

**LEGAL DESCRIPTION - LOT 1**

A PORTION OF LOT 9, BLOCK 9, HASKELL PLACE, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTH 89° 15' 01" EAST ALONG THE NORTH LINE OF SAID LOT 9, 86.54 FEET, TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID LOT 9; THENCE SOUTH 00° 02' 20" WEST 50.08 FEET, TO THE SOUTHWEST CORNER OF THE WEST HALF OF SAID LOT 9; THENCE NORTH 89° 13' 02" WEST, 86.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 00° 04' 25" EAST ALONG THE WEST LINE OF SAID LOT 9, 50.03 FEET, TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 0.099 ACRES, MORE OR LESS.

**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 September, 2013.

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

**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 August, 2013, and that the plat is a closed traverse.

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

**REFERENCED DOCUMENTS**

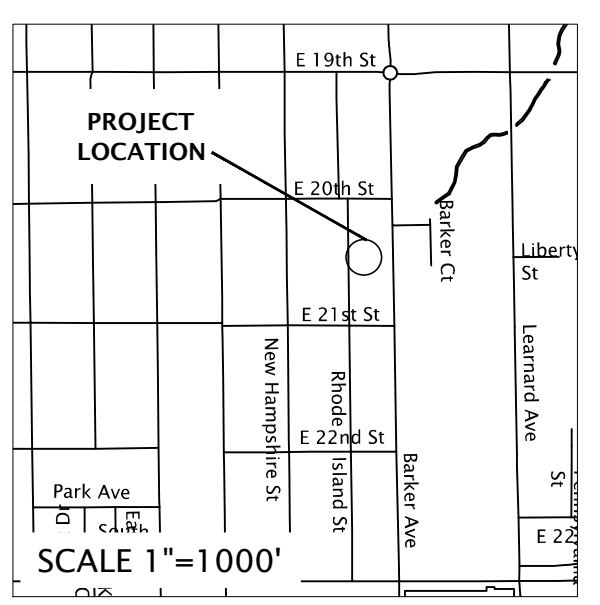
1. A final plat of Haskell Place, recorded with the Douglas County Register of Deeds in Book 1, Page 25, on April 22, 1887.

**LEGEND**

— OHW —	— OHW —	OVERHEAD WIRE	⊕	SANITARY MANHOLE	B/B	BACK OF CURB TO BACK OF CURB
— OHE —	— OHE —	OVERHEAD ELECTRICAL	⊕	STORM MANHOLE	ROW	RIGHT-OF-WAY
— UGT —	— UGT —	UNDERGROUND TELEPHONE	⊕	STORM DRAIN	C/L	CENTERLINE
— GAS —	— GAS —	GAS	⊕	GUY ANCHOR	D/E	DRAINAGE EASEMENT
— W —	— W —	WATERLINE	⊕	UTILITY POLE	U/E	UTILITY EASEMENT
— SAN —	— SAN —	SANITARY SEWER LINE	⊕	WATER METER	(P)	PLATTED
— SS —	— SS —	SANITARY SEWER SERVICE	⊕	WATER VALVE	(M)	MEASURED
— STM —	— STM —	STORMWATER LINE	⊕	FIRE HYDRANT	(CM)	CALCULATED FROM MEASUREMENTS
— — — — —	— — — — —	PROPERTY LINE	⊕	TRAFFIC SIGNAL STR.	●	FOUND BAR - ORIGIN UNKNOWN
— — — — —	— — — — —	CENTERLINE	⊕	GAS VALVE	■	SET 1/2" x 24" REBAR W/CAP "APS 1391"
— — — — —	— — — — —	PAVEMENT	⊕	GAS METER		
— — — — —	— — — — —	UTILITY EASEMENT	⊕	LIGHT POLE		
— SB —	— SB —	BUILDING SETBACK LINE	⊕	SIGN		
			⊕	ELECTRIC BOX		
			⊕	CABLE TV BOX		

NOTE: "X" IN UTILITY LINE DENOTES EXISTING FEATURE

**LOCATION MAP**



COMMUNITY FEATURES WITHIN A MILE:  
VETERANS PARK, EDGEWOOD PARK, NAISMITH VALLEY PARK, BROKEN ARROW PARK, CARL KNOX NATATORIUM - LAWRENCE HIGH SCHOOL, BURROUGHS CREEK TRAIL AND LINEAR PARK, AND HASKELL RAIL TRAIL.

