

GENERAL NOTES

1. Basis of Bearings for this Plat is the North Line of Lot 2, North Lawrence Addition No. 8, (S89°20'21"E Assumed).
2. No part of the property is encumbered by the "Special Flood Hazard Area" per FEMA Flood Insurance Study and Map Number: 200450176E, Map Revised: September 2, 2015.
3. Further division or consolidation of any lots contained in this Minor Subdivision is prohibited, and shall be processed as a Major Subdivision, unless the action meets the exception noted in Section 20-808(c)(5)(i).
4. The lots will be pinned prior to recordation of the Major Subdivision/Replat at the Register of Deeds Office (per Section 20-811(k)).
5. Street trees shall be provided in accordance with the Master Street Tree Plan recorded with the Register of Deeds Book _____, Page _____.
6. 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 Regulation.
7. Drainage easements shall be maintained by property owners. No person may construct, maintain, or allow any natural or non-natural structures or vegetative barriers (including but not limited to trees, shrubbery, berms, fences, and walls) upon drainage easements that the Director of Public Works finds impedes, detains, retains, or otherwise interferes with the drainage of stormwater regardless of the source of the stormwater.
8. Soils investigations shall be performed before primary structures are erected on lots with slopes greater than 3:1, or 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 Codes Enforcement Division. Other lots may be required to be investigated where excavation reveals indications of unsuitable conditions.
9. Additional right-of-way width is being dedicated for Hickory Street, but no new streets will be created as part of this subdivision. No improvements are proposed for North Street or Hickory Street. Sidewalks will be constructed in accordance with Public Improvement Standards Section 20-811(c).

COMMUNITY FEATURES WITHIN A MILE:

LYONS PARK, JOHN TAYLOR PARK AND LAWRENCE LEVEE TRAIL.

PROJECT BENCH MARK:

1. NATIONAL GEODETIC SURVEY VERTICAL BENCHMARK IS A DISK MARKED "B 276 RESET 1956" SET IN A CONCRETE HEADWALL AT THE INTERSECTION OF HIGHWAYS 40, 59, AND 24. THE DISK IS 74.0 FEET EAST OF THE CENTER LINE OF THE NORTHBOUND LANE OF HIGHWAY 59, IN THE TOP OF THE NORTHEAST END OF THE SOUTH HEADWALL OF A 6-FOOT CONCRETE CULVERT. ELEVATION = 816.38 FT.
2. RAILROAD SPIKE IN UTILITY POLE ON SOUTH SIDE OF HICKORY STREET IN FRONT OF 732 HICKORY. ELEVATION 821.31

REFERENCED DOCUMENTS

RD1 A final plat of BISMARCK GARDENS SUBDIVISION NO. 2, recorded with the Douglas County Register of Deeds, in Plat Book 17, Page 322, on July 26, 2001.

LEGAL DESCRIPTION - NORTH LAWRENCE ADDITION NO. 19

LOT 2, NORTH LAWRENCE ADDITION NO. 8, ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

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 _____, 2017, 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 Michael D. Kelly, P.S. #869 Date
Scott McCullough Douglas County Surveyor

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

Mayor Date
Leslie Soden

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 "NORTH LAWRENCE ADDITION NO. 19" and have caused the same to be subdivided into lot(s) and streets as shown and fully defined on this plat.

Roxanna Todd
772 North Street
Lawrence, Kansas 66044

ACKNOWLEDGEMENT

State of Kansas
County of Douglas

Be it remembered that on this _____ day of _____, 2017, before me, the undersigned, a notary public, in and for said county and state, came Roxanna Todd 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

Printed Name

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 February, 2017, and that the plat is a closed traverse. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

