

**LEGAL DESCRIPTION:**

TRACT A, BLOCK 1, AND LOT 1, BLOCK 2, AND LOT 1, BLOCK 3 AND THAT PORTION OF OUSDAHL ROAD AND WEST 33 RD STREET AS PLATTED IN EXCHANGE AT LAWRENCE, AN ADDITION TO THE CITY OF LAWRENCE, IN DOUGLAS COUNTY, KANSAS, LESS THAT PART THEREOF CONVEYED TO THE SECRETARY OF TRANSPORTATION OF THE STATE OF KANSAS, BY QUIT CLAIM DEED RECORDED JULY 3, 2013, IN BOOK 1104, PAGE 1431. ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT A THENCE ON AN ASSUMED BEARING OF NORTH 87 DEGREES 44 MINUTES 12 SECONDS EAST COINCIDENT WITH THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 25.10 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ON SAID NORTH LINE A DISTANCE OF 224.15 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 33 SECONDS EAST ON SAID NORTH LINE A DISTANCE OF 159.92 FEET; THENCE SOUTH 58 DEGREES 54 MINUTES 41 SECONDS EAST ON SAID NORTH LINE A DISTANCE OF 199.92 FEET; THENCE NORTH 81 DEGREES 09 MINUTES 17 SECONDS EAST ON SAID NORTH LINE A DISTANCE OF 441.19 FEET TO THE WEST LINE OF RIGHT OF WAY RECORDED IN BOOK 1104, PAGE 1431; THENCE SOUTH 07 DEGREES 51 MINUTES 03 SECONDS WEST ON SAID WEST LINE A DISTANCE OF 83.56 FEET; THENCE SOUTH 03 DEGREES 17 MINUTES 43 SECONDS EAST ON SAID WEST LINE A DISTANCE OF 201.45 FEET; THENCE SOUTH 03 DEGREES 18 MINUTES 13 SECONDS EAST ON SAID WEST LINE A DISTANCE OF 80.02 FEET; THENCE SOUTH 03 DEGREES 18 MINUTES 04 SECONDS EAST ON SAID WEST LINE A DISTANCE OF 300.08 FEET; THENCE SOUTH 03 DEGREES 16 MINUTES 22 SECONDS EAST ON SAID WEST LINE A DISTANCE OF 336.99 FEET TO THE NORTH RIGHT OF WAY K-10; THENCE SOUTH 53 DEGREES 20 MINUTES 17 SECONDS WEST ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 399.49 FEET; THENCE SOUTH 59 DEGREES 28 MINUTES 23 SECONDS WEST ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 663.23 FEET; THENCE SOUTH 87 DEGREES 45 MINUTES 21 SECONDS WEST ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 370.72 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 3; THENCE NORTH 02 DEGREES 26 MINUTES 24 SECONDS WEST ON THE WEST LINE OF SAID LOT 1 A DISTANCE OF 124.99 FEET; THENCE SOUTH 87 DEGREES 46 MINUTES 09 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 129.69 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 02 DEGREES 17 MINUTES 33 SECONDS WEST ON SAID WEST LINE A DISTANCE OF 512.91 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 87 DEGREES 46 MINUTES 03 SECONDS EAST ON SAID NORTH LINE A DISTANCE OF 391.31 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 02 DEGREES 17 MINUTES 13 SECONDS WEST ON THE WEST RIGHT OF WAY OF OUSDAHL ROAD A DISTANCE OF 639.89 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST 33 RD STREET; THENCE NORTH 87 DEGREES 54 MINUTES 50 SECONDS EAST ON SAID NORTH LINE A DISTANCE OF 80.01 FEET TO THE EAST LINE OF OUSDAHL ROAD; THENCE NORTH 02 DEGREES 19 MINUTES 54 SECONDS WEST ON SAID EAST RIGHT OF WAY LINE A DISTANCE OF 129.98 FEET TO THE SOUTHWEST CORNER OF TRACT A; THENCE NORTH 02 DEGREES 17 MINUTES 50 SECONDS WEST ON THE WEST LINE OF SAID TRACT A, A DISTANCE 360.72 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 36.17 ACRES MORE OR LESS.

