

CASEY'S SUBDIVISION

A MINOR SUBDIVISION/REPLAT OF LOT 1, COLLEGE MOTEL ADDITION, LOTS 2A AND 3A OF A LOT SPLIT FOR LOTS 2 AND 3 COLLEGE MOTEL ADDITION AND LOT 1, BLOCK A, ENTERPRISE RENT-A-CAR ADDITION, ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

LEGAL DESCRIPTION:
 Lot 1, College Motel Addition, Lots 2A and 3A of A Lot Split for Lots 2 and 3 College Motel Addition and Lot 1, Block A, Enterprise Rent-A-Car Addition, all in the City of Lawrence, Douglas County, Kansas, being more particularly described as follows: BEGINNING at the Northeast corner of said Lot 1, College Motel Addition; thence on the plat bearing of S00°09'30"W, along the East line of said College Motel Addition, 492.99 feet to the Southeast corner of said Lot 3A of A Lot Split of Lots 2A and 3A, College Motel Addition; thence N89°59'58"W, 227.50 feet to the Southwest corner of said Lot 3A; thence N00°09'30"E along the West line of said Lots 2A and 3A, 318.28 feet to the Southeast corner of said Lot 1, Block A, Enterprise Rent-A-Car Addition; thence S89°57'01"W, 54.73 feet to the Southwest corner of said Lot 1; thence N00°00'28"W, 174.76 feet to the Northwest corner of said Lot 1; thence S89°59'58"E, 282.73 feet to the POINT OF BEGINNING. Containing 2.80 acres more or less.

CERTIFICATE OF SURVEYOR:
 I hereby certify that the details of this plat to be correct to the best of my knowledge and belief, that the survey was completed by me or under my direct supervision and that the monuments shown herein actually exist and their positions are correctly shown. This Minor Subdivision/Replat conforms to the Kansas Minimum Standards for boundary surveys.

Date of survey completed in field _____

RICHARD T. SCHMIDT, P.S. 919
 SCHMIDT, BECK & BOYD ENGINEERING, LLC
 1415 SW TOPEKA BLVD.
 TOPEKA, KS 66612
 rick.schmidt@sbbeng.com
 Corporate CLS 263



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 "Casey's Subdivision" and have caused the same to be subdivided into lot(s) as shown and fully defined on this plat. Streets as shown and fully defined on this plat and not heretofore dedicated to public use are hereby so dedicated. An Easement is hereby granted to the City of Lawrence and public utility companies to enter upon, over and under those areas outlined on this plat as "Utility Easement" or "U.E."

Casey's Retail Company

Harold Shephard Maria Webster

Caroline B. Shephard

STATE OF _____
 COUNTY OF _____, SS:

Be it remembered that on this _____ day of _____, 2018, before me, the undersigned, a notary public in and for the County and State aforesaid came _____, who is personally known to me to be the same person who executed, the within instrument of writing.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal the day and year last written above.

Notary Public My Commission Expires: _____

STATE OF _____
 COUNTY OF _____, SS:

Be it remembered that on this _____ day of _____, 2018, before me, the undersigned, a notary public in and for the County and State aforesaid came Harold Shephard, who is personally known to me to be the same person who executed, the within instrument of writing.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal the day and year last written above.

Notary Public My Commission Expires: _____

STATE OF _____
 COUNTY OF _____, SS:

Be it remembered that on this _____ day of _____, 2018, before me, the undersigned, a notary public in and for the County and State aforesaid came Maria Webster, who is personally known to me to be the same person who executed, the within instrument of writing.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal the day and year last written above.

