

Curve #	Length	Radius	Chord	Bearing
C1	143.58	550	143.17	N27°18'42"W
C2	138.42	550	138.05	N12°37'23"W
C3	188.44	195	181.19	N05°12'58"W
C4	36.10	470	36.09	N24°40'03"E
C5	101.35	470	101.15	N33°02'42"E
C6	38.11	470	38.10	N41°32'43"E
C7	57.69	550	57.67	N46°52'22"E
C8	98.23	550	98.10	N54°59'39"E
C9	7.05	550	7.05	N60°28'41"E
C10	71.47	50	65.54	S75°05'18"W
C11	46.83	50	45.13	S07°18'48"W
C12	43.81	50	42.42	S44°36'55"E
C13	39.71	50	38.67	N87°32'05"E
C14	48.00	50	46.17	N37°16'30"E
C15	50.53	610	50.52	N58°40'37"E
C16	91.04	610	90.96	N52°01'41"E
C17	41.35	610	41.35	N45°48'38"E
C18	42.99	530	42.98	N41°32'39"E
C19	88.77	530	88.67	N34°25'20"E
C20	66.21	530	66.17	N26°02'44"E
C21	38.43	255	38.39	N18°08'58"E
C22	75.30	255	75.03	N05°22'21"E
C23	76.13	255	75.85	N11°38'25"W
C24	76.34	255	76.06	N28°46'13"W
C25	227.38	225	217.83	N06°29'02"W
C26	186.76	500	185.68	N33°10'04"E
C27	212.96	580	211.77	N54°23'12"E

LOT #	LOT AREA SF	MEBO EL.	REQ. ST. TREES
1	15,116	--	5
2	13,963	--	3
3	13,545	--	3
4	11,092	--	2
5	10,756	--	2
6	11,534	--	2
7	12,681	--	2
8	21,184	--	2
9	20,577	--	2
10	16,863	937.00	1
11	15,972	937.00	2
12	13,679	937.00	2
13	12,939	930.00	3
14	13,284	924.00	2
15	13,365	920.00	2
16	12,961	917.00	2
17	14,503	914.00	2
18	11,700	912.00	2
19	12,131	911.00	2
20	17,146	911.00	2

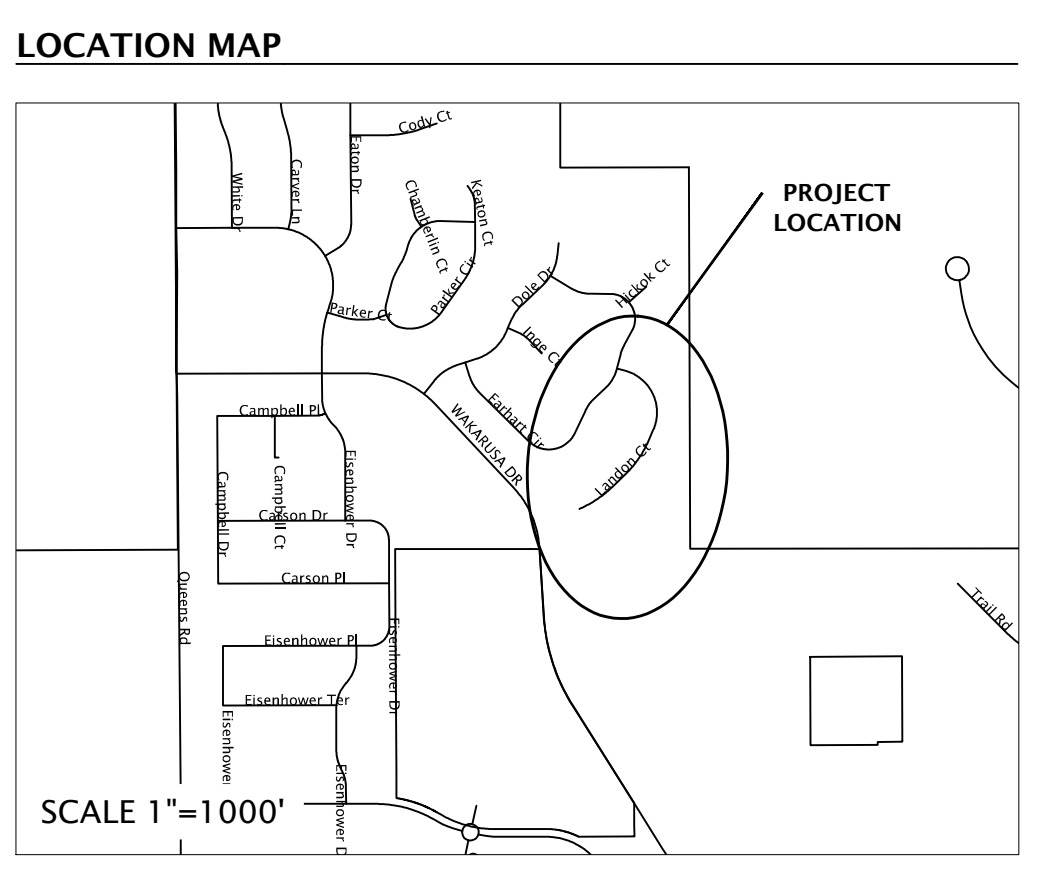
LEGAL DESCRIPTION
 LOTS 13 -37, PART OF TRACT A, AND PART OF TRACT B, ALL IN BLOCK ONE WESTWOOD HILLS, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, AND NOW DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE N01°52'39"W, 993.27 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE S52°39'07"W, 230.50 FEET; THENCE S38°37'04"W, 62.44 FEET; THENCE S39°52'10"W, 222.84 FEET; THENCE S22°26'33"W, 136.06 FEET; THENCE S38°51'27"W, 141.20 FEET; THENCE S62°25'44"W, 139.70 FEET; THENCE S74°18'51"W, 95.89 FEET; THENCE S55°02'05"W, 93.73 FEET TO THE NORTH RIGHT-OF-WAY OF WAKARUSA DRIVE; THENCE ON A 550.00 RADIUS CURVE TO THE RIGHT WITH A 278.91 FOOT CHORD BEARING S20°06'06"E, AND ARC DISTANCE OF 282.00 FEET; THENCE S05°24'48"E, 13.86 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE N88°13'57"E, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 734.28 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 11.01 ACRES, MORE OR LESS, LESS RIGHT-OF-WAY.

