



LEGEND

- SET 1/2" x 24" IRON BAR WITH PLASTIC CAP MARKED "BG CONS RLS-758"
- FOUND 1/2" IRON BAR UNLESS NOTED OTHERWISE
- × POINT NOT SET (COMPUTED POSITION)
- △ FOUND MONUMENT AS NOTED
- U/E UTILITY EASEMENT

BK., PG. REFERS TO BOOK AND PAGE AT THE DOUGLAS COUNTY REGISTER OF DEEDS

LAND DESCRIPTION:

THE WEST 3 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M. DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 S.88°07'46"W. (BEING AN ASSUMED BEARING) 472.04 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF A TRACT CONVEYED TO SYCAMORE VALLEY LLC, RECORDED IN BOOK 1110 ON PAGE 2222 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG THE WEST LINE OF SAID SYCAMORE VALLEY LLC TRACT S.02°00'07"E. 662.06 FEET TO THE SOUTHWEST CORNER OF THE SAID SYCAMORE VALLEY LLC TRACT AND A POINT ON THE NORTH LINE OF WESTWOOD HILLS 8TH PLAT; THENCE ALONG THE NORTH AND EAST LINES OF SAID WESTWOOD HILLS 8TH PLAT THE FOLLOWING TWO COURSES  
(1)S.88°08'51"W. 198.46 FEET; THENCE  
(2)N.01°56'01"W. 661.99 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 28; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 28 N.88°07'46"E. 197.67 FEET TO THE POINT OF BEGINNING, CONTAINING 3.01 ACRES.

GENERAL NOTES:

THE BASIS OF BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE ZONE 1501.

ERROR OF CLOSURE FOR BOUNDARY = 1:280,722

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO SECTION 20-811(g) OF THE SUBDIVISION REGULATIONS.

THE LOTS WILL BE PINNED PRIOR TO THE RECORDATION OF THE FINAL PLAT AT THE REGISTER OF DEEDS OFFICE, PER SECTION 20-811(k).

ALL UTILITIES WILL BE UNDERGROUND, PER SECTION 20-809(f)(4)(iv).

NO RESIDENTIAL STRUCTURES, FENCES OR FILL SHALL BE PERMITTED IN THE DRAINAGE EASEMENT.

A TEMPORARY CUL-DE-SAC WILL BE LOCATED AT THE NORTH END OF DOLE DRIVE ON LOT 1, BLOCK ONE, WESTWOOD HILLS 8TH PLAT. ACCESS TO N 1700 ROAD WILL BE RESTRICTED WITH A GATE LOCKED WITH A KNOX PADLOCK UNTIL N 1700 ROAD IS ANNEXED AND IMPROVED TO CITY STANDARDS.

THE FIRST 500' SOUTH OF THE NORTH PROPERTY LINE SHALL BE RESTRICTED. USES TO BE RESTRICTED TO SINGLE-FAMILY DETACHED UNITS.

FLOODPLAIN DATA

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN. RE: THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION PUBLICATIONS: FLOOD INSURANCE RATE MAP, MAP NUMBER 20045C0156E, EFFECTIVE DATE SEPTEMBER 2, 2015.

BENCHMARK

BM #DG43 - CONCRETE WITH REBAR AND DOUGLAS COUNTY CAP LOCATED 2.5 MILES WEST OF US HWY. 59 AND K-10 (INTERSECTION OF IOWA ST AND 23RD ST) AND 1/2 MILE NORTH ON WAKARUSA DR. THEN APPROXIMATELY 0.25 MILES WEST. ELEV.=994.38

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 UNDER THE NAME OF "WESTWOOD HILLS 9TH PLAT" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL STREETS, DRIVES, ROADS, ETC. 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."

BY: LARRY WEDMAN, PRESIDENT  
WEDMAN CONSTRUCTION, INC.

ACKNOWLEDGEMENT:

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

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT LARRY WEDMAN, PRESIDENT, WEDMAN CONSTRUCTION, INC., 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 FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_. MY COMMISSION EXPIRES \_\_\_\_\_.

NOTARY PUBLIC



ENDORSEMENTS:

APPROVED AS A MAJOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE AND THE UNINCORPORATED AREA OF DOUGLAS COUNTY.

SCOTT McCULLOUGH DATE  
PLANNING DIRECTOR

CLAY BRITTON DATE  
PLANNING COMMISSION CHAIR

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

MIKE AMYX DATE  
MAYOR

BRANDON McGUIRE DATE  
CITY CLERK

REVIEWED IN COMPLIANCE  
WITH K.S.A. 58-2005.

MICHAEL KELLY, P.S. #869 DATE  
DOUGLAS COUNTY SURVEYOR

FILING RECORD:

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

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 \_\_\_\_\_, 2016, AND IS DULY RECORDED AT \_\_\_\_\_ AM/PM, IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

KAY PESNELL, REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE:

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

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL 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, THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, 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 NOVEMBER 2015.

BY: ALBERT R. DIEBALL, P.S., #758

BG CONSULTANTS, INC.  
1405 WAKARUSA DRIVE  
LAWRENCE, KANSAS 66049  
(785) 749-4474



# A FINAL PLAT OF WESTWOOD HILLS 9TH PLAT

A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS  
COUNTY, KANSAS  
NW 1/4, SEC. 28-T12S-R19E