**GENERAL NOTES:**

- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS AT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.
- 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.
- 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 EXCEPTIONS NOTED IN SECTION 20-808(c)(5)(i).
- INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF OF IMPROVEMENTS IN ACCORDANCE WITH SECTION 20-811(k).
- OCCUPANCY PERMITS FOR PROPOSED BUILDINGS WILL NOT BE ISSUED UNTIL THE REQUIRED PUBLIC IMPROVEMENTS ARE COMPLETE, FINAL INSPECTED AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
- ALL EXISTING RIGHTS-OF-WAY, DRAINAGE AND UTILITY EASEMENTS ESTABLISHED BY THE FINAL PLAT OF EXCHANGE OF LAWRENCE AND WITHIN THE BOUNDARY OF THIS MINOR SUBDIVISION, ARE HEREBY VACATED. ALL EXISTING EASEMENTS ESTABLISHED BY SEPARATE INSTRUMENT ARE LISTED BY BOOK AND PAGE NUMBER, WITHIN THE BOUNDARY OF THIS MINOR SUBDIVISION, ARE TO REMAIN.
- THE NORTH DETENTION BASIN LOCATED WITHIN TRACT A, BLOCK 1 AND THE SOUTH DETENTION BASIN LOCATED WITHIN THE DRAINAGE EASEMENT ON THE SOUTH SIDE OF LOT 1, BLOCK 2 WILL BE PRIVATELY-OWNED AND MAINTAINED. THE PROPERTY OWNER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF SAME VIA INDIVIDUAL OWNER MAINTENANCE. FAILURE TO MAINTAIN EITHER THE NORTH OR SOUTH DETENTION BASINS WILL RESULT IN THE LOSS OF THE STORMWATER DETENTION CREDIT. BOTH DETENTION BASINS WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES, AND WALLS).

**SITE SUMMARY:**

EXISTING LOT AREA: 6.31 ACRES ± (TRACT A), 21.60 ± (LOT 1, BLOCK 2) AND 5.33 ± (LOT 1, BLOCK 3)

TOTAL NUMBER OF LOTS: 1 LOT AND 1 TRACT

MINIMUM LOTS SIZE: 255,211 SQ. FT. ± (5.86 ACRES ±) TRACT

MAXIMUM LOT SIZE: 1,212,257 SQ. FT. ± (27.83 ACRES ±) LOT

CURRENT ZONING: LOT 1 RM15-SLT/L10-TC  
TRACT A OS (OPEN SPACE)

**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 COLLEGIATE AT LAWRENCE AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL STREETS, DRIVES, ROADS, ETC. SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO THE CITY OF LAWRENCE ARE HEREBY SO DEDICATED. ALL EASEMENTS ARE HEREBY DEDICATED 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". TRACT A IS RESERVED FOR OPEN SPACE AND DRAINAGE PURPOSES.

RICHARD MATHESON  
AUTHORIZED SIGNATORY  
UTAH RETIREMENT SYSTEMS  
D.B.A. UTAH STATE RETIREMENT INVESTMENT FUND

**ACKNOWLEDGEMENT:**

STATE OF \_\_\_\_\_ SS)  
COUNTY OF \_\_\_\_\_ SS)

BE IT REMEMBERED, THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, RICHARD MATHESON, AUTHORIZED SIGNATORY, UTAH RETIREMENT SYSTEMS, A.B.A. UTAH STATE RETIREMENT INVESTMENT FUND, WHO IS PERSONALLY KNOWN TO ME TO BE SAME PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT OF WRITING AND SUCH PERSON(S) DULY ACKNOWLEDGED THE EXECUTION OF THE SAME ON BEHALF OF UTAH RETIREMENT SYSTEMS.

IN TESTIMONY THEREOF, I HAVE HEREUNTO SET MY HAND, AND AFFIXED MY SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

NOTARY PUBLIC PRINTED NAME



**CERTIFICATE OF SURVEYOR:**

I HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON IS THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS AND THAT IT REPRESENTS A CLOSED TRAVERSE. THE FIELD WORK WAS COMPLETED IN THE FIELD JULY, 2017.

