

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION, SAID POINT BEING 1079.91 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00°44'28" EAST, 631.04 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF RESEARCH PARK DRIVE; THENCE CONTINUING SOUTH 00°44'28" EAST ALONG SAID WEST RIGHT OF WAY LINE, 879.00 FEET; THENCE SOUTH 88°20'02" WEST, 321.74 FEET TO THE NORTHEAST CORNER OF LOT B OF A LOT SPLIT OF LOTS 5, 6 AND 7, BLOCK 1, FOXFIRE ADDITION NO. 4, A SUBDIVISION IN THE CITY OF LAWRENCE; THENCE NORTH 01°38'21" WEST, 878.88 FEET TO THE NORTHEAST CORNER OF LOT 6, BLOCK 1, FOXFIRE ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE; THENCE NORTH 88°20'02" EAST, 335.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE CONTAINS 6.63 ACRES, MORE OR LESS.

**SIGNATURE**

OWNER(S) OF ABOVE DESCRIBED PROPERTY

MABET #2, LC, ALVAMAR DEVELOPMENT CORPORATION, MANAGER  
BEVERLY SMITH BILLINGS, PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF KANSAS  
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME BEVERLY SMITH BILLINGS, PRESIDENT OF ALVAMAR DEVELOPMENT CORPORATION, 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.

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 \_\_\_\_\_

**ENDORSEMENTS**

APPROVED BY  
LAWRENCE-DOUGLAS COUNTY  
PLANNING COMMISSION  
DOUGLAS COUNTY, KANSAS

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

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
RICHARD HIRD \_\_\_\_\_ ROBERT J. SCHUMM \_\_\_\_\_

REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005 \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
JONATHAN DOUGLASS \_\_\_\_\_

COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
MICHAEL KELLY, P.L.S. #869 \_\_\_\_\_

**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 \_\_\_\_\_, 2012 AND IS DULY RECORDED AT \_\_\_\_; PLAT BOOK \_\_\_\_ PAGE \_\_\_\_.

REGISTER OF DEEDS  
KAY PESNELL

**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 "OREAD WEST NO.16" AND HAVE CAUSED THE SAME TO BE PLATTED AS LOTS SHOWN AND FULLY DEFINED ON THIS PLAT. THE ACCESS EASEMENT SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF LAWRENCE AND PUBLIC UTILITY COMPANIES TO ENTER UPON, CONSTRUCT AND MAINTAIN UTILITIES UPON, OVER, AND UNDER THE AREA OUTLINED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" AND "DRAINAGE EASEMENT" OR "D/E."

MABET #2, LC, ALVAMAR DEVELOPMENT CORPORATION, MANAGER  
BEVERLY SMITH BILLINGS, PRESIDENT

**CERTIFICATION**

I HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN HEREON ARE THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN MAY 2012 AND THAT THE PLAT IS A CLOSED TRAVERSE. THE SURVEY DOES NOT CERTIFY OWNERSHIP OR EASEMENTS. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

STEVEN D. WILLIAMS, P.L.S. # 1391  
P.O. BOX 4444  
LAWRENCE, KS 66046  
(785)832-2121  
PLAT PREPARED MAY, 2012

**BASIS OF BEARINGS**

STATE PLANE COORDINATES - KANSAS NORTH ZONE

**NOTE**

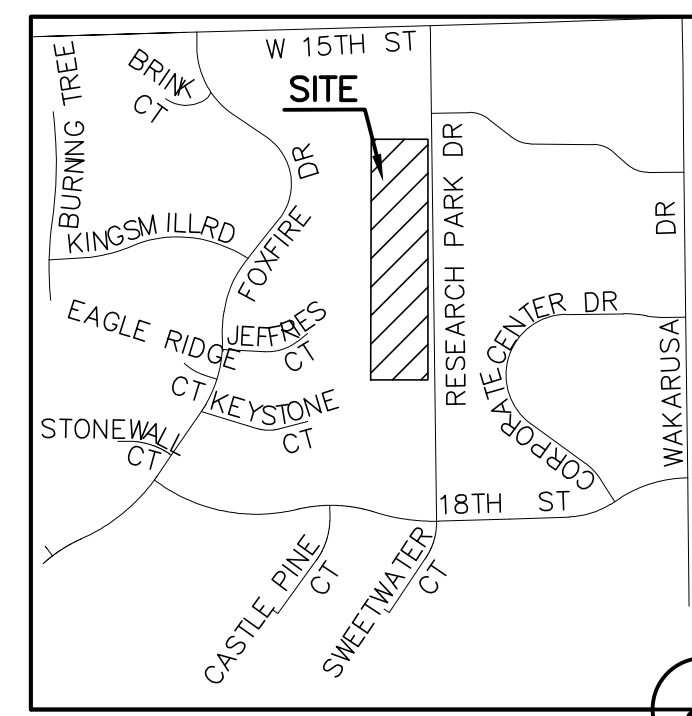
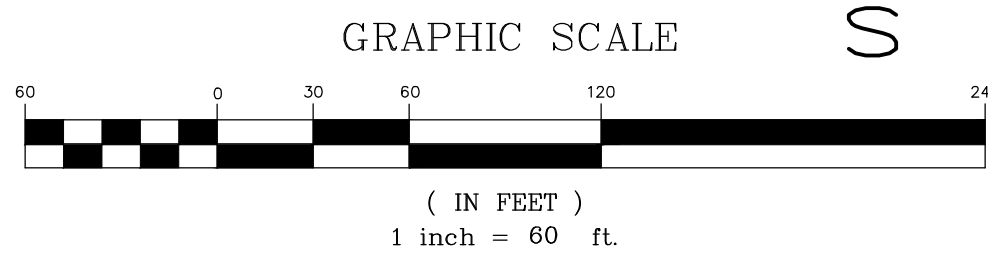
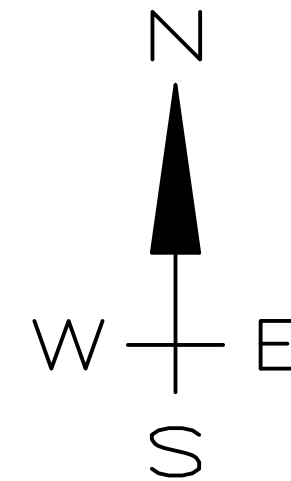
MASTER STREET TREE PLAN, BOOK \_\_\_\_\_, PAGE \_\_\_\_.  
THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS A VARIANCE WAS APPROVED BY THE LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION 5/21/12 FOR LOT 1 TO REDUCE THE MINIMUM LOT WIDTH FROM 200 FEET TO 165 FEET.

