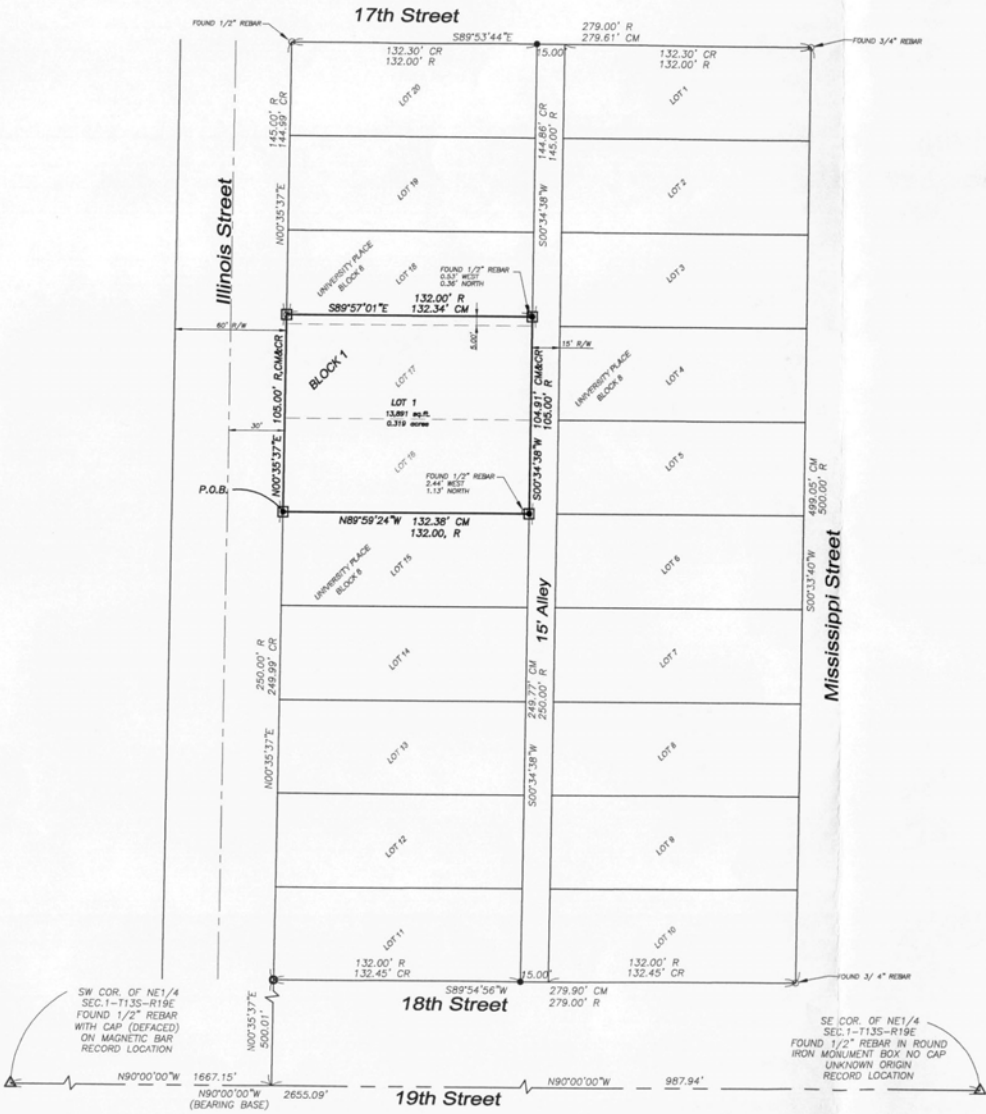




GENERAL NOTES:

- 1. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS AT BOOK _____ PAGE _____.
- 2. THIS SURVEY WAS MADE IN REFERENCE TO RECORDED DEEDS AND THE FINAL PLAT OF UNIVERSITY PLACE.
- 3. THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-708b OF THE CITY SUBDIVISION REGULATIONS.
- 4. SOIL INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERECTED ON LOTS WITH SLOPES GREATER THAN 3:1. ON 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 CODED ENFORCEMENT DIVISION. OTHER LOTS MAY BE REQUIRED TO BE INVESTIGATED WHERE EXCAVATION REVEALS INDICATIONS OF UNSUITABLE CONDITIONS.

ACKNOWLEDGED BY:

REVIEWED IN COMPLIANCE WITH K.S.A. 88-2005.

