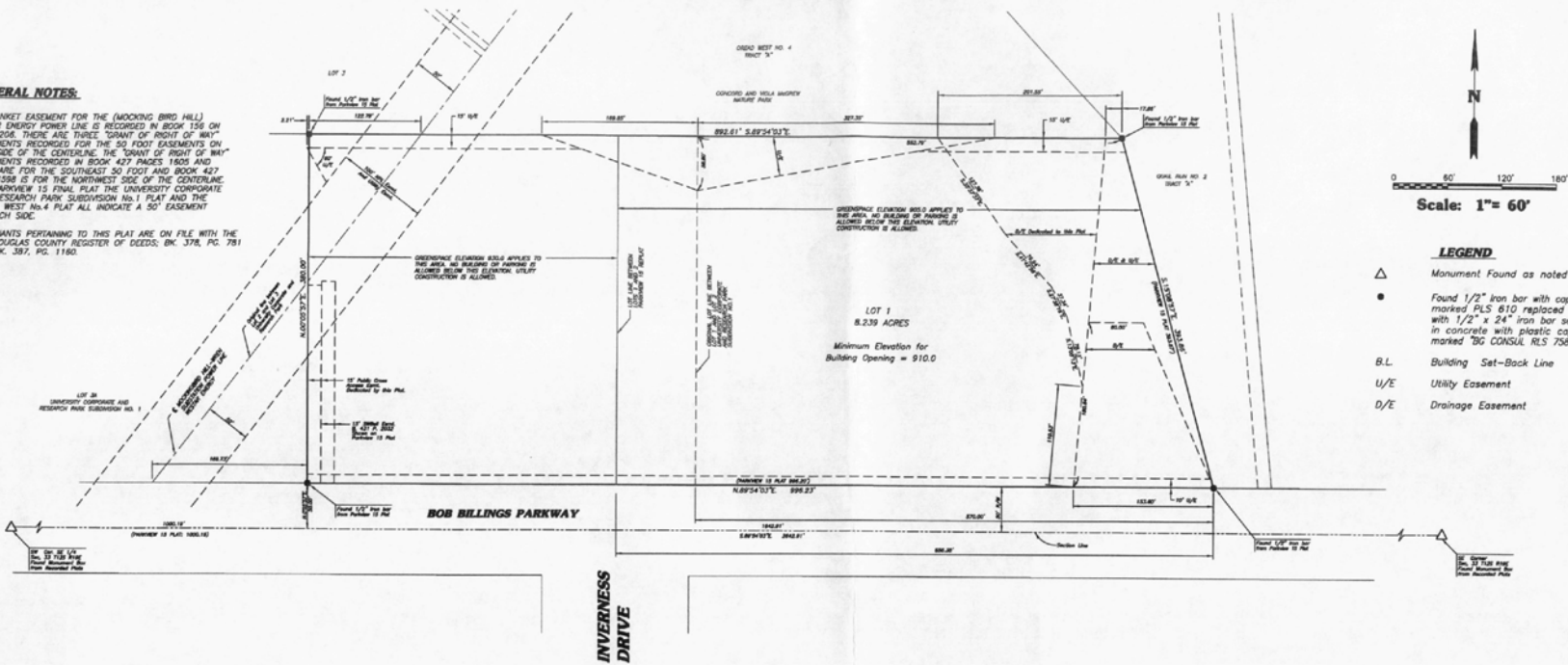


GENERAL NOTES:

