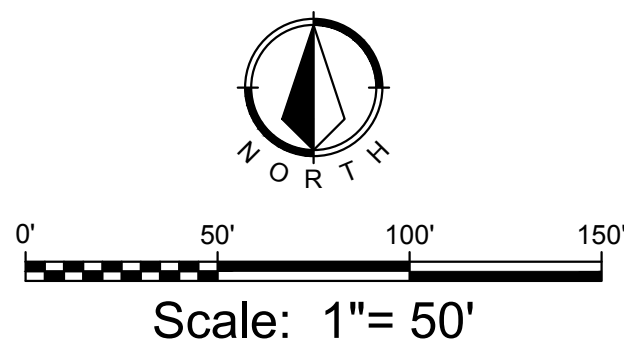


SINCLAIR'S ADDITION NO. 2

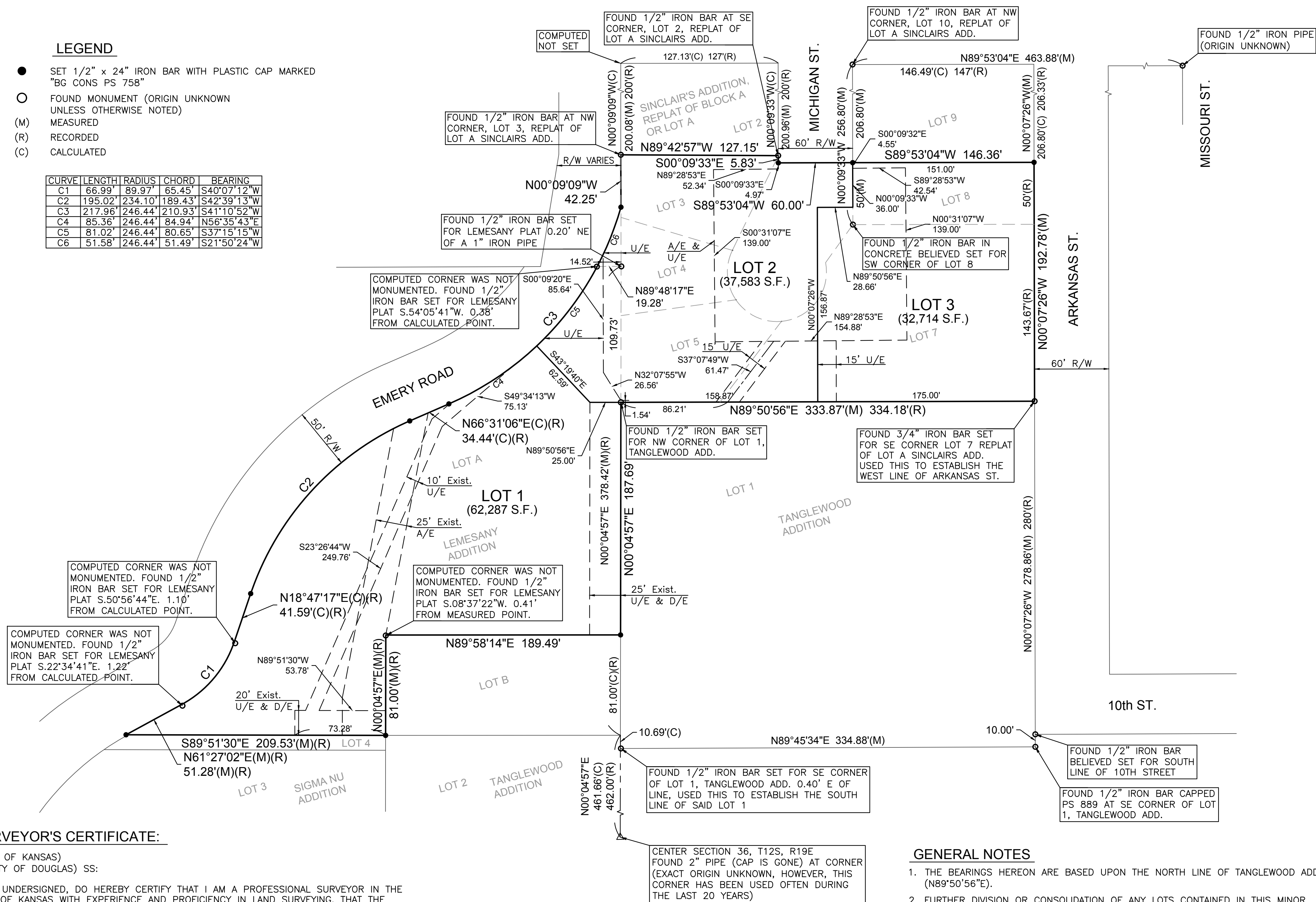
A REPLAT OF LOTS 3, 4, 5, 7 & 8, REPLAT OF BLOCK A OR LOT A OF SINCLAIRS ADDITION AND LOT A, LEMESANY ADDITION TOGETHER WITH A PORTION OF VACATED EMERY ROAD AND MICHIGAN STREET ADJACENT THERETO IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



