

**Application for the Vacation of  
Public Right of Way or Easement  
City of Lawrence, Kansas**

**Date Application Submitted:** \_\_\_\_\_

**Procedures for Vacation Application:**

1. **Complete Vacation Application Form, including legal description.**
2. **Provide ownership list from Douglas County Clerk's Office for property owners within 200 feet of proposed vacation.**
3. **For vacation requests that are not initiated by City staff or the City Commission, please provide a check made payable to "City of Lawrence, Kansas" in the amount of \$200.00. This check should accompany the completed application, and is non-refundable. The application fee covers staff work and publication costs for the notices.**

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**Section 1. Property Owner Information.** Provide information on property owner(s) adjoining proposed vacation requesting the vacation:

Name of Property Owner(s): Bob Santee  
Address of Property Owner: 2103 Crossgate Circle  
Lawrence, Kansas 66047  
Telephone Number: (785) 766-8470

If the owner is represented by a third party (engineer, architect, attorney) who will serve as the applicant's representative, provide contact information:

Christopher M. Storm, P.E.  
Landplan Engineering, P.A.  
1310 Wakarusa Drive, Lawrence, Kansas, 66049

**Section 2. Background Information.**

A) Describe the proposed vacation. What is proposed to be vacated? (e.g. Right-of-way, utility easement, drainage easement).

Vacation of the western 5' of a 10' wide utility easement on Lots 7, 15, 25 and 26, Block Three; and Lots 4, 5, and 15, Block Four of Langston Heights Addition. The remaining 5' utility easement will remain contiguous to a 15' utility easement dedicated by separate instrument (Book 1113, Pages 718-719).

B) Describe the purpose or reason for seeking the proposed vacation:

Additional building area for narrow RS-5 lots.

C) Attach a copy of the plat of record of the property, indicating the location of the proposed vacation.

D) Attach a copy of the legal description for the portion of the easement or right-of-way which is to be vacated.

**Section 3. City Staff Review. The following items will be reviewed by City staff in the Public Works, Utilities and Planning Departments, as applicable.**

A) Will the proposed vacation impair access to a public street by any adjoining property owners? Yes or No, explain:

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B) Are utilities currently located in the easement or right-of-way?

Water	Yes or No
Sanitary Sewer	Yes or No
Stormsewer	Yes or No
Gas	Yes or No
Electric	Yes or No
Telephone	Yes or No
Cable	Yes or No

C) Will the proposed vacation impair the ability of utilities to deliver services to the adjoining property and surrounding area?

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D) Should the vacation reserve any City rights?

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E) City staff recommendation for the proposed vacation:

Public Works	_____
Planning	_____
Utilities	_____

**Section 4. After City staff approval, the property owner must execute a Petition for Vacation which will be prepared by City staff. Once a petition has been received, notice of the hearing on vacation will be published. The City Commission will consider the proposed vacation at the hearing, and if appropriate, authorize the Mayor to execute the Order of Vacation which vacates the easement or right-of-way.**

LEGAL DESCRIPTION:

PORTIONS LOTS 7, 15, 25 AND 26, BLOCK THREE; AND LOTS 4, 5 AND 15, BLOCK FOUR OF LANGSTON HEIGHTS ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, IN DOUGLAS COUNTY, KANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 5.00 FOOT WIDE STRIP OF LAND DESCRIBED AS THE WESTERN 5.00 FEET OF THE EASTERN 10.00 FEET OF LOTS 7, 15, 25 AND 26;  
LESS THE SOUTHERN 15.00 FEET OF LOT 7,  
LESS THE NORTHERN 15.00 FEET OF LOT 15,  
LESS THE SOUTHERN 10.00 FEET OF LOT 25, AND  
LESS THE NORTHERN 10.00 FEET OF LOT 26, OF SAID BLOCK THREE; TOGETHER WITH

A 5.00 FOOT WIDE STRIP OF LAND DESCRIBED AS THE WESTERN 5.00 FEET OF THE EASTERN 10.00 FEET OF LOTS 4, 5 AND 15;  
LESS THE SOUTHERN 10.00 FEET OF LOT 4,  
LESS THE NORTHERN 10.00 FEET OF LOT 5, AND  
LESS THE SOUTHERN 10.00 FEET OF LOT 15, OF SAID BLOCK FOUR.



