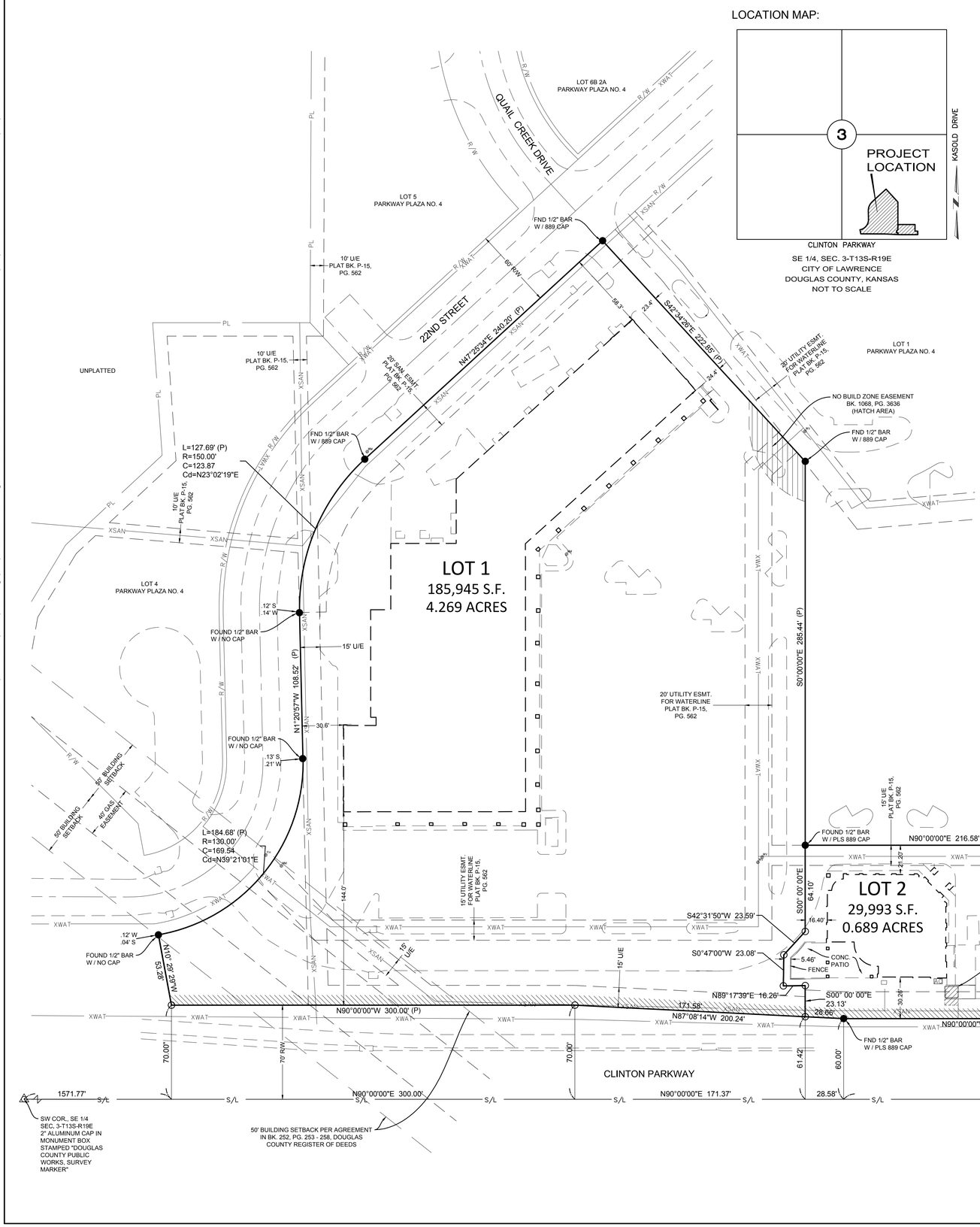
FILE NAME: P:\20111235\CAD\Planning\FP\111235C-MSR.dwg LAST SAVED BY: Brian Sturm SAVED DATE: 10/15/2012 4:11 PM PLOTTED: 10/15/2012 4:11 PM



LOCATION MAP:

SE 1/4, SEC. 3-T13S-R19E
CITY OF LAWRENCE
DOUGLAS COUNTY, KANSAS
NOT TO SCALE

MONUMENTATION:

- ○ SET 1/2" x 24" REBAR W/ "PLS 889" CAP
- ● FOUND 1/2"BAR, AS NOTED
- (P) PLATTED

LEGEND:

ACCESS PROHIBITED

NOTES:

ERROR OF CLOSURE: 1: 11,641,870

BASIS OF BEARINGS ARE FROM THE FINAL PLAT OF PARKWAY PLAZA NO.4 AND A LOT SPLIT FOR LOT 2, PARKWAY PLAZA NO. 4.

