

Basis of Bearing:
Bearings are based on the Kansas State Plane Coordinate System of 1983, North zone, with the East line of LOT 1B and LOT 2 having a bearing of North 01°48'52" West, between a found "+ " cut at the Southeast corner of LOT 2 and a found 3/8" Rebar with cap at the Northeast corner of LOT 1B. To get to platted bearings for MONTEREY NO. 7 ADDITION, and LOT SPLIT OF LOT 1, MONTEREY NO. 7 ADDITION, rotate clockwise 01°47'53".

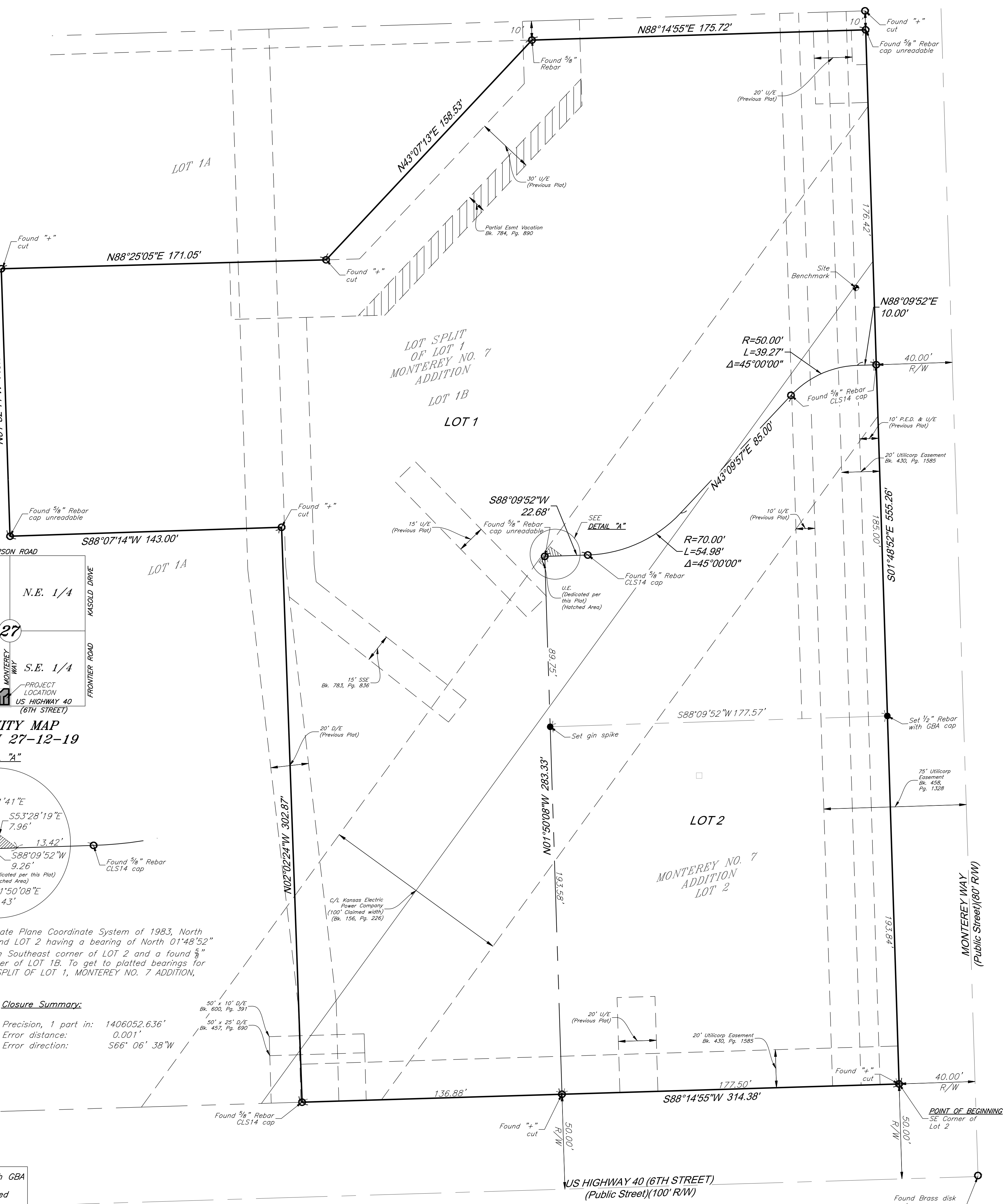
Prepared For:
Mr. Austin Davis
Wild Pines Ventures, LLC
408 N Cedar Hills Street
Olathe Kansas, 66061

Closure Summary:
Precision, 1 part in: 1406052.636'
Error distance: 0.001'
Error direction: S66° 06' 38"W

Lot Area

Lot	Square Feet	Acres
Lot 1	127,886.91	2.93
Lot 2	57,841.46	1.33
Overall	185,728.37	4.26

- Legend**
- Denotes set 1/2" Rebar with GBA cap in concrete at property corner, unless otherwise noted
 - Denotes Property Corner or monument found as noted
 - ⬆ Vertical Benchmark