**JAMIE SHEW**  
DOUGLAS COUNTY CLERK

1100 Massachusetts  
Lawrence, KS 66044

Phone: 785-832-5267  
Fax: 785-832-5192

Marni Penrod  
Chief Deputy Clerk

Benjamin Lampe  
Deputy Clerk-Elections

August 20, 2014

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 200 FT OF TRACTS FOR UTILITY VACATION (U15805-36, U15805-54, U15805-55, U15805-44, U15805-73, U15805-62, U15805-62). 08/20/2014. REQUESTED BY CHRISTOPHER STORM OF LANDPLAN ENGINEERING.

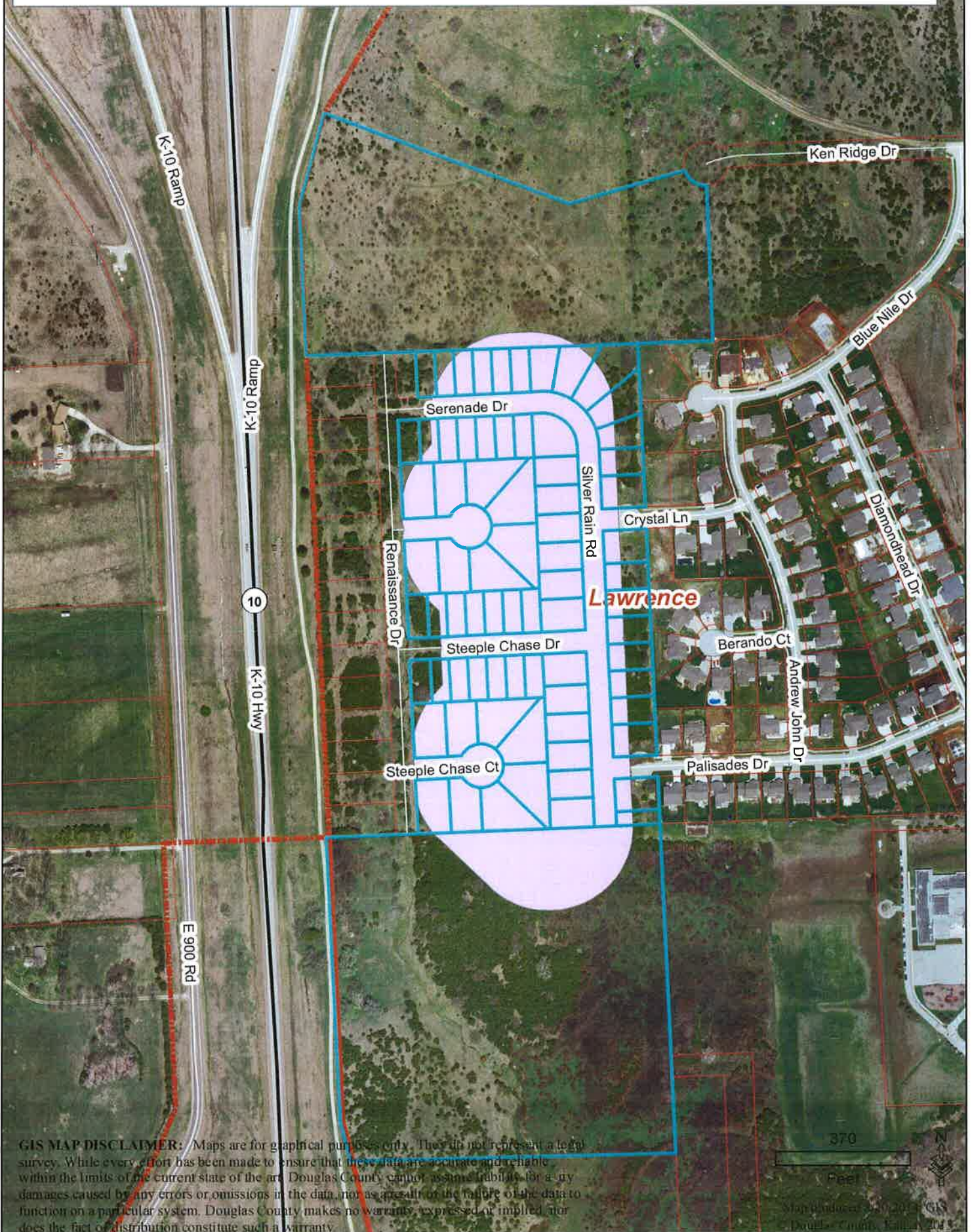
JOHN R NICHOLS  
ACCOUNT CLERK  
PHONE 785-832-5147  
FAX 785-832-5192  
EMAIL jnichols@douglas-county.com

Douglas County Real Estate Division  
County Clerks Office. I do hereby certify  
The Real Estate Ownership listed hereto,  
to be true and accurate.