MARTIN G. LONG, P.S. 1081  
CFS ENGINEERS, P.A.  
2121 MOODIE ROAD, LAWRENCE, KS. 66044

**ENDORSEMENTS:**

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

SCOTT MCCULLOUGH - PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

VACATION OF RIGHT-OF-WAY AND EASEMENTS AND DEDICATION OF RIGHT-OF-WAY AND EASEMENTS ACCEPTED BY CITY COMMISSION, LAWRENCE, KANSAS.

STUART BOLEY - MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

**FILING RECORD:**

STATE OF KANSAS SS)  
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, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

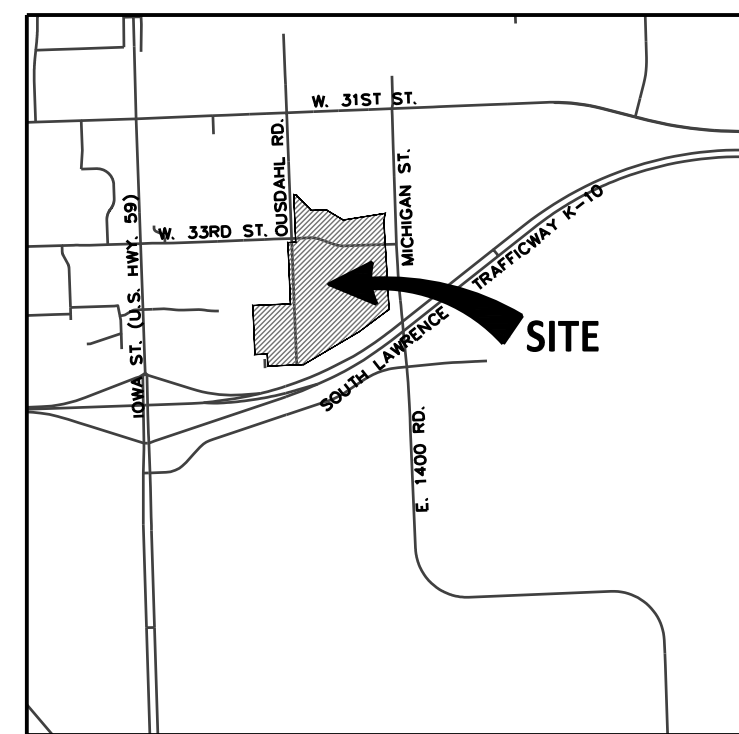
IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

