

LEGAL DESCRIPTION:

LOTS 1, 2 AND 3 IN NORTH EAST CENTRAL SUBDIVISION IN THAT PART OF THE CITY OF LAWRENCE KNOWN AS NORTH LAWRENCE, IN DOUGLAS COUNTY, KANSAS TOGETHER WITH THAT PORTION OF VACATED ALLEY ACCRUING THERETO

AND AN UNPLATTED TRACT DESCRIBED AS:

BEGINNING 10 RODS WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTH-WEST QUARTER OF SECTION 29, TOWNSHIP 12 S, RANGE 20 E OF THE 6TH P.M., THENCE RUNNING SOUTH 160 FEET, THENCE EAST 20 FEET, THENCE NORTH 160 FEET, THENCE WEST 20 FEET TO THE PLACE OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M. IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE ALONG THE NORTH LINE OF THE SOUTH-WEST QUARTER OF SAID SECTION 29 N.87°54'44"E, 1164.32 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING 165.00 FEET S.87°54'44"W, FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTH-WEST QUARTER OF SAID SECTION 29 AND THE NORTHWEST CORNER OF THE ABOVE DESCRIBED UNPLATTED TRACT; THENCE ALONG THE NORTH LINE OF THE SAID UNPLATTED TRACT AND THE NORTH LINE OF THE SOUTH-WEST QUARTER OF SECTION 29 N.87°54'44"E, 20.00 FEET TO THE NORTHEAST CORNER OF THE SAID UNPLATTED TRACT; THENCE ALONG THE EAST LINE OF THE SAID UNPLATTED TRACT S.22°06'E, 158.51 FEET TO THE SOUTHEAST CORNER OF THE SAID UNPLATTED TRACT; THENCE ALONG THE SOUTH LINE OF THE SAID UNPLATTED TRACT S.87°17'07"W, 20.00 FEET TO THE SOUTHWEST CORNER OF THE SAID UNPLATTED TRACT AND THE SOUTHEAST CORNER OF LOT 1 IN SAID NORTH EAST CENTRAL SUBDIVISION; THENCE S.02°20'06"E, 8.00 FEET TO THE CENTER OF THE ALLEY VACATED IN BOOK 350 ON PAGE 894 AS RECORDED IN THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG THE CENTER OF THE SAID VACATED ALLEY S.80°01'14"W, 166.97 FEET; THENCE ALONG THE WEST LINE OF LOT 3 AND THE SOUTHERLY PROLONGATION OF SAID LOT 3 IN SAID NORTH EAST CENTRAL SUBDIVISION N.02°18'37"W, 138.56 FEET TO THE NORTHWEST CORNER OF LOT 3 IN SAID NORTH EAST CENTRAL SUBDIVISION AND THE SOUTH RIGHT-OF-WAY LINE OF MAPLE STREET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MAPLE STREET AND THE NORTH LINE OF LOT 3, LOT 2 AND LOT 1 IN SAID NORTH EAST CENTRAL SUBDIVISION N.87°49'40"E, 166.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE WEST LINE OF THE SAID UNPLATTED TRACT; THENCE ALONG THE WEST LINE OF THE SAID UNPLATTED TRACT N.22°06'W, 27.65 FEET TO THE POINT OF BEGINNING, CONTAINING 0.605 ACRES.

FLOODPLAIN DATA

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS WITH REDUCED FLOOD RISK DUE TO LEVEL) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 200450106E, EFFECTIVE DATE SEPTEMBER 2, 2015. NO BASE FLOOD ELEVATION IN ZONE X.

BENCHMARK

BM #J077 - 1/2" IRON BAR WITH TDG CLS 97 ID CAP LOCATED IN THE INTERSECTION OF 9TH AND MAPLE STREETS. ELEV.=819.71

GENERAL NOTES:

1. THE BASIS OF BEARINGS FOR THIS PLAT IS NAD83-MODIFIED STATE PLANE COORDINATES (KANSAS NORTH ZONE).
2. ERROR OF CLOSURE FOR BOUNDARY = 1:100,443
3. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS IN BOOK _____ PAGE _____
4. 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.
5. THE BOUNDARY MONUMENTS WILL BE SET PRIOR TO THE RECORDECTION OF THE FINAL PLAT AT THE REGISTER OF DEEDS OFFICE, PER SECTION 20-811(k). INTERIOR PROPERTY CORNERS WILL BE SET AFTER SUBSTANTIAL COMPLETION OF INFRASTRUCTURE AND UTILITIES.
6. ALL UTILITIES WILL BE UNDERGROUND, PER SECTION 20-809(f)(4)(v).

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 OF "MAPLE STREET SUBDIVISION" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL STREETS, DRIVES, ROADS, ETC. SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BY: JON DAVIS, MEMBER
LAWRENCE KANSAS RENTALS LLC

ACKNOWLEDGEMENT:

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

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF KANSAS, DO HEREBY CERTIFY THAT JON DAVIS, MEMBER, LAWRENCE KANSAS RENTALS LLC, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION AND DELIVERY OF THIS PLAT ON BEHALF OF LAWRENCE KANSAS RENTALS LLC 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 _____ 20____

NOTARY PUBLIC

ENDORSEMENTS:

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

SCOTT MCCULLOUGH DATE ERIC STRUCKHOFF DATE
PLANNING DIRECTOR PLANNING COMMISSION CHAIR

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

STUART BOLEY DATE SHERRI RIEDEMANN DATE
MAYOR CITY CLERK

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

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

FILING RECORD:

(STATE OF KANSAS)
(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 ON THIS _____ DAY OF _____, 2018, AND IS DULY RECORDED AT _____ AM/PM, IN PLAT BOOK _____ PAGE _____

KAY PESNELL, REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE:

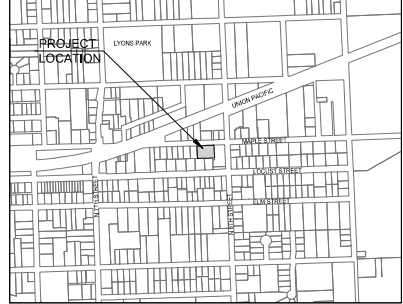
(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:

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, 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 MAY 24, 2018.

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



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



LOCATION MAP

**A FINAL PLAT OF
MAPLE STREET SUBDIVISION**

A REPLAT OF LOTS 1, 2 AND 3, IN NORTH EAST CENTRAL SUBDIVISION TOGETHER WITH AN UNPLATTED PARCEL OF LAND, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS SW 1/4, SEC. 29-T12S-R20E