BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

VENTUREPARK SUBDIVISION NO. 1

A MINOR SUBDIVISION / REPLAT OF LOT 1 AND LOT 2, BLOCK 'B' FORMER FARMLAND PROPERTY, SITUATED IN SECTION 4, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS.

LEGEND

BOUNDARY LINE
LOT LINE
RIGHT OF WAY LINE
RESTRICTED ACCESS EASEMENT LINE
LANDSCAPE LINE

R/W	RIGHT OF WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
L.E.	LANDSCAPE EASEMENT
ESMT	EASEMENT
(M&P)	MEASURED AND RECORD PLAT BEARING AND DISTANCE

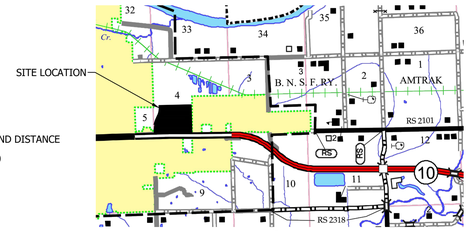
FOUND CHISELED CROSS - (SET BY CLS14)

FOUND ⅝" REBAR WITH PLASTIC CAP STAMPED "CLS14"

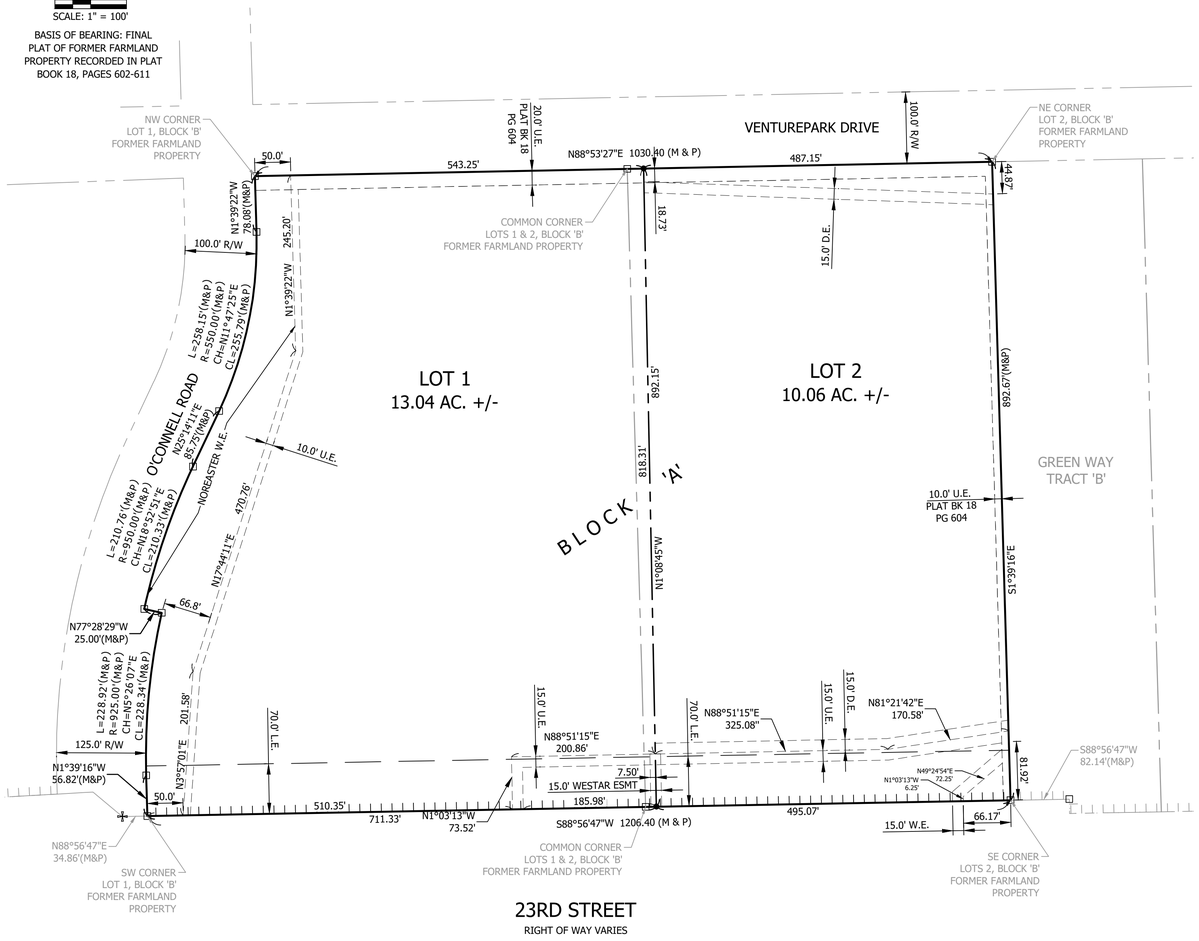
SET ⅝"x24" REBAR WITH PLASTIC CAP STAMPED "CLS14"

0 100'
SCALE: 1" = 100'

BASIS OF BEARING: FINAL PLAT OF FORMER FARMLAND PROPERTY RECORDED IN PLAT BOOK 18, PAGES 602-611



VICINITY MAP
NOT TO SCALE



DESCRIPTION

ALL OF LOT 1 AND LOT 2, BLOCK 'B' FORMER FARMLAND PROPERTY, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

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 T0 BE SURVEYED AND PLATTED UNDER THE NAME OF "VENTUREPARK SUBDIVISION NO. 1" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS 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.", "DRAINAGE EASEMENT" OR "D.E.", "WATER EASEMENT" OR "W.E." AND "LANDSCAPE EASEMENT" OR "L.E."

