

**REFERENCED DOCUMENTS**  
 1. A final plat of GRAND ADDITION, recorded with the Douglas County Register of Deeds in Book 17, Page 219, on December 5, 2000.

**PROJECT BENCH MARK:**  
 N.W. HEADBOLT FIRE HYDRANT, NORTH SIDE ALDRICH STREET, 100' +/- EAST OF INTERSECTION ALDRICH STREET AND KASOLD DRIVE. ELEV. = 837.36

**COMMUNITY FEATURES WITHIN A MILE:**  
 GREEN MEADOWS PARK, HOLCOLM PARK, PAT DAWSON BILLINGS NATURE AREA, SLT TRAIL & BIKE PATH

**LEGEND**

— OHW —	— OHW —	OVERHEAD WIRE	○	SANITARY MANHOLE	— B/C —	BACK OF CURB TO BACK OF CURB
— OHE —	— OHE —	OVERHEAD ELECTRICAL	○	STORM MANHOLE	— ROW —	RIGHT-OF-WAY
— UGT —	— UGT —	UNDERGROUND TELEPHONE	○	STORM DRAIN	— C/L —	CENTERLINE
— GAS —	— GAS —	GAS	○	GUY ANCHOR	— D/E —	DRAINAGE EASEMENT
— W —	— W —	WATERLINE	○	UTILITY POLE	— U/E —	UTILITY EASEMENT
— SAN —	— SAN —	SANITARY SEWER LINE	○	WATER METER	— A/E —	ACCESS EASEMENT
— SS —	— SS —	SANITARY SEWER SERVICE	○	WATER VALVE	(P)	PLATTED
— STM —	— STM —	STORMWATER LINE	○	FIRE HYDRANT	(M)	MEASURED
— — — — —	— — — — —	PROPERTY LINE	○	TRAFFIC SIGNAL STR.	(CM)	CALCULATED FROM MEASUREMENTS
— — — — —	— — — — —	FEMA BOUNDARY LINES	○	GAS VALVE	●	FOUND BAR - 2" UNLESS OTHERWISE NOTED - ORIGIN UNKNOWN
— — — — —	— — — — —	CENTERLINE	○	GAS METER	○	SET 2" x 24" REBAR W/CAP "APS 1391"
— — — — —	— — — — —	PAVEMENT	○	LIGHT POLE	○	
— — — — —	— — — — —	UTILITY EASEMENT	○	SIGN	○	
— — — — —	— — — — —	BUILDING SETBACK LINE	○	ELECTRIC BOX	○	
— — — — —	— — — — —		○	CABLE TV BOX	○	

NOTE: "X" IN UTILITY LINE DENOTES EXISTING FEATURE

**LEGAL DESCRIPTION**  
 LOT 1 & LOT 30, GRAND ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, THE ABOVE CONTAINS 1.234 ACRES, MORE OR LESS.

- NOTES**
- Basis of Bearings for this Minor Subdivision is the East Section Line for the SE Quarter Section 10-T13S-R19E, Grand Addition (N01°34'04"W).
  - This Minor Subdivision is a replat of Lot 1 and Lot 30, Grand Addition. Further division or consolidation of any Lots contained in this Minor Subdivision/Replat is prohibited, and shall be processed as a Major Subdivision, unless the action meets the exception noted in Section 20-808(c)(5)(i).
  - Aerial and topographic information obtained from aerial survey performed by Sanborn Mapping for the City of Lawrence and Douglas County 2006 and 2009, respectively. Specific topographic and boundary information for property & directly adjacent obtained from field survey provided by All Points Surveying, July 2012.
  - 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. Street trees shall have a minimum 8' separation from any public sanitary sewer line.
  - Typical Soil Types: Wh - Wabash Silty Clay
  - The property within this Minor Subdivision/Replat is zoned RM-12D. All new construction shall conform to the setback regulations of RM-12D zoned district as defined by the City of Lawrence Development Code.
  - The lots will be pinned prior to recordation of the Minor Subdivision/Replat at the Register of Deeds Office (per Section 20-811(k)).
  - No portion of existing Lot 1 is located within a designated "Special Flood Hazard Area" per FEMA Map Number: 20045C0167D, Map Revised: August 5, 2010. Existing Lot 30 is partially encumbered by Zone AE of "Special Flood Hazard Area" with a Base Flood Elevation of 834.0 per FEMA Map Number: 20045C0167D, Map Revised: August 5, 2010. A MEOB elevation of 836.0 shall be established for this lot.
  - This Minor Subdivision/Replat does not modify the existing right-of-way for Aldrich Street or Kasold Drive. No Street improvements are proposed. Public Improvements proposed with this Minor Subdivision/Replat consist of relocating the multi-purpose sidewalk/trail back into the existing Kasold Drive right-of-way. The sanitary sewer infrastructure will be extended to provide service to all lots. All costs for relocating the multi-purpose sidewalk/trail and sanitary sewer infrastructure will be born by the Developer.
  - The following variances/waivers are being requested:
    - from Section 20-810(e)(5) to allow the Kasold Drive right-of-way to remain at 100 ft in this location; and
    - from Section 20-811(c) for sidewalks to be installed on both sides of all streets. The original plat and street construction did not require streets on the south side of Aldrich Street.
  - Existing topography and proposed improvements shown for review purposes only. Topography contours and proposed improvements will be removed from final documents.

