



SURVEYOR'S CERTIFICATE:

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND 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, 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 ON 16 April 2003
GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF April, A.D., 2003.

BG CONSULTANTS, INC.
536 FIRESIDE COURT
LAWRENCE, KANSAS 66049
(785) 748-4474
BY: *Michael D. Keck*
ALBERT R. DIEHALL, R.L.S.



GENERAL NOTES:

- NO ACCESS WILL BE ALLOWED TO O'CONNELL ROAD OR TO EAST 31st STREET OTHER THAN FOR THE EXISTING HOUSE LOCATED IN THE PROPOSED 31st STREET RIGHT OF WAY. THESE LINES ARE MARKED LIKE THIS [Symbol] ON THE PLAT.
- THE OWNER/DEVELOPER OF THIS PROPERTY WILL ENTER INTO AN AGREEMENT STATING THAT THE HOUSE CAN CONTINUE TO BE USED AS A RESIDENCE UNTIL E. 31st STREET IS INSTALLED.
- THERE IS AN EXISTING DRAINAGE EASEMENT LOCATED ON THIS PROPERTY RECORDED IN BOOK 695 ON PAGE 1465 AND A UTILITY EASEMENT RECORDED IN BOOK 736 ON PAGE 1070. THESE EASEMENTS WILL BE VACATED BY THIS PLAT.
- ADDITIONAL INFORMATION CONCERNING THE STORM DRAINAGE IS SHOWN ON THE PRELIMINARY PLAT.
- THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-708A OF THE CITY SUBDIVISION REGULATIONS.

OWNERS CERTIFICATE:

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OR CORPORATION OF RECORD OF THE LAND HEREON DESCRIBED ON THIS PLAT, AND THAT HE/SHE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE INDICATED.

ALL STREET RIGHTS-OF-WAY AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS AND SEWER PIPES OR REQUIRED DRAINAGE CHANNELS OR STRUCTURES UPON THE AREA MARKED FOR EASEMENTS ON THIS PLAT IS HEREBY GRANTED.

GIVEN UNDER MY HAND AT Lawrence Co. THIS 1st DAY OF May, A.D., 2003.

Doug Garber
DOUG GARBER CONSTRUCTION, INC.

NOTARY CERTIFICATE:

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:
I, Tami S. McGeeney, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE SAID OWNERS PERSONS KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE 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 AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 1st DAY OF May, A.D., 2003.

MY COMMISSION EXPIRES 4-11-2004
Tami S. McGeeney
NOTARY PUBLIC

CERTIFICATE OF THE LAWRENCE DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:
APPROVED THIS 26th DAY OF March, A.D., 2003.

LAWRENCE DOUGLAS COUNTY PLANNING COMMISSION.
Tom Jennings
TOM JENNINGS, CHAIRPERSON

CERTIFICATE OF THE LAWRENCE CITY COMMISSION:

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:
THIS 24th DAY OF April, A.D., 2003.
RIGHTS-OF-WAY ACCEPTED AND EASEMENTS APPROVED FOR PUBLIC PURPOSES BY THE CITY COMMISSION, LAWRENCE, KANSAS.

David M. Dunfield
DAVID M. DUNFIELD, MAYOR
Frank S. Reeb
FRANK S. REEB, CITY CLERK

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH P.M. COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 8 AND THE SOUTHWEST CORNER OF A TRACT CONVEYED TO DOUG GARBER CONSTRUCTION, INC. RECORDED IN BOOK 788 ON PAGE 1074 OF THE SOUTHWEST QUARTER OF SAID SECTION 8 AND SAID GARBER TRACT;
S.87°36'27"W. 330.00 FEET (SAID GARBER CONSTRUCTION TRACT) TO THE SOUTHWEST CORNER OF THE SAID GARBER TRACT BEING THE SOUTHWEST CORNER OF PRAIRIE PARK SUBDIVISION IN THE SAID CITY OF LAWRENCE, THEN ALONG THE LINE OF THE SAID GARBER CONSTRUCTION TRACT, A TRACT CONVEYED TO SAID DOUG GARBER CONSTRUCTION, INC. RECORDED IN BOOK 670 ON PAGE 1074 AT THE DOUGLAS COUNTY DEEDS;
N.1°36'08"W. 419.86 FEET (SAID GARBER CONSTRUCTION TRACT) TO THE SOUTHWEST CORNER OF PRAIRIE PARK ADDITION NO. 2 (SAID PLAT OF PRAIRIE PARK ADDITION NO. 2);
N.1°35'54"W. 419.86 FEET TO A CORNER IN SAID PRAIRIE PARK ADDITION NO. 2 (SAID PLAT OF PRAIRIE PARK ADDITION NO. 2);
THENCE ALONG THE NORTH LINE OF THE SAID CONSTRUCTION TRACT AND A SOUTHERLY LINE OF SAID ADDITION NO. 2;
N.87°34'57"E. (SAID PLAT OF PRAIRIE PARK ADDITION NO. 2) 329.91 FEET TO A POINT ON THE EAST LINE OF THE QUARTER OF SAID SECTION 8 AND THE NORTHEAST QUARTER OF SAID SECTION 8 AND THE NORTHEAST QUARTER OF SAID SECTION 8 AND THE NORTHEAST QUARTER OF SAID SECTION 8 AND THE NORTHEAST QUARTER OF SAID SECTION 8;
S.1°56'53"E. 420.00 FEET TO THE POINT OF BEGINNING, 3.161 ACRES.

CERTIFICATE OF THE REGISTER OF DEEDS

(STATE OF KANSAS) 260813
(COUNTY OF DOUGLAS) SS:
THIS INSTRUMENT WAS FILED FOR RECORD, ON THE 23rd OF MAY, A.D., 2003 AT 10:27 AM O'CLOCK P.M. DULY RECORDED IN BOOK P-17 ON PAGE 561

Kay Parnell
KAY PARNELL, REGISTER OF DEEDS

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE STREET TREE PLAN FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS, BOOK 857, PAGE 510.

DOUGLAS COUNTY PUBLIC WORKS:

REVIEWED BY:
Michael D. Keck
MICHAEL D. KECK, 869
DOUGLAS COUNTY SURVEYOR

LOCATION MAP



3.181 ACRES
2.008 ACRES
1.173 ACRES

DATA
IN THE 100 YEAR FLOOD PLAIN
MAP 2004S00080 C

- LEGEND**
- Monument Found as noted
 - Set 1/2" x 24" Iron Bar in Concrete with Plastic Cap Marked "BG CONSUL RLS 758"
 - 1/2" Iron Bar with Plastic Cap marked "BG CONSUL RLS 758" will be set after the installation of the Utilities Storm Sewer and Street
- U/E Utility Easement

PREPARATION DATE
MARCH 19, 2003

POINT OF BEGINNING
SE. Cor.
Sec. 8, T13S, R20E
Record location
Origin Unknown
(Found bar and aluminum cap)

Scale: 1" = 30'

UNPLATTED

UNPLATTED

