

LEGEND

- PROPERTY LINE
- - - CENTERLINE
- - - EASEMENT
- SB — SB — BUILDING SETBACK LINE
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- U/E UTILITY EASEMENT
- (P) PLATTED
- (M) MEASURED
- FOUND: 1/2" REBAR FROM SURVEY NO. 3596
- SET 1/2" x 24" REBAR W/CAP "1356"

GENERAL NOTES

- Basis of Bearings for this Plat is the west property line of lots 114, 116, 118 and lot 120. (N00°00'00"E - Assumed).
- The property is partial encumbered by Zone AE of "Special Flood Hazard Area" per FEMA Flood Insurance Study and Map Number: 20045C0176E, Map Revised: September 2, 2015. Based on interpretation of FEMA FIRM, a Base Flood Elevation of 827.70 was established.
- 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).
- The lots will be pinned prior to recordation of the Minor Subdivision/Replat at the Register of Deeds Office (per Section 20-811(k)).
- Street trees shall be provided in accordance with the Master Street Tree Plan recorded with the Register of Deeds Book _____, Page _____.
- 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.
- 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.
- Tracts A, B and C shall be defined in their entirety as "Drainage Easements". General maintenance of the areas designated as drainage easement is the responsibility of the property owner. Owner of Tract C shall not be responsible for structural maintenance of City of Lawrence storm sewer infrastructure.
- Minimum Elevations of Building Openings (MEBO's) have been specified for lots adjacent to the SFHA and drainage easements. If a basement is built on a Lot where a MEBO has been established, the building design is encouraged to incorporate a sump pump.

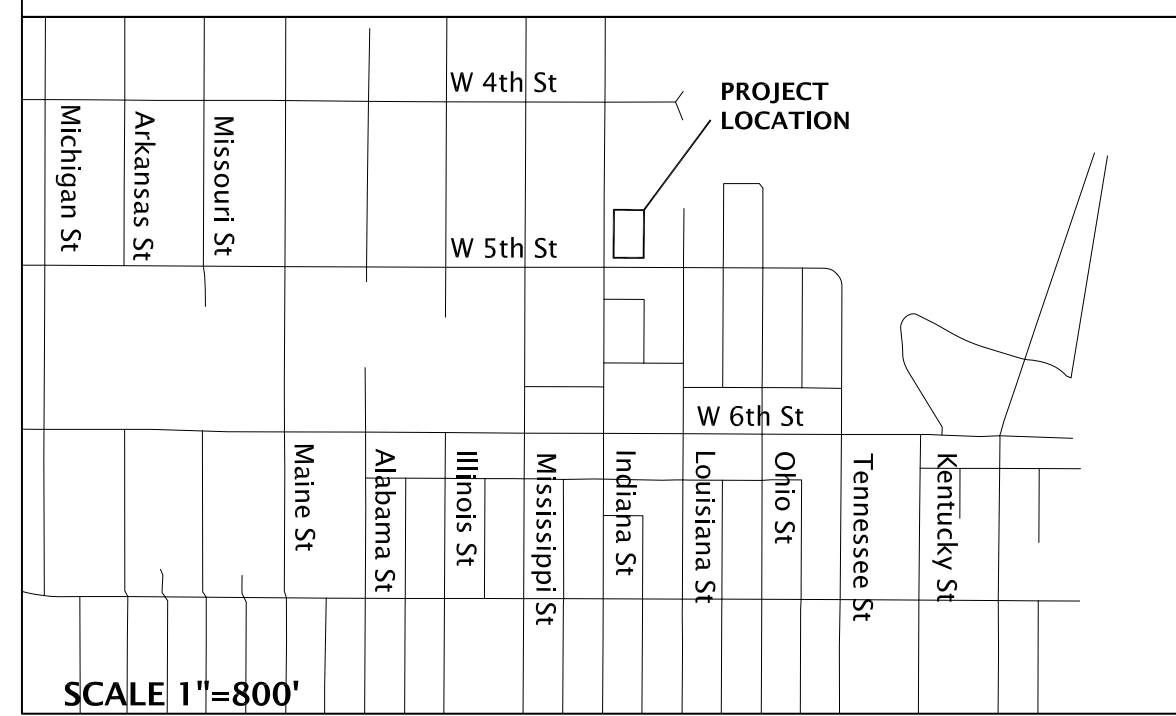
MEBO TABLE

LOT NO.	MEBO
1	829.70
2	829.70

BENCHMARK

BM#1 - NORTH RIM OF SANITARY SEWER MANHOLE AT NORTHEAST QUADRANT OF INTERSECTION AT 5TH STREET AND INDIANA STREET. MANHOLE IS APPROXIMATELY 29.6' EAST AND 8.3' NORTH OF CENTER POINT OF INTERSECTION. ELEV. = 832.11

LOCATION MAP



COMMUNITY FEATURES WITHIN A MILE: SOUTH PARK, JOHN TAYLOR PARK, ROBINSON PARK, CONSTANT PARK, BUFORD M. WATSON JR. PARK, KANSAS RIVERFRONT PARK, UNION PACIFIC DEPOT, CLINTON PARK, WOODY PARK, SANDRA J. SHAW COMMUNITY HEALTH PARK AND BURCHAM PARK.

LEGAL DESCRIPTION - WEST LAWRENCE ADDITION NO. 2

Lots 114, 116, 118 and 120 in Block 40 in that part of the City of Lawrence known as West Lawrence and Lot 120 on Indiana Street, 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 _____, 2018, 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

Scott McCullough Date Kevin R. Sonntag, P.S. #1640 Date
Planning Director Douglas County Surveyor

Easements Accepted by City Commission, Lawrence, Kansas

Stuart Boley Date Sherri Riedeman Date
Mayor City Clerk

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 "WEST LAWRENCE ADDITION NO. 2" and have caused the same to be subdivided into lot(s) and streets as shown and fully defined on this plat. An easement(s) is hereby granted to the City of Lawrence to enter upon, construct and maintain "drainage easement" or "d/e".

C.F. Abercrombie, Trustee
C.F. Abercrombie Trust Dated April 18, 2011
1225 1st Road
Wilson, Kansas 67490

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 C.F. Abercrombie, Trustee of the .C.F. Abercrombie Trust Dated April 18, 2011, 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 on behalf of .C.F. Abercrombie Trust Dated April 18, 2011.

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 April 16, 2018, and that the plat is a closed traverse. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

Danny L. Stebbins, P.S. #1356
4778 Decatur Road
Meriden, KS 66512
(785) 246-3513

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 April 2018.

John Dean Grob
Professional Engineer #12769
P.O. Box 502
Lawrence, KS 66044
(785) 856-1900

WEST LAWRENCE ADDITION NO. 2
A MINOR SUBDIVISION/REPLAT OF LOTS 114, 116, 118 AND 120, BLOCK 40, WEST LAWRENCE ADDITION AND LOT 120 INDIANA STREET, CITY OF LAWRENCE a subdivision in the SE 1/4 of Section 25, Township 12 S, Range 19 E, in the City of Lawrence, Douglas County, Kansas