POINTS SHOWN ARE CALCULATED FROM SURVEYED MEASUREMENTS UNLESS OTHERWISE SHOWN.

NO ADDITIONAL ACCESS SHALL BE ALLOWED ALONG CLINTON PARKWAY.

LOTS ARE ELIGIBLE ONLY ONE TIME FOR APPROVAL OF A DIVISION OR CONSOLIDATION THROUGH THE MINOR SUBDIVION/REPLAT PROCESS. THIS MINOR SUBDIVISION ADJUSTS THE BOUNDARY LINES BETWEEN TWO LOTS AND IS NOT CREATING THE DIVISION OR CONSOLIDATION OF LOTS; THEREFORE, IT DOES NOT COUNT TOWARD THIS LIMITATION.

A VARIANCE FROM SECTION 20-810(e)(5)(i) OF THE SUBDIVISION REGULATIONS FOR LAWRENCE AND THE UNINCORPORATED AREAS OF DOUGLAS COUNTY KANSAS REQUIRING 150 FEET OF RIGHT-OF-WAY FOR CLINTON PARKWAY WAS GRANTED BY THE LAWRENCE DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION ON 10/22/12.

PROPOSED LANDSCAPING SHALL NOT BE PLACED WITHIN UTILITY EASEMENTS OR WITHIN 8 FEET OF THE SANITARY SEWER MAIN OR WATER MAIN.

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN HEREON ARE THE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN THE MONTH OF JUNE, 2012. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

BRAD C. ZILLIOX LICENSED PLS-889 KANSAS LAND SURVEYOR

BRAD C. ZILLIOX, P.L.S. #889
1310 WAKARUSA DRIVE, SUITE 100
LAWRENCE, KS 66049
785.843.7530

SCALE: 1" = 40'

40 20 0 40 80

LEGAL DESCRIPTION

LOT 3 AND LOT 2B, PARKWAY PLAZA NO. 4, A REPLAT OF PARKWAY PLAZA NO. 3 AND A PORTION OF LOT 88, ALVAMAR ESTATES IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

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 "PARKWAY PLAZA NO. 5" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN TO LOT(S) AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT.

OWNERS OF LOT 1

JAMES G. HRUSKA

LORI L. TOREN

FALGERS, INC.
JAMES G. HRUSKA, PRESIDENT

OWNER OF LOT 2

LLEWELLYN LAND, LLC
MATTHEW P. LLEWELLYN, MEMBER

ACKNOWLEDGEMENT:

STATE OF NEBRASKA
COUNTY OF LANCASTER

BE IT REMEMBERED THAT ON THIS ___ DAY OF _____, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME JAMES G. HRUSKA AND LORI L. TOREN 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

STATE OF NEBRASKA
COUNTY OF LANCASTER

BE IT REMEMBERED THAT ON THIS ___ DAY OF _____, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME JAMES G. HRUSKA, PRESIDENT OF FALGERS, 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.

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

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 MATTHEW P. LLEWELLYN, A MEMBER OF LLEWELLYN LAND, 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.

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

APPROVED AS A MINOR SUBDIVISION/REPLAT UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE AND THE UNINCORPORATED AREA OF DOUGLAS COUNTY

SCOTT McCULLOUGH — DATE
DIRECTOR, PLANNING & DEVELOPMENT SERVICES

EASEMENTS ACCEPTED BY CITY COMMISSION FOR LAWRENCE, DOUGLAS COUNTY, KANSAS:

ROBERT J. SCHUMM — DATE
MAYOR

JONATHAN M. DOUGLASS — DATE
CITY CLERK

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

MICHAEL D. KELLY, P.L.S. #869 — DATE
DOUGLAS COUNTY SURVEYOR

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

PARKWAY PLAZA NO.5

A MINOR SUBDIVISION REPLAT OF LOT 3 AND LOT 2B, PARKWAY PLAZA NO. 4, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

SE 1/4, SEC. 3-T13S-R19E