A handwritten signature in black ink, appearing to read "John R. Nichols", written over a horizontal line.

JOINPIN	SYSCALACRE	owner1	owner2	owner3	address	city	stz	zip	plate	PID	Quickrefid	situs
069-32-0-20-02-002-00-0		12 78634071			1408 MONTEREY HILL DR	LAWRENCE	KS	66049	U15804-002	023-069-32-0-20-02-002-00-0	R13126	6201 KEN RIDGE DR
069-32-0-30-01-002-03-0		18 75255860			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15808	023-069-32-0-30-01-002-03-0	R304077	805 RENAISSANCE DR
069-32-0-20-14-021-00-0		0 22293813			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-79	023-069-32-0-20-14-021-00-0	R331938	925 SILVER RAIN RD
069-32-0-20-14-003-00-0		0 33909748			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-61	023-069-32-0-20-14-003-00-0	R331920	6311 STEEPLE CHASE CT
069-32-0-20-14-001-00-0		0 30664601			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-59	023-069-32-0-20-14-001-00-0	R331918	6323 STEEPLE CHASE CT
069-32-0-20-14-002-00-0		0 26962304			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-60	023-069-32-0-20-14-002-00-0	R331919	6317 STEEPLE CHASE CT
069-32-0-20-14-020-00-0		0 21481572			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-78	023-069-32-0-20-14-020-00-0	R331937	921 SILVER RAIN RD
069-32-0-20-14-004-00-0		0 36366584			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-62	023-069-32-0-20-14-004-00-0	R331921	6305 STEEPLE CHASE CT
069-32-0-20-14-019-00-0		0 21481617			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-77	023-069-32-0-20-14-019-00-0	R331936	917 SILVER RAIN RD
069-32-0-20-14-018-00-0		0 21481575			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-76	023-069-32-0-20-14-018-00-0	R331935	913 SILVER RAIN RD
069-32-0-20-14-008-00-0		0 30983118			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-66	023-069-32-0-20-14-008-00-0	R331925	6322 STEEPLE CHASE CT
069-32-0-20-14-007-00-0		0 27067953			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-65	023-069-32-0-20-14-007-00-0	R331924	6316 STEEPLE CHASE CT
069-32-0-20-14-006-00-0		0 33523638			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-64	023-069-32-0-20-14-006-00-0	R331923	6310 STEEPLE CHASE CT
069-32-0-20-14-005-00-0		0 36562488			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-63	023-069-32-0-20-14-005-00-0	R331922	6304 STEEPLE CHASE CT
069-32-0-20-14-017-00-0		0 21481517			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-75	023-069-32-0-20-14-017-00-0	R331934	909 SILVER RAIN RD
069-32-0-20-14-009-00-0		0 15427229			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-67	023-069-32-0-20-14-009-00-0	R331926	6339 STEEPLE CHASE DR
069-32-0-20-14-010-00-0		0 14045656			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-68	023-069-32-0-20-14-010-00-0	R331927	6335 STEEPLE CHASE DR
069-32-0-20-14-011-00-0		0 14045561			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-69	023-069-32-0-20-14-011-00-0	R331928	6331 STEEPLE CHASE DR
069-32-0-20-14-012-00-0		0 14045731			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-70	023-069-32-0-20-14-012-00-0	R331929	6327 STEEPLE CHASE DR
069-32-0-20-14-013-00-0		0 14045673			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-71	023-069-32-0-20-14-013-00-0	R331930	6323 STEEPLE CHASE DR
069-32-0-20-14-014-00-0		0 14045612			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-72	023-069-32-0-20-14-014-00-0	R331931	6319 STEEPLE CHASE DR
069-32-0-20-14-015-00-0		0 14186432			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-73	023-069-32-0-20-14-015-00-0	R331932	6315 STEEPLE CHASE DR
069-32-0-20-14-016-00-0		0 24733121			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-74	023-069-32-0-20-14-016-00-0	R331933	905 SILVER RAIN RD
069-32-0-20-13-014-00-0		0 24412654			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-43	023-069-32-0-20-13-014-00-0	R331902	837 SILVER RAIN RD
069-32-0-20-13-021-00-0		0 15457083			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-50	023-069-32-0-20-13-021-00-0	R331909	6340 STEEPLE CHASE DR
069-32-0-20-13-020-00-0		0 14080125			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-49	023-069-32-0-20-13-020-00-0	R331908	6336 STEEPLE CHASE DR
069-32-0-20-13-019-00-0		0 14080154			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-48	023-069-32-0-20-13-019-00-0	R331907	6332 STEEPLE CHASE DR
069-32-0-20-13-018-00-0		0 14080017			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-47	023-069-32-0-20-13-018-00-0	R331906	6328 STEEPLE CHASE DR
069-32-0-20-13-017-00-0		0 14080120			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-46	023-069-32-0-20-13-017-00-0	R331905	6324 STEEPLE CHASE DR
069-32-0-20-13-016-00-0		0 14080013			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-45	023-069-32-0-20-13-016-00-0	R331904	6320 STEEPLE CHASE DR
069-32-0-20-13-015-00-0		0 14133988			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-44	023-069-32-0-20-13-015-00-0	R331903	6316 STEEPLE CHASE DR
069-32-0-20-13-013-00-0		0 21481538			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-42	023-069-32-0-20-13-013-00-0	R331901	833 SILVER RAIN RD