LEGEND

- SET 1/2" x 24" IRON BAR WITH PLASTIC CAP MARKED "BG CONS PS 758"
- FOUND MONUMENT (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
- (M) MEASURED
- (R) RECORDED
- (C) CALCULATED

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	66.99	89.97	65.45	S40°07'12"W
C2	195.02	234.10	189.43	S42°39'13"W
C3	217.96	246.44	210.93	S41°10'52"W
C4	85.36	246.44	84.94	N56°35'43"E
C5	81.02	246.44	80.65	S37°15'15"W
C6	51.58	246.44	51.49	S21°50'24"W



DESCRIPTION

LOTS 3, 4, 5, 7 & 8, REPLAT OF BLOCK A OR LOT A OF SINCLAIR'S ADDITION TO THE CITY OF LAWRENCE AND LOT A OF LEMESANY ADDITION IN THE CITY OF LAWRENCE TOGETHER WITH A PORTION OF VACATED EMERY ROAD AND MICHIGAN STREET ADJACENT THERETO IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 OF REPLAT OF BLOCK A OR LOT A OF SINCLAIR'S ADDITION; THENCE ALONG THE SOUTH LINE OF SAID LOTS 5 AND 7 S.89°50'56"W. (BEING AN ASSUMED BEARING) 333.87 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF SAID REPLAT AND A POINT ON THE EAST LINE OF LOT A OF LEMESANY ADDITION; THENCE ALONG THE EAST LINE OF SAID LOT A S.00°04'57"W. 187.69 FEET TO THE NORTHEAST CORNER OF LOT B OF LEMESANY ADDITION; THENCE ALONG THE NORTH AND WEST LINES OF SAID LOT B THE FOLLOWING 2 COURSES
 (1) S.89°58'14"W. 189.49 FEET; THENCE
 (2) S.00°04'57"W. 81.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTH LINE OF SAID LOT A N.89°51'30"W. 209.53 FEET TO A POINT OF THE WEST RIGHT-OF-WAY LINE OF EMERY ROAD AND THE SOUTHWEST CORNER OF SAID LOT A; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF EMERY ROAD AND THE WEST LINE OF SAID LOT A THE FOLLOWING 6 COURSES
 (1) N.61°27'02"E. 51.28 FEET; THENCE
 (2) ON A CURVE TO THE LEFT WITH A RADIUS OF 89.97 FEET, AN ARC LENGTH OF 66.99 FEET, (CHORD OF SAID CURVE BEARS: N.40°07'12"E. 65.45 FEET); THENCE
 (3) N.18°47'17"E. 41.59 FEET; THENCE
 (4) ON A CURVE TO THE RIGHT WITH A RADIUS OF 234.10 FEET, AN ARC LENGTH OF 195.02 FEET, (CHORD OF SAID CURVE BEARS: N.42°39'13"E. 189.43 FEET); THENCE
 (5) N.66°31'06"E. 34.44 FEET; THENCE
 (6) ON A CURVE TO THE LEFT WITH A RADIUS OF 246.44 FEET, AN ARC LENGTH OF 166.38 FEET, (CHORD OF SAID CURVE BEARS: N.47°10'38"E. 163.24 FEET) TO A NORTHWEST CORNER OF SAID LOT A; THENCE
 ON A CURVE TO THE LEFT WITH A RADIUS OF 246.44 FEET, AN ARC LENGTH OF 51.58 FEET, (CHORD OF SAID CURVE BEARS: N.21°50'24"E. 51.49 FEET) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF EMERY ROAD AND THE WEST LINE OF LOT 3 OF SAID REPLAT; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF EMERY ROAD AND THE WEST LINE OF LOT 3 OF SAID REPLAT N.00°09'09"W. 42.25 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SAID REPLAT; THENCE ALONG THE NORTH LINE OF SAID LOT 3 S.89°42'57"E. 127.15 FEET TO A POINT ON THE WEST R/W LINE OF MICHIGAN STREET; THENCE S.00°09'33"E. 5.83 FEET; THENCE N.89°53'04"E. 60.00 FEET TO A POINT ON THE EAST R/W LINE OF MICHIGAN STREET AND THE NORTHWEST CORNER OF LOT 8 OF SAID REPLAT; THENCE ALONG THE NORTH LINE OF SAID LOT 8 N.89°53'04"E. 146.36 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE ALONG THE EAST LINE OF SAID LOT 8 AND SAID LOT 7 AND THE WEST RIGHT-OF-WAY LINE OF ARKANSAS STREET S.00°07'26"E. 192.78 FEET TO THE POINT OF BEGINNING, CONTAINING 3.04 ACRES.