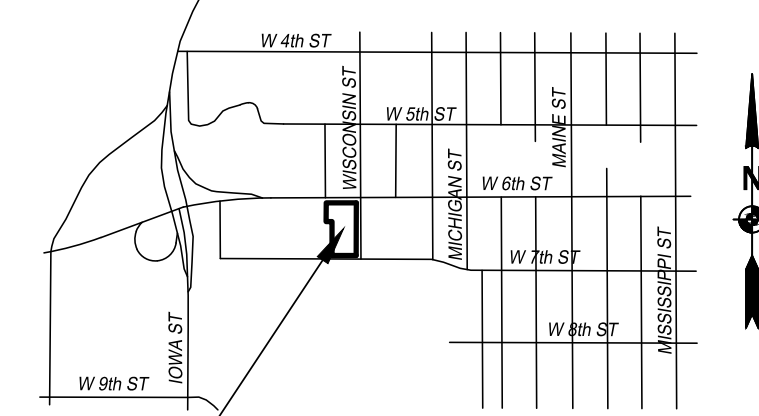
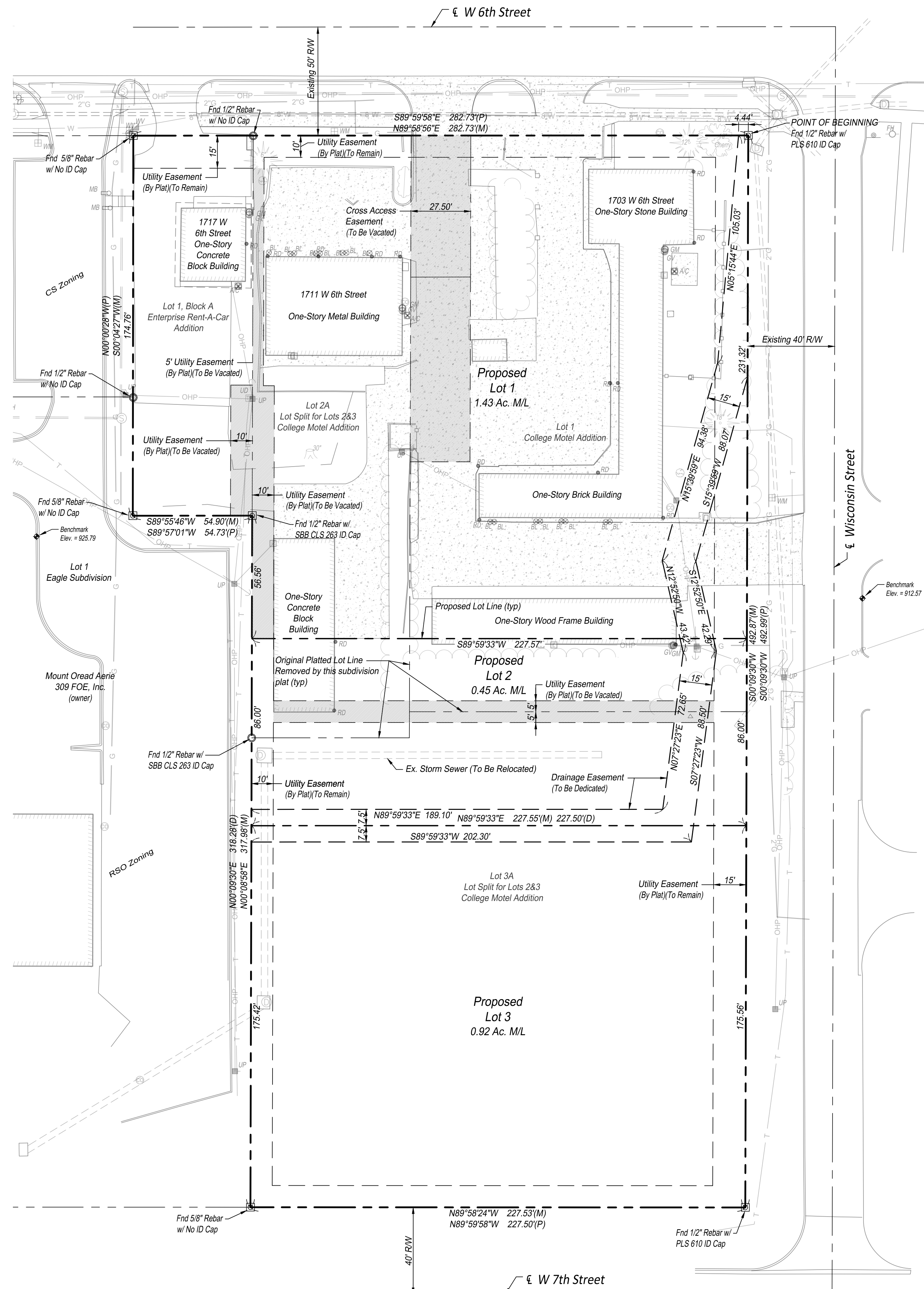
Notary Public My Commission Expires: _____

STATE OF _____
 COUNTY OF _____, SS:

Be it remembered that on this _____ day of _____, 2018, before me, the undersigned, a notary public in and for the County and State aforesaid came Caroline B. Shephard, who is personally known to me to be the same person who executed, the within instrument of writing.