REGISTER OF DEEDS \_\_\_\_\_ DATE \_\_\_\_\_  
KAY PESNELL

**REVIEWED BY:**

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

KEVIN R. SONTAG, KANSAS PS NO. 1640  
DOUGLAS COUNTY SURVEYOR



VICINITY MAP  
NO SCALE

**LEGEND:**

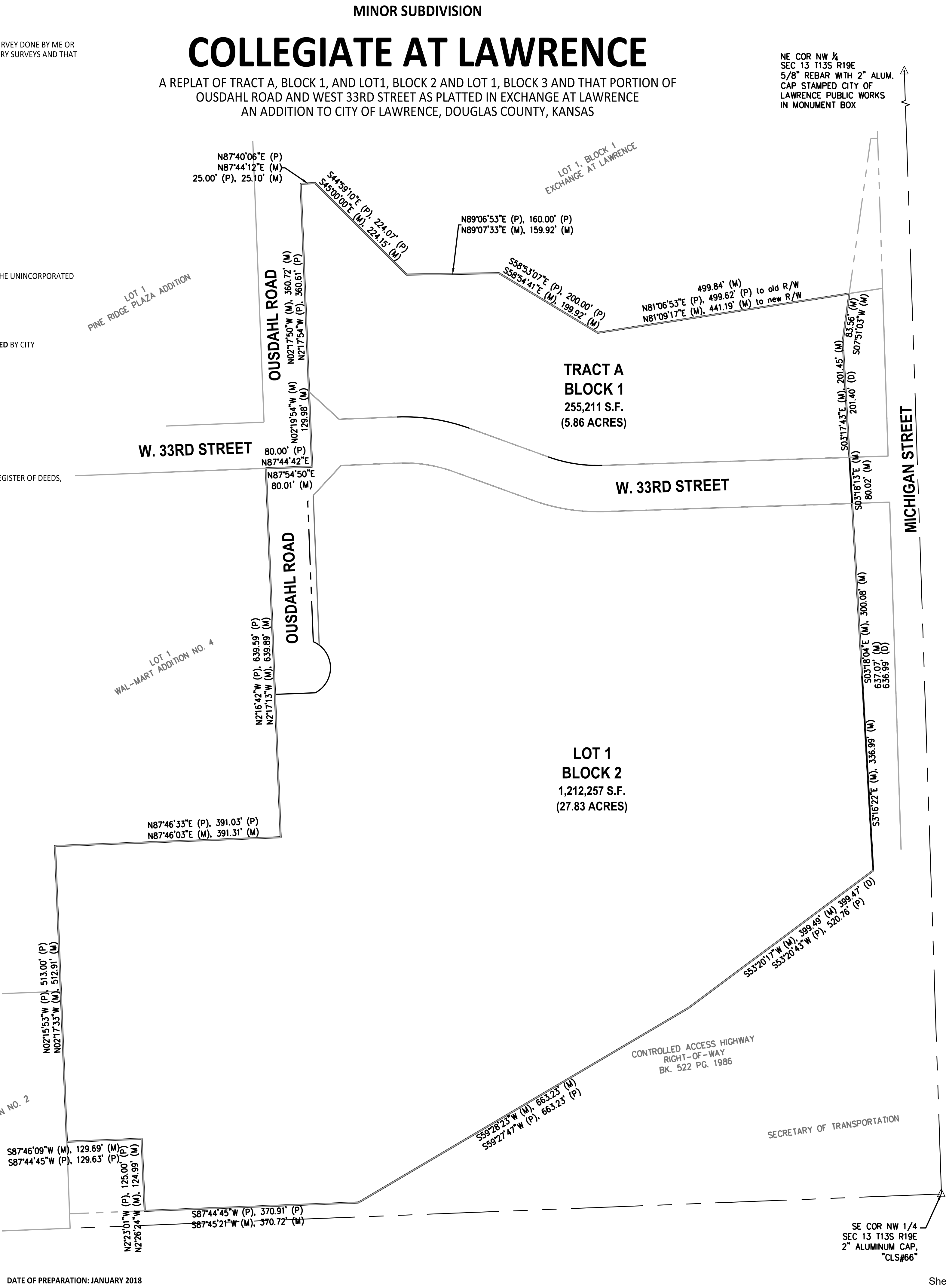
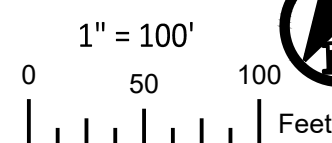
- ⊙ = IRON PIN FOUND (1/2" REBAR NO CAP- UNKNOWN ORIGIN) UNLESS OTHERWISE NOTED
- ⊙ = IRON PIN SET (1/2" X 24" REBAR W/CAP- CLS 80)
- △ = SECTION CORNER (AS NOTED)
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- SS/E = SANITARY SEWER EASEMENT
- U/E = UTILITY EASEMENT
- (M) = MEASURED
- (P) = PLATTED
- BSL = BUILDING SETBACK LINE
- ⊙ = RIGHT-OF-WAY MARKER

**BENCHMARK:**

BM-4  
2" BRASS DISK STAMPED KS DEPARTMENT OF TRANSPORTATION ON CENTERLINE OF HEADWALL OF 10' X 6' RCB ON THE WEST SIDE OF MICHIGAN STREET.  
ELEVATION=831.045

HORIZONTAL DATUM: NAD 83  
PROJECTION: KANSAS NORTH 1501 (GROUND)  
BASIS OF BEARING: STATE PLANE COORDINATES NAD83, KANSAS NORTH, US FOOT

VERTICAL DATUM: NGS STATION U368 SURVEY DISK, NAVD 88 DATUM  
GEOID: GEOID 12A



NE COR NW 1/4  
SEC 13 T13S R19E  
5/8" REBAR WITH 2" ALUM.  
CAP STAMPED CITY OF  
LAWRENCE PUBLIC WORKS  
IN MONUMENT BOX

