

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.

Associated Preliminary Plat approved by Lawrence-Douglas County Planning Commission, Douglas County, Kansas

Planning Director
 Scott McCullough

Date

Chairperson
 Bruce Liese

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 "LINCOLN SUBDIVISION" 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".

Roger D. Johnson
 Member
 Bluejacket Ford, LLC
 4100 W. 6th Street
 Lawrence, Kansas 66049

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 Roger D. Johnson, Member, Bluejacket Ford, 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 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 _____

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 November, 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 November, 2012.

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

LEGEND

— OHW —	— OHW —	— OVERHEAD WIRE	— SANITARY MANHOLE	— B/B	— BACK OF CURB TO BACK OF CURB
— OHE —	— OHE —	— OVERHEAD ELECTRICAL	— STORM MANHOLE	— ROW	— RIGHT-OF-WAY
— UGT —	— UGT —	— UNDERGROUND TELEPHONE	— STORM DRAIN	— CL	— CENTERLINE
— GAS —	— GAS —	— GAS	— GUY ANCHOR	— DE	— DRAINAGE EASEMENT
— W —	— W —	— WATERLINE	— UTILITY POLE	— UE	— UTILITY EASEMENT
— SW —	— SW —	— SANITARY SEWER LINE	— WATER METER	— AE	— ACCESS EASEMENT
— SS —	— SS —	— SANITARY SEWER SERVICE	— WATER VALVE	— FL	— FLATTED
— STM —	— STM —	— STORMWATER LINE	— FIRE HYDRANT	— (M)	— MEASURED
— — — — —	— — — — —	— PROPERTY LINE	— TRAFFIC SIGNAL STR.	— (CM)	— CALCULATED FROM MEASUREMENTS
— — — — —	— — — — —	— CENTERLINE	— GAS VALVE	— ●	— FOUND BAR - ? UNLESS OTHERWISE NOTED - ORIGIN UNKNOWN
— — — — —	— — — — —	— PAVEMENT	— GAS METER	— □	— SET 1/2" X 24" REBAR W/CAP "AFS 1391"
— — — — —	— — — — —	— EASEMENT	— LIGHT POLE		
— — — — —	— — — — —	— BUILDING SETBACK LINE	— SIGN		
— — — — —	— — — — —	— BUILDING ENVELOPES	— ELECTRIC BOX		
— — — — —	— — — — —	— E	— CABLE TV BOX		

NOTE: "X" IN UTILITY LINE DENOTES EXISTING FEATURE.

LEGAL DESCRIPTION - LINCOLN SUBDIVISION

AN UNPLATTED TRACT OF LAND AND LOT 2 AND LOT 3, COFFMAN SUBDIVISION, ALL IN NORTH LAWRENCE ADDITION NO. 7, LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

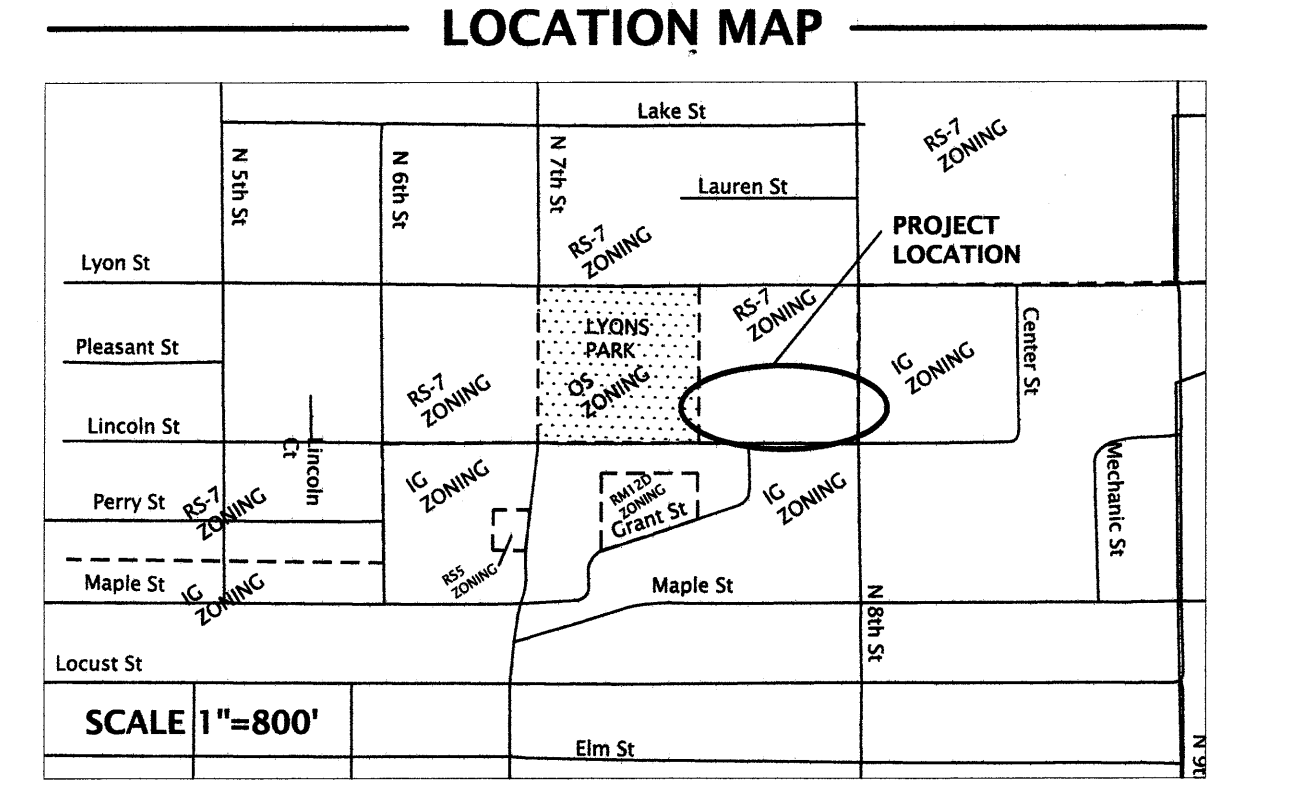
COMMENCING AT A POINT, WITH A 1/2" IRON BAR, ON THE WEST LINE OF SAID QUARTER SECTION, SAID POINT BEING 670.19 FEET NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 88°09'50" EAST, 662.34 FEET; THENCE NORTH 02°10'13" WEST, 301.05 FEET; THENCE NORTH 88°04'35" EAST, 333.65 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 88°04'35" EAST, 201.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 02°25'57" EAST, 302.07 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88°11'02" WEST, 536.50 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 3.709 ACRES MORE OR LESS.