Description:

This is a resurvey and replat of LOT 2, MONTEREY NO. 7 ADDITION, and LOT 1B, LOT SPLIT OF LOT 1 MONTEREY NO. 7 ADDITION, all in the City of Lawrence, Douglas County, Kansas, being more particularly described as follows:

Beginning at the Southeast corner of said LOT 2, said point being at the intersection of the West Right-of-Way line of Monterey Way, and the North Right-of-Way line of US Highway 40 (6th Street), as both are now established; thence South 88°14'55" West, along said North Right-of-Way line, a distance of 314.38 feet, to the Southwest corner of said LOT 1B; thence North 02°02'24" West, departing said North Right-of-Way line along the West line of said LOT 1B, a distance of 302.87 feet; thence South 88°07'14" West, continuing along said West line a distance of 143.00 feet; thence North 01°52'44" West, continuing along said West line, a distance of 140.87, to the Northwest corner of said LOT 1B; thence North 88°25'05" East, departing said West line, along the North line of said LOT 1B, a distance of 171.05 feet; thence North 43°07'13" East, continuing along said North line, a distance of 158.53 feet; thence North 88°14'55" East, continuing along said North line, a distance of 175.72 feet, to the Northeast corner of said LOT 1B, said point being on said West Right-of-Way line; thence South 01°48'52" East, along said West Right-of-Way line, a distance of 555.26 feet, to the Point of Beginning, containing 185,728.37 square feet, or 4.26 acres, more or less.

Notes:

- Modified State Plane (Project Ground Coordinates), NAD83
1501 - Kansas North, U.S. Feet
Vertical - NAVD88, U.S. Feet
CAF: 0.9999254
To get to State Plane:
Coordinates x CAF = State Plane
- Vertical
Site Benchmark - Set chiseled U-cut on the North back of curb for private drive, approximately 470' North of the intersection of US Highway 40 (6th Street) and Monterey Way, approximately 10' West of the West Right-of-Way line of Monterey Way.
Coordinates:
N: 244466.65
E: 2083273.58
EL: 1011.80'
- 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).
- The property within this Minor Subdivision/Replat is zoned CN2. All new construction shall conform to the setback regulations of the CN2 zoned districts as defined by the City of Lawrence Development Code.
- No portion of this property is located within a designated "Special Flood Hazard Area" per FEMA Map Number: 20045C0156E, Map Revised: September 2, 2015.
- Street Trees shall be provided in accordance with the Master Street Tree Plan filed with the Register of Deeds, in 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 permission of the City of Lawrence Parks Department.
- Easements depicted hereon are labeled according to what type of utility is generally found within said easement.
- Access to lots shall utilize existing reciprocal cross access agreements. No additional access to Monterey Way or 6th Street shall be allowed.

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 "MONTEREY NO. 8 ADDITION" and have caused the same to be subdivided into lot(s) as shown and fully defined on this plat. 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."

Steve Chokhit
Lawrence Monterey Investors, LLC

Acknowledgement

State of Kansas
County of Douglas

Be it remembered that on this ____ day of _____, 2018, before me, the undersigned, a notary public, in and for said county and state, came Steve Chokhit of Lawrence Monterey Investors, LLC who is personally known to me to be the same person 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 _____

Endorsements

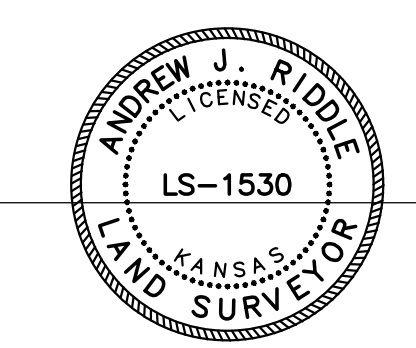
Approved as a Minor Subdivision/Replat under the Subdivision Regulations of the City of Lawrence and the Unincorporated Area of Douglas County.

Planning Director _____ Date
Scott McCullough

Reviewed in compliance with K.S.A. 58-2005.

Kevin R. Sontag, PS #1640 County Surveyor _____ Date

SURVEYOR'S CERTIFICATION: I hereby certify that during the month of January, 2018, a boundary survey was performed on the ground by me or under my direct supervision of the premises herein described and that the survey was executed in accordance with the current Kansas Minimum Standards for Boundary Surveys.



Andrew J. Riddle
Kansas Land Surveyor No. 1530



Revised March 6, 2018
CONSULTING ENGINEERS / ARCHITECTS / LANDSCAPE ARCHITECTS / PLANNERS
ONE RENNER RIDGE, 9801 RENNER BLVD, LENEXA, KS 66219 / (913)492-0400

MONTEREY NO. 8 ADDITION
A REPLAT OF LOT 2 OF MONTEREY NO. 7 ADDITION, AND
LOT 1B OF LOT SPLIT OF LOT 1 MONTEREY NO. 7 ADDITION
Section 27, Township 12, Range 19
City of Lawrence, Douglas County, Kansas