SE COR NW 1/4  
SEC 13 T13S R19E  
2" ALUMINUM CAP  
"CLS#66"

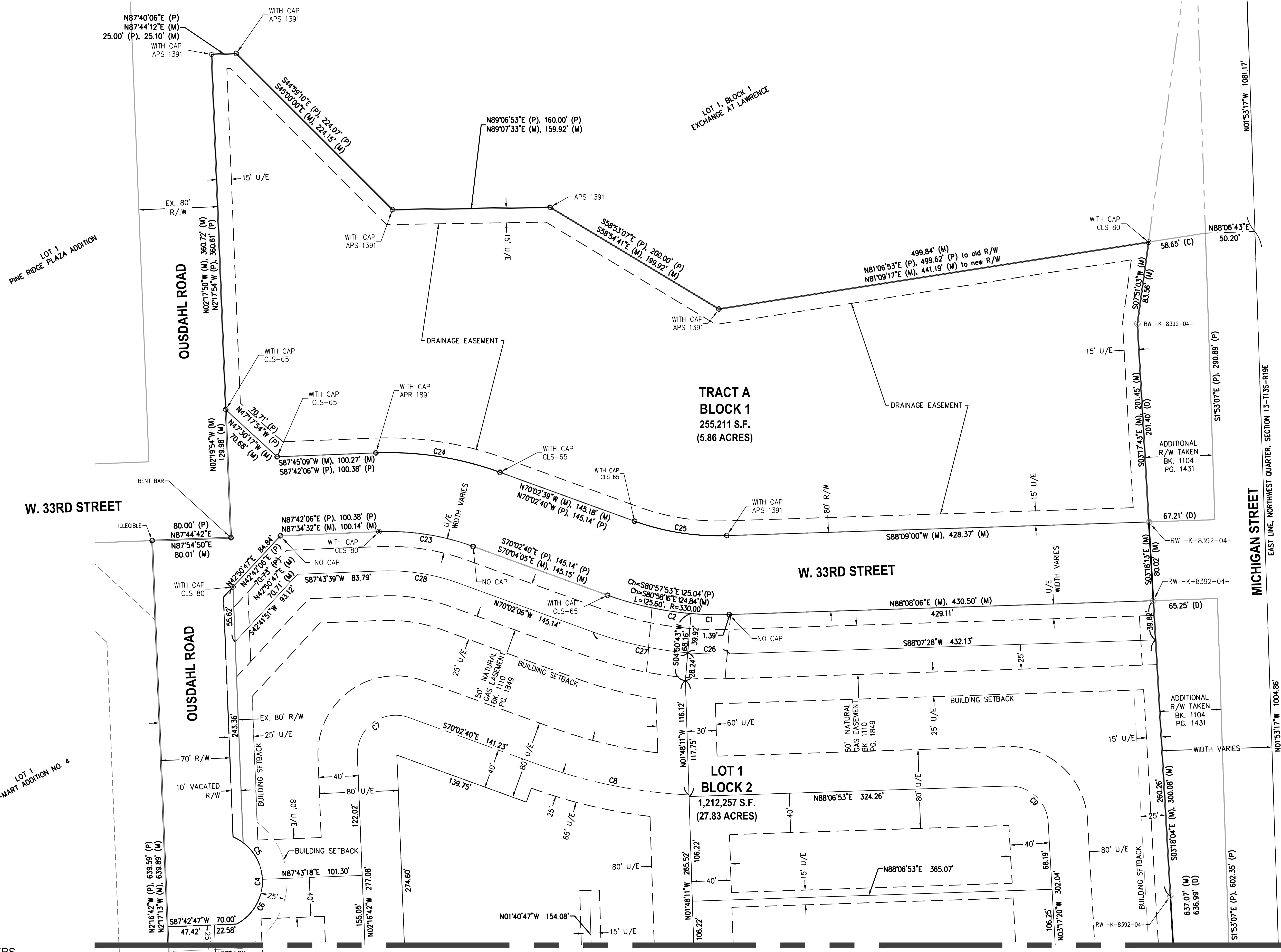
DATE OF PREPARATION: JANUARY 2018

MINOR SUBDIVISION

# COLLEGIATE AT LAWRENCE

A REPLAT OF TRACT A, BLOCK 1, AND LOT 1, BLOCK 2 AND LOT 1, BLOCK 3 AND THAT PORTION OF OUSDAHL ROAD AND WEST 33RD STREET AS PLATTED IN EXCHANGE AT LAWRENCE AN ADDITION TO CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