GENERAL NOTES

- Basis of Bearings for this Plat is the west section line of Section 29, (N02°25'26"E).
- The property is mostly encumbered by Zone AE of "Special Flood Hazard Area" with a Base Flood Elevation of 821.7 per FEMA Flood Insurance Study and Map Number: 20045C0176D, Map Revised: August 5, 2010. A MEBO elevation of 823.7 shall be established for all lots. If a basement is built on a lot where a MEBO has been established, the building design is encouraged to incorporate a sump pump.
- 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)).
- Street trees shall be provided in accordance with the Master Street Tree Plan recorded with the Register of Deeds Book _____, Page _____.
- Drainage easements shall be maintained by property owners. No person may construct, maintain, or allow any natural or non-natural structures or vegetative barriers (including but not limited to trees, shrubbery, berms, fences, and walls) upon drainage easements that the Director of Public Works finds impedes, detains, retains, or otherwise interferes with the drainage of stormwater regardless of the source of the stormwater.
- Soils investigations shall be performed before primary structures are erected on lots with slopes greater than 3:1, or non-engineered fill greater than 12 inches. A soils engineer licensed by the State of Kansas, shall perform investigations, and a report of the investigation shall be submitted to the City of Lawrence Codes Enforcement Division. Other lots may be required to be investigated where excavation reveals indications of unsuitable conditions.
- Pursuant to City Development Code Section 20-1101(d-f) and Subdivision Regulations Section 20-810(k), the SFHA represent environmentally sensitive areas and thus 20% of the area shall be protected. To achieve this requirement, an "environmental easement" has been established on this plat. Protective measures for this easement shall be that no fill shall be placed in this area and that no structures shall be built in the protected area easement.
- Building Envelopes established on this drawing apply only to principal structures and do not apply to accessory structures.

REFERENCED DOCUMENTS

- A final plat of COFFMAN SUBDIVISION, recorded with the Douglas County Register of Deeds, on April 27, 1967.
- A final plat of Halley Addition, recorded with the Douglas County Register of Deeds, in Plat Book 17, Page 282, on May 7, 2001.



PROVISION AND FINANCING OF ROADS, SEWER, WATER AND OTHER PUBLIC SERVICES

- No new public right-of-way or streets will be created as part of this subdivision. No improvements are proposed for Lincoln Street. Sidewalks will be constructed in accordance with Public Improvement Standards Section 20-81(c).
- This subdivision will provide connection to the City of Lawrence public water source.
- This subdivision will provide connection to City of Lawrence public sanitary sewer system.
- Purchasers of lots within this subdivision will not be subject to special tax assessments or other costs for fees specific to the subdivision to pay for the capital costs of streets, roads, water lines and treatment, and/or wastewater lines and treatment.
- The provisions of improved roads, water or wastewater service will not depend on a vote, petition or other collective action of property owners in the subdivision.
- The above mentioned public improvements will be financed and completed by the Subdivision Developer.

PROJECT BENCH MARK:

- NATIONAL GEODETIC SURVEY VERTICAL BENCHMARK IS A DISK MARKED "B 276 RESET 1956" SET IN A CONCRETE HEADWALL AT THE INTERSECTION OF HIGHWAYS 40,59, AND 24. THE DISK IS 74.0 FEET EAST OF THE CENTER LINE OF THE NORTHBOUND LANE OF HIGHWAY 59, IN THE TOP OF THE NORTHEAST END OF THE SOUTH HEADWALL OF A 6-FOOT CONCRETE CULVERT. ELEVATION = 816.38 FT.
- NORTH HEAD BOLT ON FIRE HYDRANT AT SOUTHWEST CORNER OF LINCOLN STREET AND GRANT STREET. ELEVATION = 818.46.

SCALE: 1 inch = 30 feet

a final plat of **LINCOLN SUBDIVISION**

A UNPLATTED TRACT OF LAND AND A REPLAT OF LOT 2 AND LOT 3, COFFMAN SUBDIVISION, ALL IN NORTH LAWRENCE ADDITION NO. 7 IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS NW¼ SECTION 29, TOWNSHIP 12 SOUTH, RANGE 20 EAST

Prepared November 9, 2012