IN TESTIMONY WHEREOF: THE OWNER, THE CITY OF LAWRENCE, BY TOM MARKUS, CITY MANAGER, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 20___.

_____
TOM MARKUS, CITY MANAGER
CITY OF LAWRENCE

ACKNOWLEDGMENT

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT KNOWN ON THIS ____ DAY OF _____, 20_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME TOM MARKUS, CITY MANAGER FOR THE CITY OF LAWRENCE, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED 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

SURVEYOR CERTIFICATION:

I, RONALD J. SHANKS, A PROFESSIONAL SURVEYOR IN THE STATE OF KANSAS, DO HEREBY CERTIFY THAT I HAVE COMPLETED THE HEREON DESCRIBED SURVEY ON THE GROUND ON JANUARY 25, 2018 AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT KANSAS MINIMUM STANDARDS ADOPTED BY KANSAS STATE BOARD OF TECHNICAL PROFESSIONS. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

_____
RONALD J SHANKS P.S. #1255
BARTLETT & WEST

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

_____
KEVIN R. SONTAG, P.S. NO. 1640
DOUGLAS COUNTY SURVEYOR

BENCHMARKS

BM-1 "+" CUT ON NW CORNER OF CURB INLET LOCATED ON SOUTH CURB LINE OF VENTUREPARK DRIVE 603' EAST OF INTERSECTION OF O'CONNELL ROAD
N=235,263.37
E=2,108,108.98
ELEV=874.27

BM-2 "+" CUT ON CURB INLET LOCATED ON NORTH CURB LINE OF EAST 25TH TERRACE 366' WEST OF INTERSECTION OF O'CONNELL ROAD & E 25TH TERRACE
N=232954.45
E=2107021.17
ELEV=896.05

ENDORSEMENTS

LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION DOUGLAS COUNTY, KANSAS

_____
CHAIRMAN DATE
ERIC STRUCKHOFF

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

_____
MAYOR DATE
STUART BOLEY

_____
CITY CLERK DATE
SHERRI RIEDEMANN

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

_____ _____
SCOTT McCULLOUGH DATE
LAWRENCE-DOUGLAS COUNTY PLANNING DIRECTOR

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 _____, 20___, AND IS DULY RECORDED AT _____ AM/PM IN PLAT BOOK _____ PAGE _____.

_____
KAY PESNELL, REGISTER OF DEEDS

NOTES:

THE LANDSCAPE EASEMENT, THE NOREASTER WATER EASEMENT AND THE ADJACENT UTILITY EASEMENT AS SHOWN ON THE FINAL PLAT OF FORMER FARMLAND PROPERTY ARE BEING MODIFIED BY THIS PLAT

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).

DATUM NAVD 88

KCPL EASEMENT BK 283 PG 510

#	DATE	DESCRIPTION	BY
1	01-12-18	COMMENTS PER COUNTY SURVEY REVIEW AND INTERNAL BARTLETT & WEST REVIEW	RLW
2	02-09-18	COMMENTS PER COUNTY SURVEY AND CITY STAFF REVIEW	RLW

DESIGNED BY: DRA
DRAWN BY: LWB
CHECKED BY: RJS
PROJECT ENGR:

Bartlett&West
544 COLUMBIA DRIVE
LAWRENCE, KS 66049
PHONE: 785.749.9452
www.bartlettwest.com

A MINOR SUBDIVISION / REPLAT OF LOT 1 & LOT 2, BLOCK 'B' FORMER FARMLAND PROPERTY, SITUATED IN SECTION 4, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH P.M.

VENTUREPARK SUBDIVISION NO. 1
CITY OF LAWRENCE, DOUGLAS CO.,KS

-REVIEW-

PROJ NO: 17586.013
CONST PROJ: ####
SCALE: AS NOTED
DATE: NOVEMBER 2017
DRAWING NO: P-1
SHEET NO: 1 of 1

Last edit on: 2/8/2018 3:53 PM by: RLW00576 Drawing Name: W:\Proj\17000\17586\17586.013\AutoCad\Plats\17586.013 vFinalPlatVenturePartSubdivision.dwg Layout Name: Layout1 Plotted By: RLW00576 Plotted on: 2/8/2018 3:55:10 PM

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