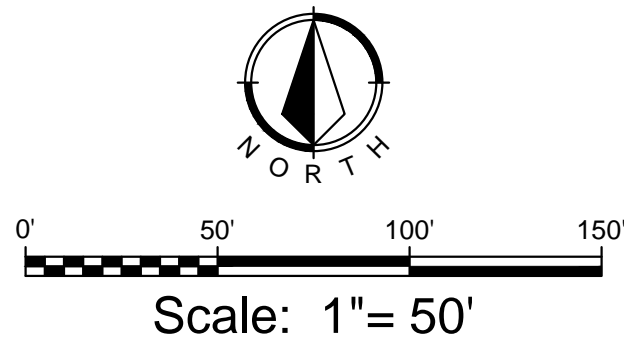


ALVAMAR ESTATES NO. 2

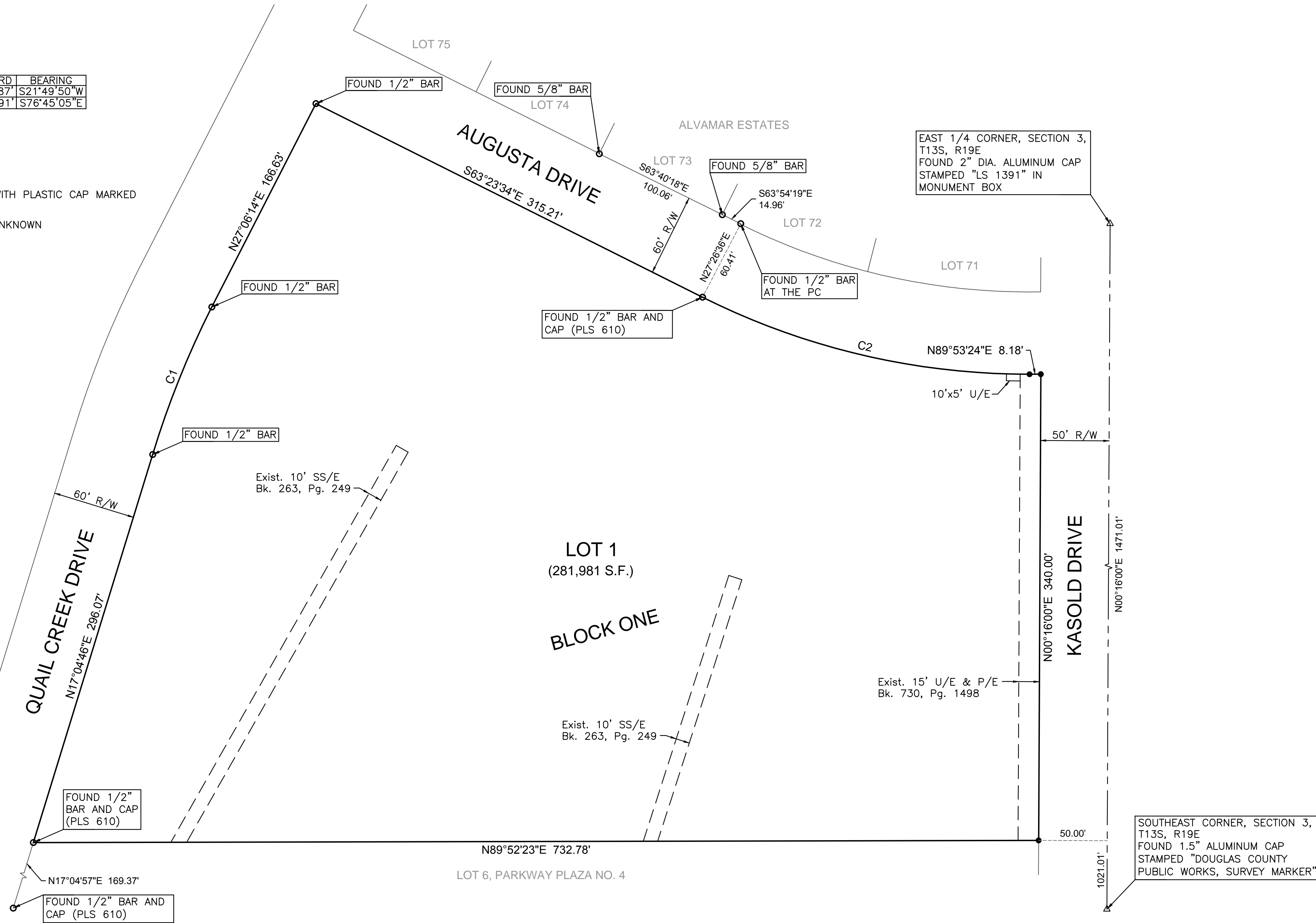
A REPLAT OF A PORTION OF LOT 88, ALVAMAR ESTATES, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	116.01	670.00	115.87	S21°49'50"W
C2	247.14	530.00	244.91	S76°45'05"E

LEGEND

- SET 1/2" x 24" IRON BAR WITH PLASTIC CAP MARKED "BG CONS PS 758"
- FOUND MONUMENT (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
- U/E UTILITY EASEMENT
- P/E PEDESTRIAN EASEMENT
- SS/E SANITARY SEWER EASEMENT
- R/W RIGHT OF WAY



DESCRIPTION (BOOK 868, PAGE 811)

LOT 88 LESS THE SOUTH 30 FEET THEREOF, IN ALVAMAR ESTATES, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

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 "ALVAMAR ESTATES NO. 2" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOT(S) AND EASEMENTS DEDICATED AS SHOWN AND FULLY DEFINED ON THIS PLAT.