DEDICATION

BE IT KNOWN TO ALL MEN THAT I, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED PROPERTY, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED AS A MINOR SUBDIVISION UNDER THE NAME OF "SINCLAIR'S ADDITION NO. 2" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOT(S) AND EASEMENTS DEDICATED AS SHOWN AND FULLY DEFINED ON THIS PLAT.

KIRSTEN K. KRUG ROBIN L. KRUG

DOUGLAS COMPTON, OWNER
DJC HOLDINGS LLC

NOTARY CERTIFICATE:

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

I, JESSICA HERMESCH, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT KIRSTEN K. KRUG AND ROBIN L. KRUG, IS(ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), 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 APRIL 8, 2018.

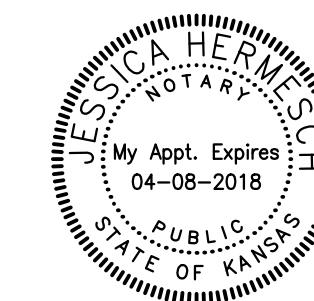
NOTARY PUBLIC



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

I, JESSICA HERMESCH, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DOUGLAS COMPTON, OWNER, DJC HOLDINGS LLC, IS(ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), 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 APRIL 8, 2018.

NOTARY PUBLIC

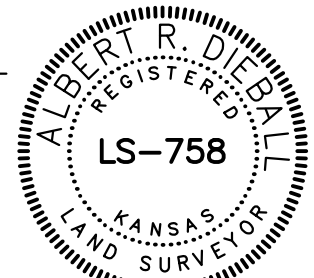


SURVEYOR'S CERTIFICATE:

(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, THAT 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 JANUARY 29, 2018.

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



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

COUNTY SURVEYOR

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

KEVIN R. SONTAG, P.S. #1640
DOUGLAS COUNTY SURVEYOR

DATE

PLANNING DIRECTOR

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

CERTIFICATE OF THE REGISTER OF DEEDS:

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

THIS INSTRUMENT WAS FILED FOR RECORD, ON THE ___ DAY OF ___, A.D., 2018 AT ___ O'CLOCK ___, M., AND DULY RECORDED IN BOOK ___ ON PAGE ___.

