

LEGAL DESCRIPTION
 A REPLAT OF TRACT B AND TRACT C, PRAIRIE WIND ADDITION NO. 2, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS. THE ABOVE CONTAINS 2.14 ACRES, MORE OR LESS.

- GENERAL NOTES**
- Basis of Bearings for this Minor Subdivision is the West property line of Lot 1, Prairie Wind Addition (N00°00'00"W).
 - The property within this Major Subdivision/Replat is zoned Planned Residential Development - Prairie Wind (PRD). All new construction shall conform to the setback requirements in Section 20-1007 of the pre-2006 Code or as approved by the Planning Commission with the Preliminary Development Plan.
 - The following variances/waivers have been granted as part of the approved PRD-FDP:
 - Section 20-1007(E)(2), Reduction of the required periphery boundary along the northern border of the property from 35' to 25'. Approved by the Planning Commission, June 28, 2006.
 - 20-1006 (b) Waiver of the requirement that proposed PRD shall have direct access to a major thoroughfare or collector street. Approved by the Planning Commission, June 28, 2006.
 - Tracts "A", "B", and "C" defined by this plat shall in part represent the Common Open Space required by the PRD-FDP (0.444 AC). Access to Tract B has been provided by an access easement illustrated on this plat. A pedestrian walkway will be provided from the street to the Tract by a separate sidewalk.
 - The lots will be pinned prior to recordation of the Major Subdivision/Replat at the Register of Deeds Office (per Section 20-811(g)(8)).
 - No portion of this property is located within a designated "Special Flood Hazard Area" per FEMA Map Number: 20045C0178D, Map Revised: August 5, 2010.
 - This Major Subdivision/Replat does not modify the existing right-of-way for Ryan Court. Sidewalks shall be constructed in accordance with the PRD-FDP.
 - 'Provisions and Financing of Roads, Sewer, and Other Public Services'** - All public infrastructure is in place for this Major Subdivision. No public improvements are proposed for this property.
 - Refer to PRD-FDP for existing trees to remain and future street tree planting.
 - The detention area will be privately-owned and maintained. The developer is responsible for establishing ownership and maintenance of same via individual owner maintenance. Structures, fences, and cut/fill operations are prohibited within drainage easements.
 - The following variances were approved by the Planning Commission at their May 21, 2012 meeting:
 - from Section 20-1007(E)(3) of the pre-2006 Development Code to allow the platting of the property into individual lots without the 10 ft required interior side setback subject to the following condition:
 - That a 5 ft interior side yard setback shall be observed subject to the exception in Section 20-602(e)(3)(ii) of the Land Development Code.
 - from Section 20-1006(a) to allow the platting of the property into individual lots without the required 40 ft of frontage for lots 2, 3, and 4 of Block One subject to the condition that the minimum frontage not be reduced below that shown on the plat: Lot 2: 33.36 ft; Lot 3: 28.36 ft; and Lot 4: 30.26 ft.
 - from Section 20-810(e)(5)(i) to allow the platting of the property with the existing 100 ft of right-of-way for Haskell Avenue currently provided.
 - This Preliminary Plat was approved by the Planning Commission at their May 21, 2012 meeting with the following condition:
 - the Final Development Plan shall be revised to eliminate conflict between pedestrian and vehicle traffic on the access easement on Lot 3, Block One.

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 _____ AM/PM, in plat book _____, page _____.

Register of Deeds
 Kay Pesnell

ENDORSEMENTS
 Approved as a Major Subdivision under the Subdivision Regulations of the City of Lawrence & the Unincorporated area of Douglas County.
 Approved by City of Lawrence/Douglas County, Kansas Planning Commission

Planning Director
 Scott McCullough
 Date
 Chairperson
 Richard Hird
 Date

Rights-of-Way and Easements Accepted by City Commission
 Lawrence, Kansas
 Reviewed in accordance with
 K.S.A. 58-2005

Robert J. Schumm
 Mayor
 Date
 Michael D. Kelly, P.L.S. #869
 Douglas County Surveyor
 Date

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 Major Subdivision under the name of "PRAIRIE WIND ADDITION No.3" and have caused the same to be subdivided into lot(s) 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. An easement is hereby granted to the City of Lawrence and public utility companies to enter upon, construct and maintain "utility easement" or "u/e" and "drainage easement" or "d/e" and "access easement" or "a/e".

Rebecca Buford
 Executive Director
 Tenants to Homeowners, Inc.
 2518 Ridge Court, Suite 103
 Lawrence, Kansas 66046

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 Rebecca Buford, Executive Director, Tenants to Homeowners, Inc. 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 Tenants to Homeowners.

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

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 May, 2012.

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

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 March, 2012, and that the plat is a closed traverse. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