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

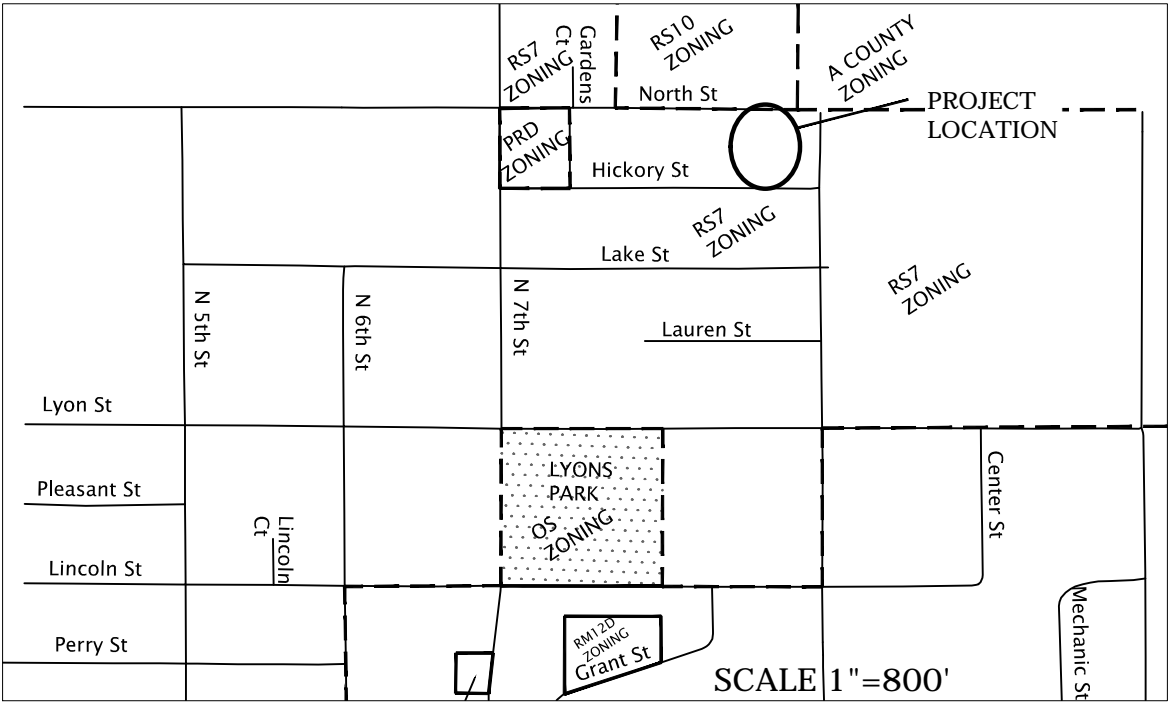
ENGINEER'S CERTIFICATION

I hereby certify that the information and area map shown hereon are true and accurate to the best of my knowledge. Plat prepared March 2017.

John Dean Grob
Professional Engineer #12769
3210 Mesa Way, Suite A
Lawrence, KS 66049
(785) 856-1900

NORTH LAWRENCE ADDITION NO. 19
A MINOR SUBDIVISION/REPLAT OF LOT 2,
NORTH LAWRENCE ADDITION NO. 8
a subdivision in the NW¹/₄ of Section 29, Township 12 S,
Range 20 E, in the City of Lawrence, Douglas County, Kansas