069-32-0-20-13-024-00-0		0 33523647			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-53	023-069-32-0-20-13-024-00-0	R331912	6311 SERENADE CT
069-32-0-20-13-012-00-0		0 21481517			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-41	023-069-32-0-20-13-012-00-0	R331900	829 SILVER RAIN RD
069-32-0-20-13-022-00-0		0 30983208			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-51	023-069-32-0-20-13-022-00-0	R331910	6323 SERENADE CT
069-32-0-20-13-023-00-0		0 27067839			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-52	023-069-32-0-20-13-023-00-0	R331911	6317 SERENADE CT
069-32-0-20-13-025-00-0		0 37201717			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-54	023-069-32-0-20-13-025-00-0	R331913	6305 SERENADE CT
069-32-0-20-13-011-00-0		0 21481627			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-40	023-069-32-0-20-13-011-00-0	R331899	825 SILVER RAIN RD
069-32-0-20-13-010-00-0		0 21481545			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-39	023-069-32-0-20-13-010-00-0	R331898	821 SILVER RAIN RD
069-32-0-20-12-014-00-0		0 24786432			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-29	023-069-32-0-20-12-014-00-0	R331888	822 SILVER RAIN RD
069-32-0-20-13-029-00-0		0 30983164			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-58	023-069-32-0-20-13-029-00-0	R331917	6322 SERENADE CT
069-32-0-20-13-028-00-0		0 27067991			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-57	023-069-32-0-20-13-028-00-0	R331916	6316 SERENADE CT
069-32-0-20-13-027-00-0		0 33523671			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-56	023-069-32-0-20-13-027-00-0	R331915	6310 SERENADE CT
069-32-0-20-13-026-00-0		0 37441261			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-55	023-069-32-0-20-13-026-00-0	R331914	6304 SERENADE CT
069-32-0-20-13-009-00-0		0 21802845			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-38	023-069-32-0-20-13-009-00-0	R331897	817 SILVER RAIN RD
069-32-0-20-12-013-00-0		0 20379998			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-28	023-069-32-0-20-12-013-00-0	R331887	818 SILVER RAIN RD
069-32-0-20-13-001-00-0		0 15513589			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-30	023-069-32-0-20-13-001-00-0	R331889	6339 SERENADE DR
069-32-0-20-13-002-00-0		0 14136423			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-31	023-069-32-0-20-13-002-00-0	R331890	6335 SERENADE DR
069-32-0-20-13-003-00-0		0 14136626			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-32	023-069-32-0-20-13-003-00-0	R331891	6331 SERENADE DR
069-32-0-20-13-004-00-0		0 14136516			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-33	023-069-32-0-20-13-004-00-0	R331892	6327 SERENADE DR
069-32-0-20-13-005-00-0		0 14136514			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-34	023-069-32-0-20-13-005-00-0	R331893	6323 SERENADE DR
069-32-0-20-13-006-00-0		0 14136512			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-35	023-069-32-0-20-13-006-00-0	R331894	6319 SERENADE DR
069-32-0-20-13-007-00-0		0 14227292			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-36	023-069-32-0-20-13-007-00-0	R331895	6315 SERENADE DR
069-32-0-20-12-012-00-0		0 21131749			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-27	023-069-32-0-20-12-012-00-0	R331886	814 SILVER RAIN RD
069-32-0-20-13-008-00-0		0 28623486			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-37	023-069-32-0-20-13-008-00-0	R331896	813 SILVER RAIN RD
069-32-0-20-12-011-00-0		0 29588266	LAUE SHAFFIA C		1025 KENTUCKY ST	LAWRENCE	KS	66044	U15805-26	023-069-32-0-20-12-011-00-0	R331885	810 SILVER RAIN RD
069-32-0-20-12-002-00-0		0 14870688			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-17	023-069-32-0-20-12-002-00-0	R331876	6336 SERENADE DR
069-32-0-20-12-003-00-0		0 14794975			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-18	023-069-32-0-20-12-003-00-0	R331877	6332 SERENADE DR
069-32-0-20-12-004-00-0		0 14719189			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-19	023-069-32-0-20-12-004-00-0	R331878	6328 SERENADE DR
069-32-0-20-12-005-00-0		0 14643722			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-20	023-069-32-0-20-12-005-00-0	R331879	6324 SERENADE DR
069-32-0-20-12-006-00-0		0 14567959			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-21	023-069-32-0-20-12-006-00-0	R331880	6320 SERENADE DR
069-32-0-20-12-007-00-0		0 14660766			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-22	023-069-32-0-20-12-007-00-0	R331881	6316 SERENADE DR
069-32-0-20-12-008-00-0		0 20402022			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-23	023-069-32-0-20-12-008-00-0	R331882	6312 SERENADE DR
069-32-0-20-12-009-00-0		0 27284055			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-24	023-069-32-0-20-12-009-00-0	R331883	6308 SERENADE DR
069-32-0-20-12-010-00-0		0 42620820	LAUE SHAFFIA C		1025 KENTUCKY ST	LAWRENCE	KS	66044	U15805-25	023-069-32-0-20-12-010-00-0	R331884	6304 SERENADE DR
069-32-0-20-15-002-00-0		0 10882184			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-89	023-069-32-0-20-15-002-00-0	R331948	900 BLK SILVER RAIN RD
069-32-0-20-15-001-00-0		0 24786388			2103 CROSSGATE CIR	LAWRENCE	KS	66047	U15805-80	023-069-32-0-20-15-001-00-0		