- NOTE**
- Basis of Bearings for this Minor Subdivision is the East Section Line for the NW Quarter Section 28-T12S-R19E, WESTWOOD HILLS (N01°52'39"W).
 - This Minor Subdivision is a replat of Lots 13-37 and part of Tract A, and part of Tract B, Block One, Westwood Hills. Further division or consolidation of any Lots contained in this Minor Subdivision/Replat is prohibited, and shall be processed as a Major Subdivision, unless the action meets the exception noted in Section 20-808(c)(5)(i).
 - Aerial and topographic information obtained from aerial survey performed by Sanborn Mapping for the City of Lawrence and Douglas County 2006 and 2009, respectively. Specific topographic and boundary information for property & directly adjacent obtained from field survey provided by All Points Surveying, December 2012.
 - Street trees shall be provided in accordance with the Master Street Tree Plan filed with the Register of Deeds Book _____, Page _____. If street trees die, the property owner is responsible for replanting trees within one year. No trees on the right-of-way can be removed without the permission of the City of Lawrence Parks Department. Trees within the right-of-way require tree root protection within 10' radius of the tree trunk. Street trees shall have a minimum 8' separation from any public sanitary sewer line.
 - The City is hereby granted a temporary right of entry to plant the required Street trees pursuant to Section 20-811(g) if the City Subdivision Regulations.
 - Typical Soil Types: Kb - Kennebec Silt Loam
Oe - Oska Silty Clay Loam
Vc - Vinland Complex
 - The property within this Minor Subdivision/Replat is zoned RS-7 and RS-10. All new construction shall conform to the setback regulations of zoning district as defined by the City of Lawrence Development Code.
 - The Minor Subdivision boundary will be pinned prior to recordation of the Minor Subdivision/Replat at the Register of Deeds Office (per Section 20-811(k)).
 - No portion of the existing lots area located within a designated "Special Flood Hazard Area" per FEMA Map Number: 20045C0156D, Map Revised: August 5, 2010. A MEBO shall be established for all lots encumbered by or adjacent to a drainage easement.
 - This Minor Subdivision/Replat does not modify the existing right-of-way for Landon Court.
 - The sanitary sewer infrastructure will be extended to provide service to all lots. All costs for infrastructure will be born by the Developer.
 - All of Tract A shall be dedicated as Utility Easement/Pedestrian Easement. Boundary of Drainage Easement within Tract A is shown on this plat.
 - On February 27, 2013 the following variances/waivers were approved by the Lawrence/Douglas County Planning Commission:
 - from Section 20-811(c) for sidewalks to be installed on both sides of all streets. The original plat did not require sidewalks on both sides of Landon Court.
 - Existing topography and proposed improvements are shown on page 2 and are for review purposes only. Topography contours and proposed improvements will be removed from final documents.
 - Modified or vacated easements are shown on page 2 of this review copy of the Minor Subdivision. For clarity, only proposed easements will appear on the filed copy of this Minor Subdivision. This note will be replaced with a note that reads "All previous easement not shown on this drawing have been vacated and therefore not shown on this drawing for clarity. Vacation Ordinance _____".