**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 Minor Subdivision under the Subdivision Regulations of the City of Lawrence and the Unincorporated area of Douglas County. Reviewed in accordance with K.S.A. 58-2005

Planning Director Date  
 Scott McCullough Michael D. Kelly, P.L.S. #869 Date  
 Douglas County Surveyor

Rights-of-Way and Easements Accepted by City Commission  
 Lawrence, Kansas

Robert J. Schumm Date  
 Mayor Jonathan M. Douglass Date  
 City Clerk

**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 "GRAND ADDITION No.2" and have caused the same to be subdivided into lot(s) and streets as shown and fully defined on this plat.

Jerry Willis, Member  
 Grand, LLC  
 P.O. Box 3310  
 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 Jerry Willis, Member, Grand, LLC 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 Grand, LLC.

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

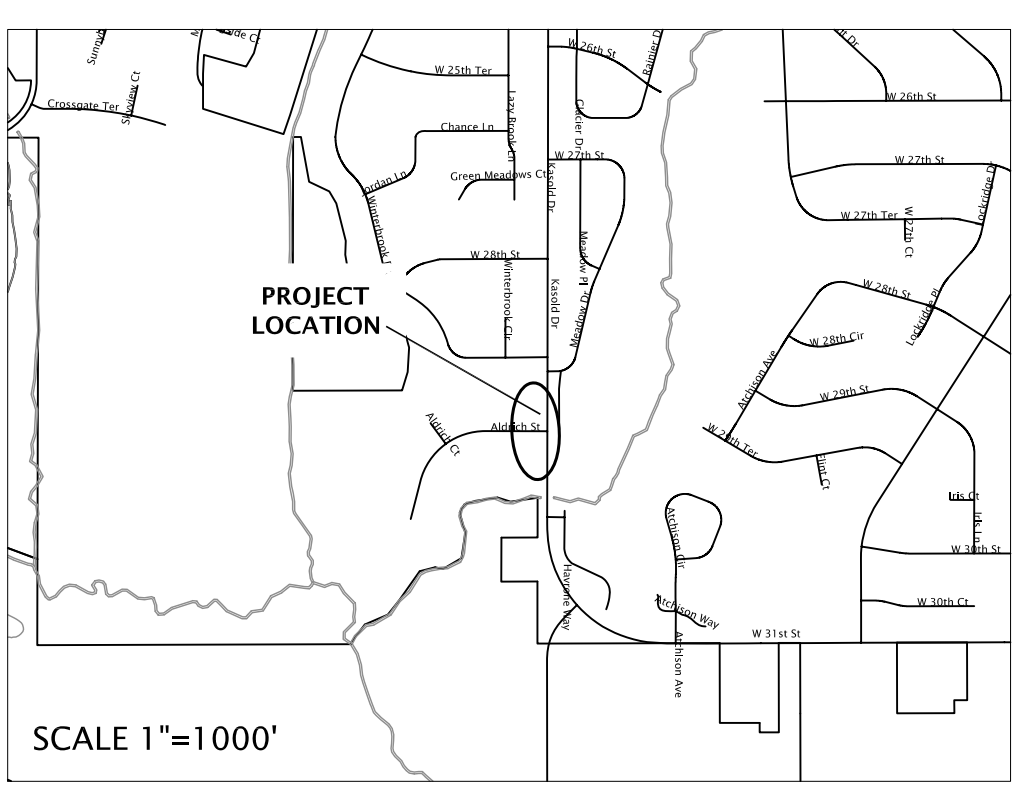
**SURVEYOR'S CERTIFICATION**  
 I hereby certify that the platted area shown hereon is the true and accurate result of a field survey performed under my direct supervision in June, 2012, and that the plat is a closed traverse. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

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

**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 August, 2012.

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

**LOCATION MAP**



SCALE 1"=1000'

**GRAND ADDITION NO. 2,  
 A MINOR SUBDIVISION/REPLAT OF  
 LOT 1 & LOT 30, GRAND ADDITION**  
 a subdivision in the SE¼ of Section 10, Township 13 S,  
 Range 19 E, in the City of Lawrence, Douglas County, Kansas