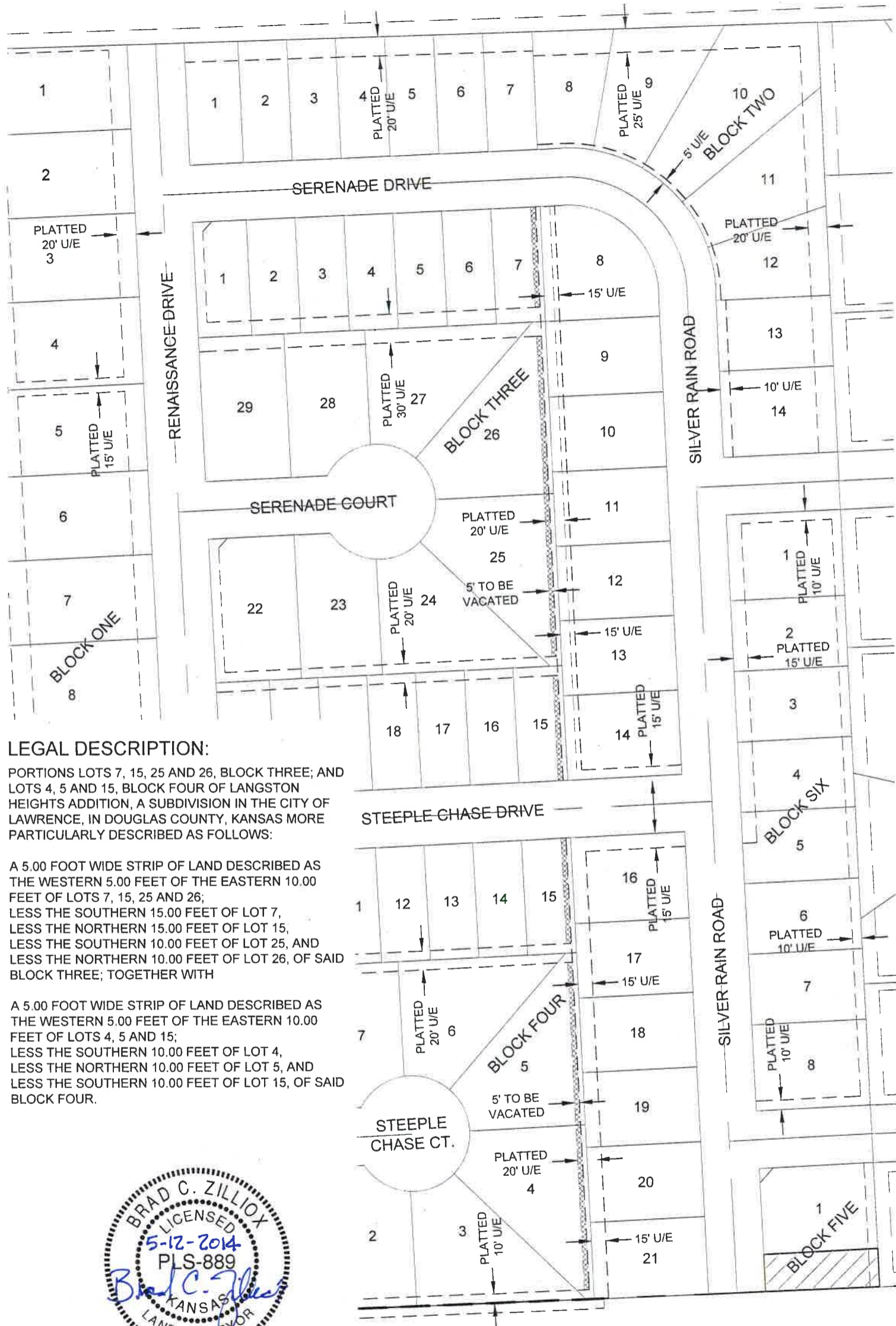
POL WITHIN 200 FT OF TRACTS FOR UTILITY VACATION (U15805-36, U15805-55, U15805-54, U15805-44, U15805-73, U15805-62, U15805-62)