MICHAEL D. KELLY, L.S. #1158
DOUGLAS CO. SURVEYOR

CERTIFICATION:

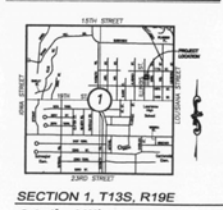
I HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON IS THE TRUE AND ACCURATE RESULT OF A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN SEPTEMBER, 2000 AND THAT IT REPRESENTS A CLOSED TRAVERSE.

DENNIS E. BOLTZ, L.S. #1158
PERMAN GROUP, INC.
500 ROCKLEDGE ROAD, SUITE A
LAWRENCE, KANSAS 66044
(785) 838-3338

LEGEND:

- FOUND 1" DIAMETER PIPE ORIGIN UNKNOWN
- FOUND REBAR AS NOTED (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
- FOUND 1/2" REBAR SET WITH PG KS CLS 131 PERMA-CAP
- MONUMENT SET IN CONCRETE
- △ QUARTER SECTION CORNER
- U/E UTILITY EASEMENT
- R/R RIGHT-OF-WAY
- R RECORD VALUE FROM SUBMISSION PLATS
- CM CALCULATED VALUE FROM MEASUREMENTS (ALL DIMENSIONS UNLESS OTHERWISE NOTED)
- CR CALCULATED FROM RECORD VALUE

LOCATION MAP:



SECTION 1, T13S, R19E

Scale: 1" = 2,000'

A FINAL PLAT OF
Hedges Subdivision

A REPLAT OF LOTS 16, 17 AND PART OF 18, BLOCK 8IN UNIVERSITY PLACE IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS NE 1/4, SEC. 1-T13S-R19E

LEGAL DESCRIPTION:

LOTS 16 AND 17, AND THE SOUTH 5.00 FEET OF LOT 18, BLOCK 8, UNIVERSITY PLACE, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS:
A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH PLAT, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 80°00'00" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 847.84 FEET; THENCE NORTH 07°25'17" EAST, 500.01 FEET TO A FOUND 1 INCH DIAMETER PIPE AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 8 IN SAID ADDITION; THENCE CONTINUE NORTH 07°25'17" EAST, ALONG THE WEST LINE OF SAID BLOCK 8, 248.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 07°25'17" EAST, 105.00 FEET TO A FOUND 3/4 INCH REBAR AT THE NORTHWEST CORNER OF THE SOUTH 5.00 FEET OF SAID LOT 18; THENCE SOUTH 89°59'24" WEST, 132.38 FEET TO THE NORTHEAST CORNER OF THE SOUTH 5.00 FEET OF SAID LOT 18; THENCE SOUTH 00°24'28" WEST, 104.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE NORTH 89°59'24" WEST, 132.38 FEET TO THE POINT OF BEGINNING, CONTAINING 13.891 SQUARE FEET AND HAD A MATHEMATICAL CLOSURE RATIO OF 1:52,736.

DEDICATION:

BE IT KNOWN TO ALL MEN THAT I (WE), THE UNDERSIGNED (OWNERS) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF HEDGES SUBDIVISION AND HAVE CAUSED THE SAME TO BE SUBMITTED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL STREETS, DRIVEWAYS, 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 CONDUIT AND MANTAIN DRAINAGE STRUCTURES AND APPURTENANCES UPON, OVER, AND UNDER THOSE AREAS OUTLINED AS "DRAINAGE EASEMENT" OR "DUE" AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF LAWRENCE AND PUBLIC UTILITY COMPANIES TO ENTER UPON, CONDUIT AND MANTAIN UTILITIES UPON, OVER, AND UNDER THOSE AREAS OUTLINED ON THIS PLAT AS "UTILITY EASEMENT" OR "DUE".

BLAKE A. HEDGES, OWNER
KRISTIN V. HEDGES, OWNER

ACKNOWLEDGMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME BLAKE A. HEDGES, OWNER AND KRISTIN V. HEDGES, OWNER, 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: CITY OF LAWRENCE PLANNING COMMISSION DOUGLAS COUNTY, KANSAS
RIGHT-OF-WAY AND EASEMENTS CITY COMMISSION LAWRENCE, KANSAS

PLANNING COMMISSION DATE MAYOR DENNIS HIGHERSINGER DATE
CHAIRMAN TERRY BORDMAN
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 _____, 2000 AND IS DULY RECORDED AT _____ PLAT BOOK _____ PAGE _____

REGISTER OF DEEDS DATE
KAY PESSNELL