**MONUMENTATION**

- FOUND 1/2" REBAR W/CAP "PLS610"
- SET: 1/2" x 24" REBAR W/CAP "APS1391"
- FOUND: 1/2" REBAR (ORIGIN UNKNOWN)

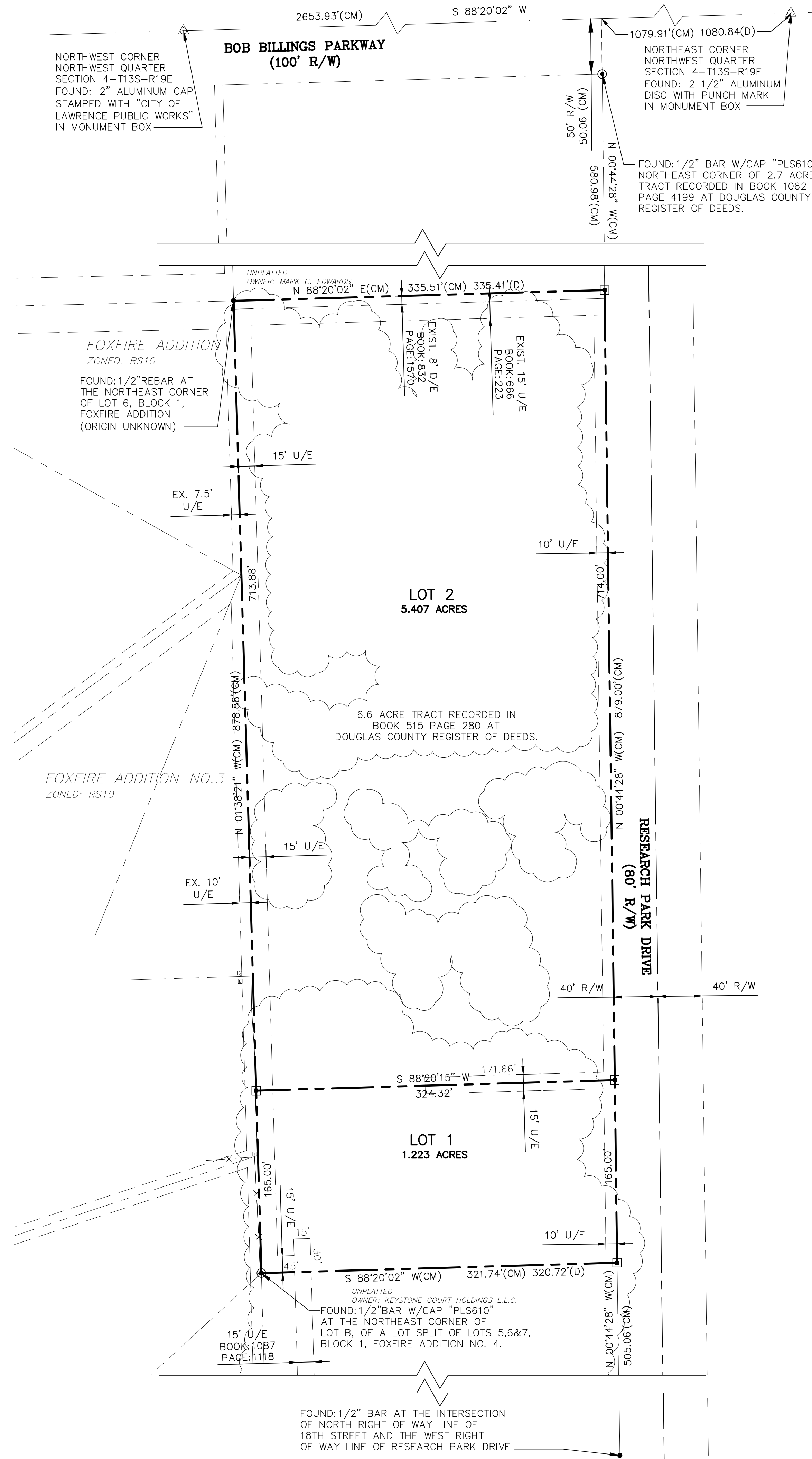
**LEGEND**

- D/E UTILITY EASEMENT
- U/E UTILITY EASEMENT
- (M) MEASURED
- (CM) CALCULATED FROM MEASUREMENTS
- (D) DEEDED DISTANCE



LOCATION MAP  
N.T.S.

A FINAL PLAT  
**OREAD WEST NO.16**  
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS  
NW 1/4, SEC. 4-T13S-R19E



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