**GIS MAP DISCLAIMER:** Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, Douglas County cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. Douglas County makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.

370  
Feet  
Map produced 05/2013  
Douglas County, Kansas 2013

"EXHIBIT A"



**LEGAL DESCRIPTION:**

PORTIONS LOTS 7, 15, 25 AND 26, BLOCK THREE; AND LOTS 4, 5 AND 15, BLOCK FOUR OF LANGSTON HEIGHTS ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, IN DOUGLAS COUNTY, KANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 5.00 FOOT WIDE STRIP OF LAND DESCRIBED AS THE WESTERN 5.00 FEET OF THE EASTERN 10.00 FEET OF LOTS 7, 15, 25 AND 26; LESS THE SOUTHERN 15.00 FEET OF LOT 7, LESS THE NORTHERN 15.00 FEET OF LOT 15, LESS THE SOUTHERN 10.00 FEET OF LOT 25, AND LESS THE NORTHERN 10.00 FEET OF LOT 26, OF SAID BLOCK THREE; TOGETHER WITH

A 5.00 FOOT WIDE STRIP OF LAND DESCRIBED AS THE WESTERN 5.00 FEET OF THE EASTERN 10.00 FEET OF LOTS 4, 5 AND 15; LESS THE SOUTHERN 10.00 FEET OF LOT 4, LESS THE NORTHERN 10.00 FEET OF LOT 5, AND LESS THE SOUTHERN 10.00 FEET OF LOT 15, OF SAID BLOCK FOUR.