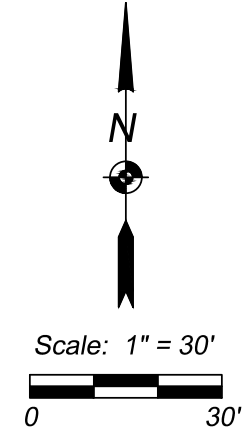
IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal the day and year last written above.

Notary Public My Commission Expires: _____



SUBDIVISION LOCATION

Community features within a mile: Hillcrest Elementary, Water Tower Park, West Middle School, Sunset Hill Elementary, Ludlam Park, Centennial Park, Lawrence Country Club, Kansas National Guard Armory, Lawrence Public Schools Admin., Peterson Park, Lawrence Memorial Hospital, Woody Park, Community Health Building, Kaw Water Treatment Plant, Sandra J. Shaw Community Health Park, Ventas Christian School, Burcham Park, Kansas River, Constant Park, Robinson Park, City Hall, US Post Office, Buford M. Watson Jr. Park, Pinckney Elementary, Clinton Park, Lawrence Public Library, Outdoor Aquatic Center, Fire Station #1, The University of Kansas.



BASIS OF BEARING:
 The bearings system for this survey is based on the subdivision plat of Motel 6 Addition, holding the East line of the subdivision as S00°09'30"W

LEGEND

- Found Rebar as noted (cast in concrete)
- Found Rebar as noted
- (P) Plat
- (M) Measured
- (D) Described

BENCHMARK:

Chiseled Square on top of curb on the East side of Wisconsin Street, located 74.5' North Northeast from the Southeast corner of proposed Lot 1. Elevation = 912.57 (NAVD 88 Datum)

Chiseled Square on top of curb on the West side of the drive entrance to 1803 W 6th Street, located 135.4' North Northwest from the Southwest corner of subject tract. Elevation = 925.79 (NAVD 88 Datum)

GENERAL NOTES:

1. The bearings are based on the Subdivision Plat of College Motel Addition as recorded in Book 17, Page 549.
2. This Minor Subdivision is a replat of Lot 1, College Motel Addition, Lots 2A and 3A of A Lot Split for Lots 2 and 3 College Motel Addition and Lot 1, Block A, Enterprise Rent-A-Car Addition, all in the City of Lawrence, Douglas County, Kansas. Further division or consolidation of any lots contained in the Minor Subdivision is prohibited, and shall be processed as a Major Subdivision, unless the action meets the exception noted in Section 20-808(c)(9)(i).
3. Street trees shall be provided in accordance with the Master Street Tree Plan filed with the Register of Deeds 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 the permission of the City of Lawrence Parks Department. Trees within the right-of-way require tree root protection within 10' radius of the tree trunk.
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 City Subdivision Regulations.
7. According to the City of Lawrence online Interactive Map, Lot 1, Block A, Enterprise Rent-A-Car, Lot 1, College Motel Addition and Lot 2A, Lot Split for Lots 2 & 3, College Motel Addition, except approximately the South 12 feet is currently zoned "CS" (Commercial Strip District). The South 12 feet of Lot 2A and all of Lot 3A, Lot Split for Lots 2 & 3, College Motel Addition is zoned "RSO" (Single Dwelling Residential-Office). The lots within this Subdivision/Replat shall be rezoned to "CS" (Commercial Strip District). All new construction shall conform to the setback regulations of the "CS" (Commercial Strip District) district as defined by the City of Lawrence Development Code.
8. The lots will be pinned prior to recordation of the Subdivision/Replat at the Register of Deeds Office (per Section 20-811(k)).
9. No portion of this property is located within a designated "Special Flood Hazard Area" per FEMA Map.

APPROVED AS A MINOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE & THE UNINCORPORATED AREA OF DOUGLAS COUNTY, THIS _____ DAY OF _____, 2018.

Scott McCullough, Director of Planning and Development Services

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

Kevin R. Sontag, P.S. #1640
 Douglas County Surveyor

FILED FOR 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

SBB
 Schmidt, Beck & Boyd
 Engineering, LLC

1415 SW Topeka Blvd.
 Topeka, KS 66612
 Ph: (785) 215-8630

SBB Proj. No.:	18-080
Drawn by:	JEM
Checked by:	RS
Date:	5/21/2018
Scale:	1" = 30'
Drawing No.:	Sh. 1 of 1