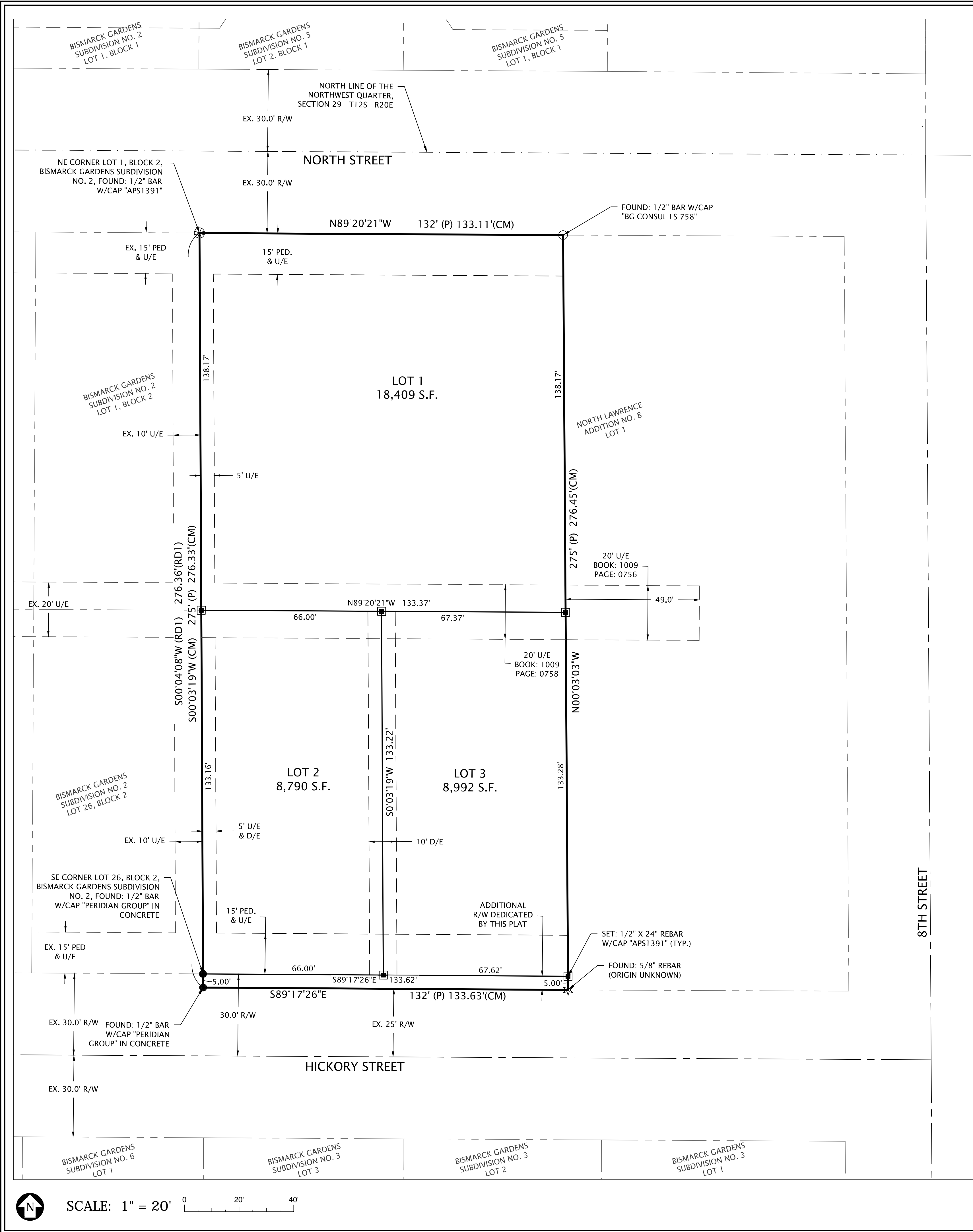
LOCATION MAP



LEGEND

— OHW —	OHW	OVERHEAD WIRE	⊗	SANITARY MANHOLE	B/B	BACK OF CURB TO BACK OF CURB
— OHE —	OHE	OVERHEAD ELECTRICAL	⊗	STORM MANHOLE	R/W	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	PED.	PEDESTRIAN EASEMENT
— SS —	SS	SANITARY SEWER SERVICE	⊗	WATER VALVE	(P)	PLATTED
— STM —	STM	STORMWATER LINE	⊗	FIRE HYDRANT	(M)	MEASURED
— — —	— — —	PROPERTY LINE	⊗	TRAFFIC SIGNAL STR.	(CM)	CALCULATED FROM MEASUREMENTS
— — —	— — —	CENTERLINE	⊗	GAS VALVE		
— — —	— — —	PAVEMENT	⊗	GAS METER		
— — —	— — —	EASEMENT	⊗	LIGHT POLE		
— — —	— — —	SECTION LINE	⊗	SIGN		
— SB —	SB	BUILDING SETBACK LINE	⊗	ELECTRIC BOX		
			⊗	CABLE TV BOX		

NOTE: "X" IN UTILITY LINE DENOTES EXISTING FEATURE



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