WILLIAM SCHULTEIS, MEMBER
QUAIL CREEK LLC

NOTARY CERTIFICATE:

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

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT WILLIAM SCHULTEIS, MEMBER, QUAIL CREEK 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 ON BEHALF OF QUAIL CREEK 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 _____.

NOTARY PUBLIC

GENERAL NOTES

- THE BEARINGS HEREON ARE BASED UPON THE EAST LINE OF ALVAMAR ESTATES, LOT 88 (N00°16'00"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).
- ONLY ONE 40' ACCESS ONTO KASOLD DRIVE SHALL BE PERMITTED.
- 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.

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 20045C0158D & MAP NUMBER 20045C0159D, EFFECTIVE DATE AUGUST 5, 2010.

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 _____.

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 APRIL 20, 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

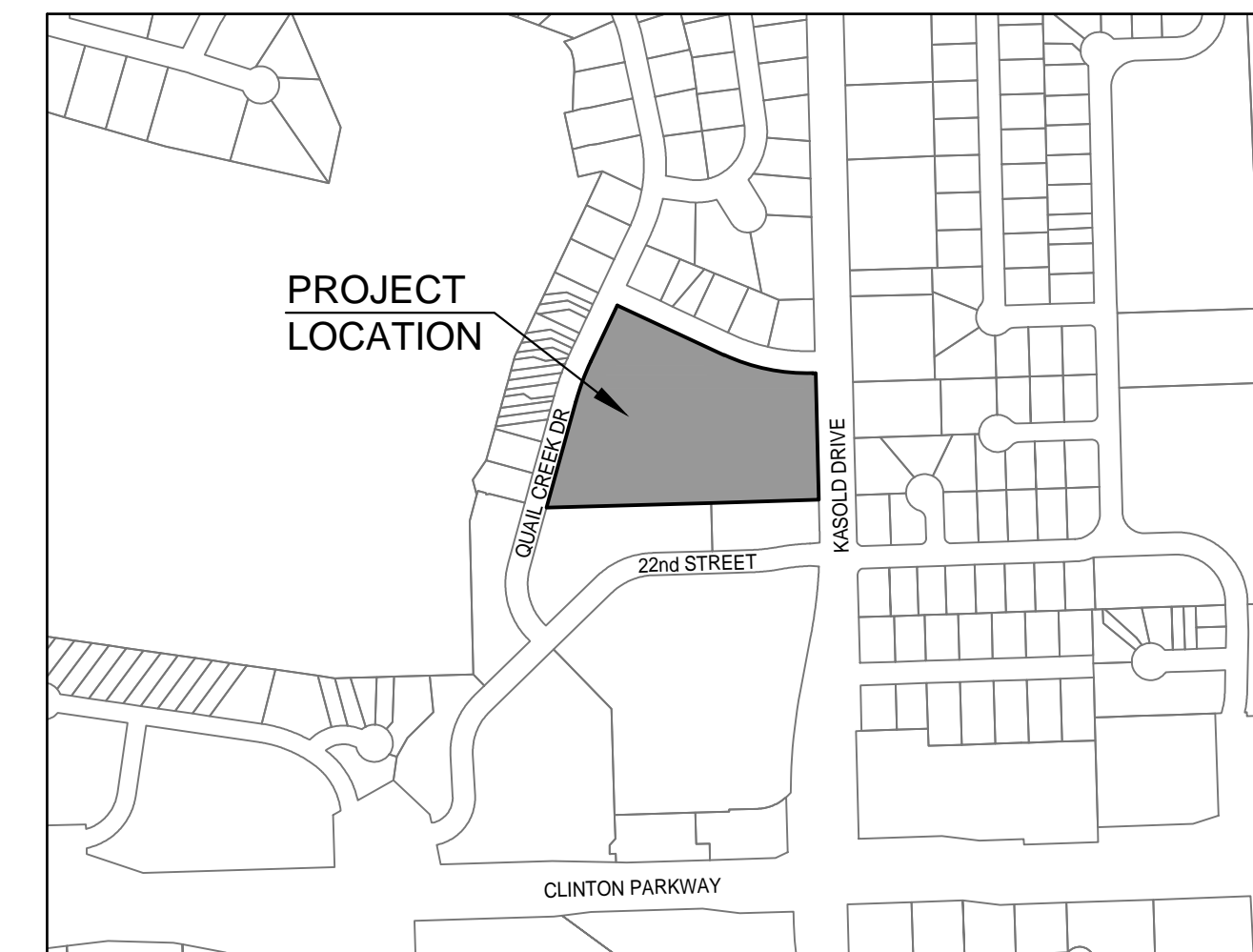
DATE

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



ALVAMAR ESTATES NO. 2
A REPLAT OF A PORTION OF LOT 88, ALVAMAR ESTATES, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

MINOR SUBDIVISION

BG
CONSULTANTS
INCORPORATED

Project No. 18-1209L
Date: Apr. 27, 2018
Revised: June 6, 2018

SHEET NO.

1