1. A BLANKET EASEMENT FOR THE (MOCKING BIRD HILL) WESTERN ENERGY POWER LINE IS RECORDED IN BOOK 1558 ON PAGE 258. THERE ARE THREE "GRANT OF RIGHT OF WAY" DOCUMENTS RECORDED FOR THE 50 FOOT EASEMENTS ON EACH SIDE OF THE CENTERLINE. THE "GRANT OF RIGHT OF WAY" DOCUMENTS RECORDED IN BOOK 427 PAGES 1805 AND 1807 ARE FOR THE SOUTHEAST 50 FOOT AND BOOK 427 PAGE 1558 IS FOR THE NORTHWEST SIDE OF THE CENTERLINE. THE PARKVIEW 15 FINAL PLAT THE UNIVERSITY CORPORATE AND RESEARCH PARK SUBDIVISION No.1 PLAT AND THE OGDEN WEST No.4 PLAT ALL INDICATE A 50' EASEMENT ON EACH SIDE.
2. COVENANTS PERTAINING TO THIS PLAT ARE ON FILE WITH THE THE DOUGLAS COUNTY REGISTER OF DEEDS; BK. 378, PG. 781 AND BK. 387, PG. 1160.



DESCRIPTION:

ALL OF PARKVIEW 15 IS A REPLAT OF LOTS 1 AND 2A UNIVERSITY CORPORATE AND RESEARCH PARK SUBDIVISION NO.1, PLATTED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 18 EAST OF THE 6TH P.M. IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

BEARING SHOWN ON THE GRAPHIC PART OF THIS PLAT ARE BASED ON THE FINAL PLAT OF PARKVIEW 15.

SURVEYOR'S CERTIFICATE:

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:

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 DOUGLAS COUNTY, KANSAS, HAVE BEEN COMPLIED WITH, IN THE PREPARATION OF THIS PLAT, AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FIELD WORK WAS COMPLETED _____ 2005.

BY: ALBERT R. DEWALL, R.L.S.

BO CONSULTANTS, INC.
1405 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
(785) 743-4474

OWNERS CERTIFICATE:

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OR CORPORATION OF RECORD OF THE LAND HEREON DESCRIBED ON THIS PLAT, AND THAT HE/SHE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE INDICATED.

ALL STREET RIGHTS-OF-WAY AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS AND SEWER PIPES OR REQUIRED DRAINAGE CHANNELS OR STRUCTURES UPON THE AREA MARKED FOR EASEMENTS ON THIS PLAT IS HEREBY GRANTED.

GIVEN UNDER MY HAND AT _____ THIS _____ DAY OF _____, A.D., 2005.

BELLA SERA DEVELOPMENT, LLC

NOTARY CERTIFICATE:

(STATE OF KANSAS)
(COUNTY OF _____) SS:

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT MICHAEL D. STULTZ, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION AND DELIVERY OF THIS PLAT AS A TRUE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 2005.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CERTIFICATE OF THE LAWRENCE CITY COMMISSION:

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:

THIS _____ DAY OF _____, A.D., 2005, THE CITY COMMISSION, LAWRENCE, KANSAS, HAS REVIEWED THE PLAT OF _____, A.D., 2005, AND HAS APPROVED THE SAME FOR PUBLIC PURPOSES.

DENNIS HOBBERGER, MAYOR FRANK S. REEB, CITY CLERK

CERTIFICATE OF THE REGISTER OF DEEDS:

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:

THIS INSTRUMENT WAS FILED FOR RECORD, ON THE _____ DAY OF _____, A.D., 2004 AT _____ O'CLOCK _____ M., AND DULY RECORDED IN BOOK _____ ON PAGE _____.

KAY RESNELL, REGISTER OF DEEDS

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS, BOOK _____, PAGE _____.

CERTIFICATE OF THE LAWRENCE DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:

APPROVED THIS _____ DAY OF _____, A.D., 2005.

LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION.

JOHN HASEL, CHAIRPERSON

DOUGLAS COUNTY PUBLIC WORKS:

REVIEWED IN COMPLIANCE WITH K.S.A. 66-2505.

MICHAEL D. KELLY R.L.S. #689 DATE _____ DOUGLAS COUNTY SURVEYOR

GENERAL NOTES:



BELLA SERA AT THE PRESERVE
A REPLAT OF PARKVIEW 15, A REPLAT OF LOTS 1 AND 2A
UNIVERSITY CORPORATE AND RESEARCH PARK SUBDIVISION No.1

FINAL PLAT

Project No. 04-2351
Date: 4/28/05
Revised:

SHEET NO.

1