LEGEND

OHW	OVERHEAD WIRE	SM	SANITARY MANHOLE	BB	BACK OF CURB TO BACK OF CURB
OHE	OVERHEAD ELECTRICAL	STW	STORM MANHOLE	ROW	RIGHT-OF-WAY
UGT	UNDERGROUND TELEPHONE	SD	STORM DRAIN	CL	CENTERLINE
GAS	GAS	GA	GUY ANCHOR	D/E	DRAINAGE EASEMENT
W	WATERLINE	UP	UTILITY POLE	U/E	UTILITY EASEMENT
SW	SANITARY SEWER LINE	WM	WATER METER	A/E	ACCESS EASEMENT
SS	SANITARY SEWER SERVICE	WV	WATER VALVE	PL	PLATTED
STM	STORMWATER LINE	FH	FIRE HYDRANT	M	MEASURED
PL	PROPERTY LINE	TS	TRAFFIC SIGNAL STR	CM	CALCULATED FROM MEASUREMENTS
FBL	FEMA BOUNDARY LINES	GV	GAS VALVE	GM	GAS METER
CL	CENTERLINE	GP	GAS PILE	LP	LIGHT POLE
P	PAVEMENT	S	SIGN	EB	ELECTRIC BOX
UE	UTILITY EASEMENT	SB	BUILDING SETBACK LINE	CB	CABLE TV BOX

NOTE: "X" IN UTILITY LINE DENOTES EXISTING FEATURE



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 _____, 2013, and is duly recorded at _____ AM/PM, in plat book _____, page _____.

Register of Deeds
 Kay Pessnell

ENDORSEMENTS
 Approved as a Minor Subdivision under the Subdivision Regulations of the City of Lawrence and the Unincorporated area of Douglas County.
 Reviewed in accordance with K.S.A. 58-2005

Planning Director Date
 Scott McCullough _____
 Michael D. Kelly, P.L.S. #869 Date
 Douglas County Surveyor _____

Rights-of-Way and Easements Accepted by City Commission
 Lawrence, Kansas

Robert J. Schumm Date
 Mayor _____
 Jonathan M. Douglass Date
 City Clerk _____

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 as a Minor Subdivision under the name of "LANDON COURT ADDITION" and have caused the same to be subdivided into lot(s) and streets as shown and fully defined on this plat.

Larry Wedman
 Wedman Construction, Inc.
 5104 Cody Ct.
 Lawrence, Kansas 66049

ACKNOWLEDGEMENT
 State of Kansas
 County of Douglas

Be it remembered that on this _____ day of _____, 2013, before me, the undersigned, a notary public, in and for said county and state, came Larry Wedman, Wedman Construction, Inc. 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 on behalf of Wedman Construction, Inc..

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 _____

SURVEYOR'S CERTIFICATION
 I hereby certify that the platted area shown hereon is the true and accurate result of a field survey performed under my direct supervision in January, 2013, and that the plat is a closed traverse. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

Steven D. Williams, P.L.S. #1391
 P.O. Box 4444
 Lawrence, KS 66046
 (785)832-2121

ENGINEER'S CERTIFICATION
 I hereby certify that the information and area map shown hereon are true and accurate to the best of my knowledge. Plat prepared January, 2013.

John Dean Grob
 Professional Engineer #12769
 P.O. Box 502
 Lawrence, KS 66044
 (785)856-1900

**LANDON COURT ADDITION,
 A MINOR SUBDIVISION/REPLAT OF
 LOTS 13 -37, AND PART OF TRACT A AND TRACT
 B, ALL IN BLOCK ONE, WESTWOOD HILLS,
 a subdivision in the NW 1/4 of Section 28, Township 12 S,
 Range 19 E, in the City of Lawrence, Douglas County, Kansas**

REFERENCED DOCUMENTS
 1. A final plat of WESTWOOD HILLS, recorded with the Douglas County Register of Deeds in Book 17, Page 342, on September 14, 2001.

PROJECT BENCH MARK:
 CHISELED "I" ON CURB INLET AT NORTHWEST CORNER OF EARHART CIRCLE AND LANDON COURT, ELEV. = 972.89

COMMUNITY FEATURES WITHIN A MILE:
 MARTIN PARK, LAWRENCE NATURE PARK, LAWRENCE INDOOR AQUATIC CENTER, AND UNNAMED FUTURE PARK ON WAKARUSA DRIVE

SCALE: 1 inch = 60 feet