**LEGAL DESCRIPTION - LOT 2,**

A PORTION OF LOT 9, BLOCK 9, HASKELL PLACE, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 00° 00' 51" WEST ALONG THE EAST LINE OF SAID LOT 9, 50.13 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 89° 13' 02" WEST, 86.57 FEET, TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID LOT 9; THENCE NORTH 00° 02' 20" EAST 50.08 FEET, TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID LOT 9; THENCE SOUTH 89° 15' 01" EAST ALONG THE NORTH LINE OF SAID LOT 9, 86.54 FEET, TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 0.099 ACRES, MORE OR LESS.

**NOTES**

1. Basis of Bearings for this Minor Subdivision is the West property line of Lot 9, Block 9, Haskell Place (N00°04'25"E).
2. This Minor Subdivision is a replat of a Lot 9, Block 9 of Haskell Place. Further division or consolidation of any lots contained in this Minor Subdivision is prohibited, and shall be processed as a Major Subdivision.
3. Aerial and topographic information obtained from aerial survey performed by Sanborn Mapping for the City of Lawrence and Douglas County 2006 & 2009. Specific topographic and boundary information for property & directly adjacent obtained from field survey provided by All Points Surveying, August 2013.
4. Street trees shall be provided in accordance with the Master Street Tree Plan filed with the Register of Deed 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. Trees shown graphically are limited to those considered as street trees or those whose canopy would be affected by street trees. Remaining trees on site are omitted for clarity.
5. The City is hereby granted a temporary right of entry to plant the required street trees pursuant to Section 20-811(g) of the City Subdivision Regulations.
6. Typical Soil Types: Pc - Pawnee Clay Loam
7. The property within this Minor Subdivision/Replat is zoned RS-5. All new construction shall conform to the setback regulations of the RS-5 zoned district as defined by the City of Lawrence Development Code.
8. The lots will be pinned prior to recordation of the Minor Subdivision/Replat at the Register of Deeds Office (per Section 20-811(g)(8)).
9. No portion of this property is located within a designated "Special Flood Hazard Area" per FEMA Map Number: 20045C0178D, Map Revised: August 5, 2010.
10. A 15.0 foot wide Utility Easement is being dedicated with this Minor Subdivision which is partly encumbered by an existing structure on the previously platted Lot 9. This structure will be razed to allow for a structure on each proposed lot. No new construction building permits will be issued until the existing structure is removed.
11. This Minor Subdivision/Replat does not modify the existing right-of-way for Rhode Island Street or Barker Avenue. No public improvements are proposed with Minor Subdivision/Replat.
12. On September 23, 2013 the following variances/waivers were approved by the Lawrence/Douglas County Planning Commission:
  - a. from Section 20-601 to allow for "Lot Area" to be less than 5,000 square feet;
  - b. from Section 20-810(e)(5) to allow the Barker Avenue right-of-way to remain at 60 feet in this location in lieu of the 80 feet required for a collector street; and
  - c. from Section 20-811(c) for sidewalks to be installed on both sides of all streets. No city sidewalk exists along Rhode Island Street. In lieu of installing the sidewalk, the property owner has executed "An Agreement Not to Protest" the formation of a benefit district to finance the construction of sidewalks along Rhode Island Street for proposed Lot 1 and has been filed with the Douglas County Register of Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_.

**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 Pesnell

**ENDORSEMENTS**

Approved as a Minor Subdivision under the Subdivision Regulations of the City of Lawrence & 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

Variance Approved by Lawrence-Douglas County Planning Commission  
Douglas County, Kansas

Bryan Culver Date  
Chair

Easements Accepted by City Commission  
Lawrence, Kansas

Michael Dever 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 "Haskell Place No. 4" and have caused the same to be subdivided into lot(s) and streets as shown and fully defined on this plat.

Scott O. Mesler  
Architectural Consulting Source, LLC  
657 N 775 Road  
Lawrence, Kansas 66047

**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 Scott O. Mesler, on behalf of Architectural Consulting Source, LLC, 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

**HASKELL PLACE NO. 4, A MINOR SUBDIVISION/REPLAT OF LOT 9, BLOCK 9, HASKELL PLACE**  
a subdivision in the SW¼ of Section 6, Township 13 S, Range 20 E, in the City of Lawrence, Douglas County, Kansas