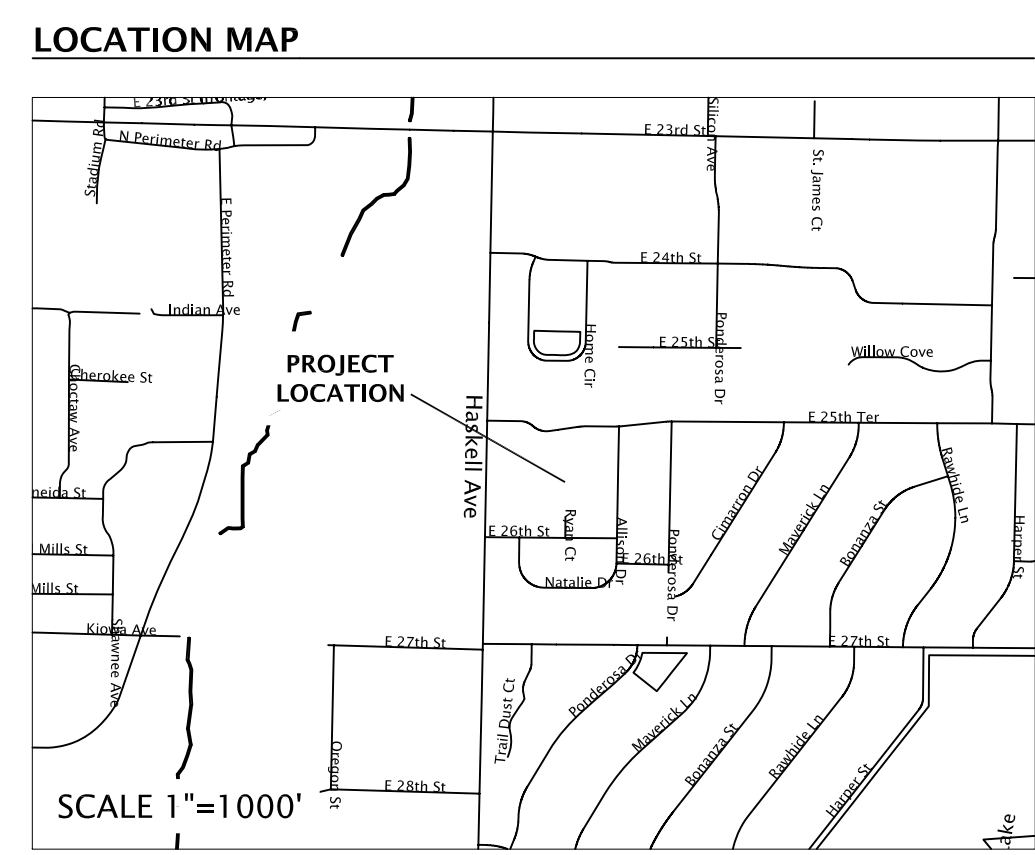
Steven D. Williams, P.L.S. #1391
 P.O. Box 4444
 Lawrence, KS 66046
 (785)832-2121

- REFERENCED DOCUMENTS**
- A final plat of PRAIRIE WIND ADDITION, recorded with the Douglas County Register of Deeds in Book 18, Page 231, on June 2, 2008.
 - PRAIRIE WIND ADDITION NO. 2, a Minor Subdivision/Replat of Lot 1, PRAIRIE WIND ADDITION in Plat Book 18, Page 546, on May 10, 2012.

LEGEND

—OHW—	—OHW—	OVERHEAD WIRE	—S—	SANITARY MANHOLE	—C/L—	BACK OF CURB TO BACK OF CURB
—OHE—	—OHE—	OVERHEAD ELECTRICAL	—S—	STORM MANHOLE	—ROW—	RIGHT-OF-WAY
—UGT—	—UGT—	UNDERGROUND TELEPHONE	—S—	STORM DRAIN	—C/L—	CENTERLINE
—GAS—	—GAS—	GAS	—D/E—	DRAINAGE EASEMENT	—U/E—	UTILITY EASEMENT
—W—	—W—	WATERLINE	—A/E—	ACCESS EASEMENT	—(P)—	PLATTED
—SAN—	—SAN—	SANITARY SEWER LINE	—(M)—	MEASURED	—(ICM)—	CALCULATED FROM MEASUREMENTS
—SS—	—SS—	SANITARY SEWER SERVICE	—(F)—	FIRE HYDRANT	—(G)—	GAS VALVE
—STM—	—STM—	STORMWATER LINE	—(M)—	METER	—(G)—	GAS METER
—P—	—P—	PROPERTY LINE	—(L)—	LIGHT POLE	—(F)—	FOUND BAR - UNLESS OTHERWISE NOTED - ORIGIN UNKNOWN
—O/S—	—O/S—	OFF SITE SURVEYED PROP.	—(S)—	SIGN	—(E)—	ELECTRIC BOX
—C—	—C—	CENTERLINE	—(S)—	SET 3" x 24" REBAR	—(C)—	CABLE TV BOX
—P—	—P—	PAVEMENT	—(S)—	SET 3" x 24" REBAR	—(C)—	CABLE TV BOX
—U/E—	—U/E—	UTILITY EASEMENT	—(S)—	SET 3" x 24" REBAR	—(C)—	CABLE TV BOX
—SB—	—SB—	BUILDING SETBACK LINE	—(S)—	SET 3" x 24" REBAR	—(C)—	CABLE TV BOX

NOTE: "X" IN UTILITY LINE DENOTES EXISTING FEATURE



COMMUNITY FEATURES WITHIN A MILE:
 BROKEN ARROW PARK, PRAIRIE PARK, PARK HILL PARKS, 19TH & HASKELL PARK, BURROUGHS CREEK TRAIL AND LINEAR PARK, AND HASKELL RAIL TRAIL. HASKELL INDIAN NATIONS UNIVERSITY, PRAIRIE PARK SCHOOL, AND DOUGLAS COUNTY FAIRGROUNDS.

PROJECT BENCH MARK:
 T/RIM STORM INLET AT NW CORNER OF ALLISON DRIVE & 26TH STREET.
 ELEVATION = 877.55



a final plat of **PRAIRIE WIND ADDITION NO. 3**

A REPLAT OF TRACT B AND TRACT C, PRAIRIE WIND ADDITION NO. 2, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS
 NW¼ SECTION 8, TOWNSHIP 13 SOUTH, RANGE 20 EAST

Prepared May 25, 2012