NE COR NW ¼  
SEC 13 T13S R19E  
5/8" REBAR WITH 2" ALUM.  
CAP STAMPED CITY OF  
LAWRENCE PUBLIC WORKS  
IN MONUMENT BOX



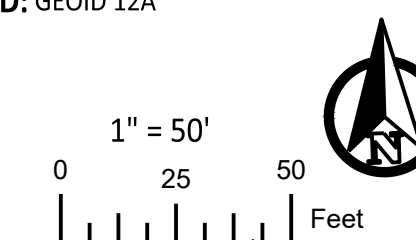
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	38.71'	330.00'	S88°30'52"E	38.69'
C2	40.10'	329.98'	S81°40'23"E	40.07'
C4	110.53'	49.00'	N02°17'13"W	88.54'
C5	55.27'	49.00'	N34°35'39"W	52.39'
C6	55.26'	49.00'	N30°01'44"E	52.38'
C7	76.39'	39.02'	S53°49'48"W	64.77'
C8	154.94'	514.00'	S78°40'48"E	154.35'
C9	60.31'	39.00'	N47°35'14"W	54.47'
C23	97.28'	250.00'	N81°04'57"W	96.66'
C24	128.15'	330.00'	N81°06'48"W	127.34'
C25	95.34'	250.00'	N81°04'12"W	94.76'
C26	42.76'	370.00'	S88°33'55"E	42.73'
C27	98.29'	370.00'	S77°38'42"E	98.00'
C28	81.58'	210.00'	N81°09'50"W	81.07'

LEGEND:

- = IRON PIN FOUND (AS NOTED)
- = IRON PIN SET (½" X 24" REBAR W/CAP-CLS 80)
- △ = SECTION CORNER (AS NOTED)
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GEOID: GEOID 12A



LOT 1  
PINE RIDGE PLAZA ADDITION

W. 33RD STREET

LOT 1  
WAL-MART ADDITION NO. 4

TRACT A  
BLOCK 1  
255,211 S.F.  
(5.86 ACRES)

LOT 1  
BLOCK 2  
1,212,257 S.F.  
(27.83 ACRES)