KAY PESNELL, REGISTER OF DEEDS

GENERAL NOTES

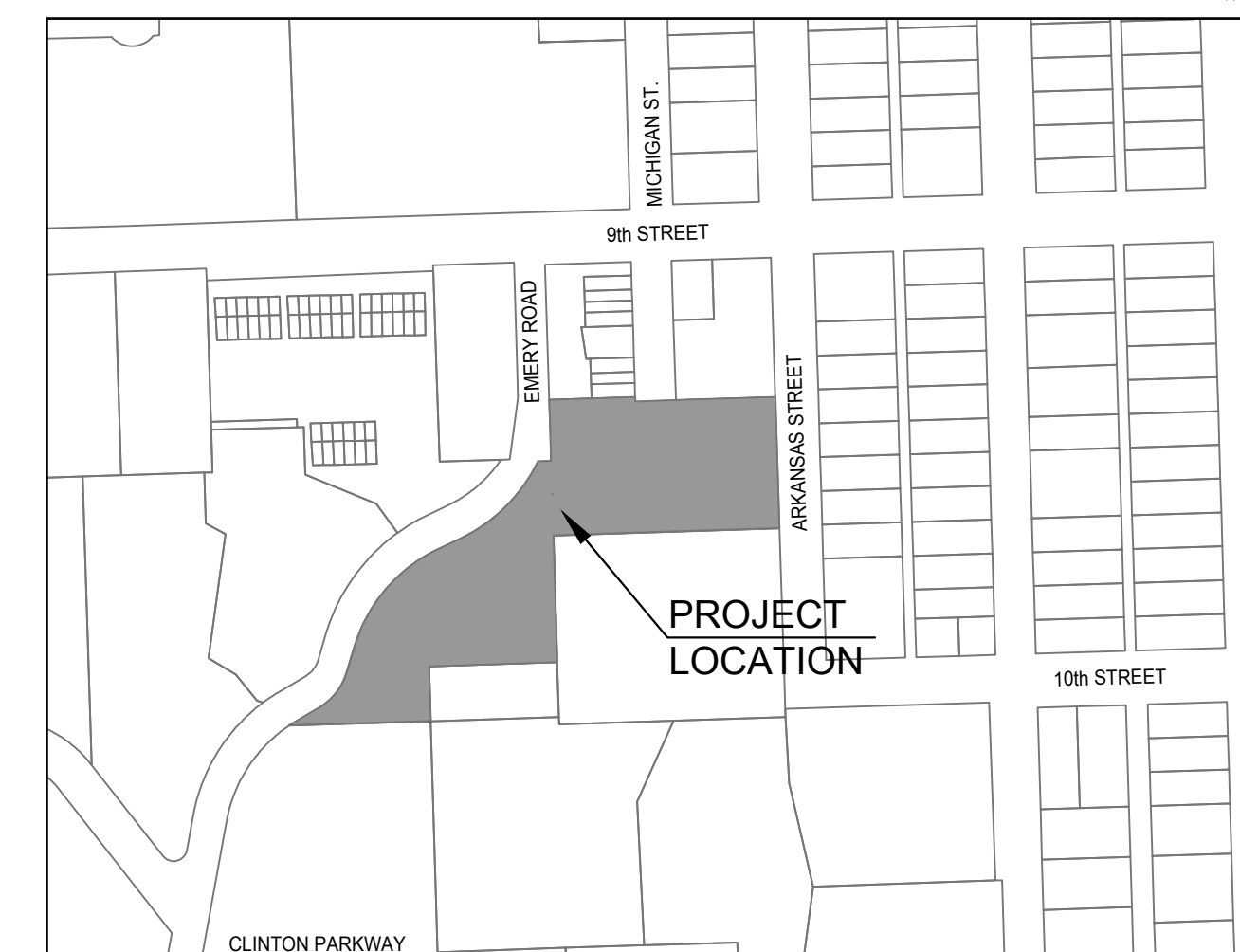
- THE BEARINGS HEREON ARE BASED UPON THE NORTH LINE OF TANGLEWOOD ADDITION (N89°50'56"E).
- FURTHER DIVISION OR CONSOLIDATION OF ANY LOTS CONTAINED IN THIS MINOR SUBDIVISION/REPLAT IS PROHIBITED, AND SHALL BE PROCESSED AS MAJOR SUBDIVISIONS, UNLESS THE ACTION MEETS THE EXCEPTION NOTED IN SECTION 20-808(c)(5)(i).
- 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 PER SECTION 20-811(k) OF THE SUBDIVISION REGULATIONS.
- THE DRAINAGE EASEMENT (D/E) WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES AND WALLS).

FLOODPLAIN DATA

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 20045C0159D, EFFECTIVE DATE AUGUST 5, 2010 AND MAP NUMBER 20045C0178E, EFFECTIVE DATE SEPTEMBER 2, 2015.

STREET TREES

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS. BOOK ___, PAGE ___.



LOCATION MAP

SINCLAIR'S ADDITION NO. 2

MINOR SUBDIVISION

BG CONSULTANTS

Project No. 18-1120L
Date: Feb. 1, 2018
Revised: Apr. 23, 2018

SHEET NO.