MATCH LINE SEE SHEET 3 OF 3

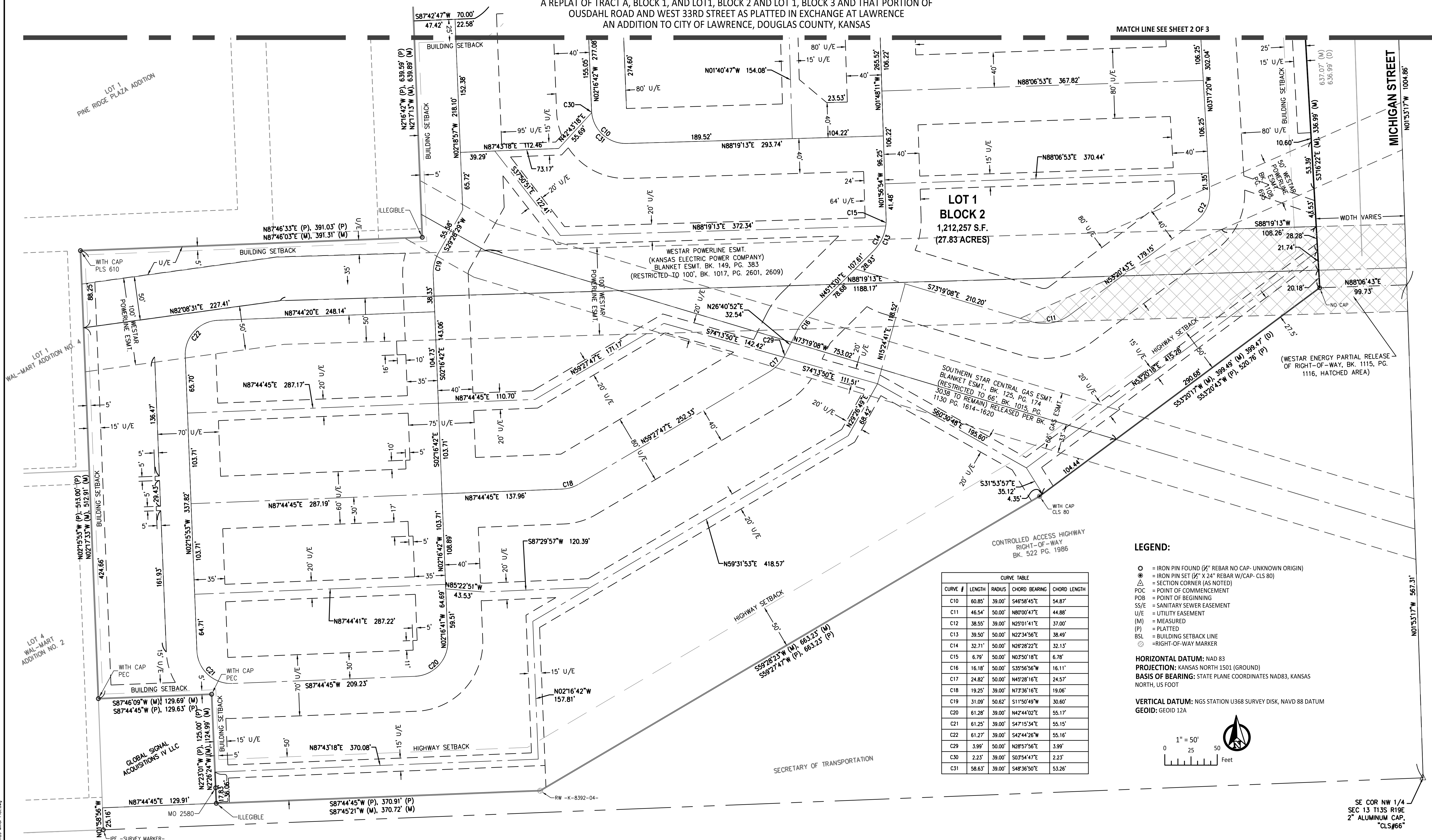
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**CFS ENGINEERS**  
cfs.com  
2121 Moodle Rd., Lawrence, KS 66046  
785.856.9800

MINOR SUBDIVISION

# COLLEGIATE AT LAWRENCE

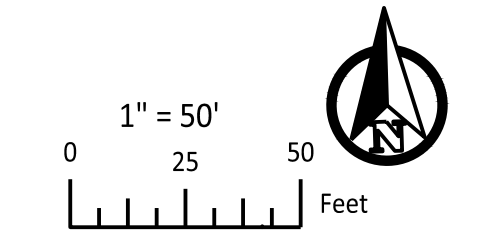
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 AN ADDITION TO CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C10	60.85'	39.00'	S46°58'45"E	54.87'
C11	46.54'	50.00'	N80°00'47"E	44.88'
C12	38.55'	39.00'	N25°01'41"E	37.00'
C13	39.50'	50.00'	N22°34'56"E	38.49'
C14	32.71'	50.00'	N26°28'22"E	32.13'
C15	6.79'	50.00'	N03°50'18"E	6.78'
C16	16.18'	50.00'	S35°56'56"W	16.11'
C17	24.82'	50.00'	N45°28'16"E	24.57'
C18	19.25'	39.00'	N73°36'16"E	19.06'
C19	31.09'	50.62'	S11°50'49"W	30.60'
C20	61.28'	39.00'	N42°44'02"E	55.17'
C21	61.25'	39.00'	S47°15'34"E	55.15'
C22	61.27'	39.00'	S42°44'26"W	55.16'
C29	3.99'	50.00'	N28°57'56"E	3.99'
C30	2.23'	39.00'	S03°54'47"E	2.23'
C31	58.63'	39.00'	S48°36'50"E	53.26'

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