BRAD C. ZILLIOX, PLS 889  
LANDPLAN ENGINEERING, P.A.  
1310 WAKARUSA DRIVE  
LAWRENCE, KANSAS 66049  
(785) 843-7530



NORTH  
SCALE: 1" = 120'

**LANDPLAN ENGINEERING** PA  
Lawrence, KS • Kansas City, MO • The Woodlands, TX  
1310 Wakarusa Drive, Suite 100  
Lawrence, Kansas 66049  
785.843.7530(p) | 785.843.2410(f)  
info@landplan-pa.com | www.landplan-pa.com



SCALE: 1" = 100'

LOT NO.	SQ. FT.	ACRES	BLOCK
1	16,251	0.373	BLOCK ONE
2	16,042	0.366	BLOCK ONE
3	16,042	0.366	BLOCK ONE
4	16,499	0.379	BLOCK ONE
5	16,499	0.379	BLOCK ONE
6	16,042	0.366	BLOCK ONE
7	16,042	0.366	BLOCK ONE
8	16,042	0.366	BLOCK ONE
9	16,499	0.379	BLOCK ONE
10	16,499	0.379	BLOCK ONE
11	16,042	0.366	BLOCK ONE
12	16,042	0.366	BLOCK ONE
13	16,042	0.366	BLOCK ONE
14	16,042	0.366	BLOCK ONE
15	16,897	0.385	BLOCK ONE
16	16,897	0.385	BLOCK ONE
17	7,148	0.164	BLOCK TWO
18	8,478	0.194	BLOCK TWO

LOT NO.	SQ. FT.	ACRES	BLOCK
3	8,448	0.194	BLOCK TWO
4	8,414	0.193	BLOCK TWO
5	8,381	0.192	BLOCK TWO
6	8,348	0.191	BLOCK TWO
7	8,388	0.192	BLOCK TWO
8	8,890	0.204	BLOCK TWO
9	11,888	0.273	BLOCK TWO
10	16,871	0.426	BLOCK TWO
11	12,892	0.296	BLOCK TWO
12	9,208	0.211	BLOCK TWO
13	8,880	0.204	BLOCK TWO
14	10,800	0.248	BLOCK TWO
15	6,780	0.155	BLOCK THREE
16	6,160	0.141	BLOCK THREE
17	6,150	0.141	BLOCK THREE
18	6,150	0.141	BLOCK THREE
19	6,150	0.141	BLOCK THREE
20	6,150	0.141	BLOCK THREE
21	8,739	0.199	BLOCK THREE
22	13,800	0.313	BLOCK THREE

LOT NO.	SQ. FT.	ACRES	BLOCK
8	8,180	0.187	BLOCK THREE
7	8,190	0.188	BLOCK THREE
8	12,472	0.286	BLOCK THREE
9	9,500	0.218	BLOCK THREE
10	9,360	0.215	BLOCK THREE
11	9,360	0.215	BLOCK THREE
12	9,360	0.215	BLOCK THREE
13	9,360	0.215	BLOCK THREE
14	10,837	0.248	BLOCK THREE
15	8,151	0.186	BLOCK THREE
16	8,135	0.185	BLOCK THREE
17	8,135	0.185	BLOCK THREE
18	8,135	0.185	BLOCK THREE
19	8,135	0.185	BLOCK THREE
20	8,135	0.185	BLOCK THREE
21	8,739	0.199	BLOCK THREE
22	13,800	0.313	BLOCK THREE

LOT NO.	SQ. FT.	ACRES	BLOCK
23	11,794	0.271	BLOCK THREE
24	14,807	0.335	BLOCK THREE
25	16,210	0.372	BLOCK THREE
26	16,314	0.375	BLOCK THREE
27	14,807	0.335	BLOCK THREE
28	11,794	0.271	BLOCK THREE
29	13,500	0.310	BLOCK THREE
1	13,361	0.307	BLOCK FOUR
2	11,748	0.270	BLOCK FOUR
3	14,775	0.339	BLOCK FOUR
4	16,848	0.384	BLOCK FOUR
5	16,931	0.388	BLOCK FOUR
6	14,807	0.335	BLOCK FOUR
7	11,794	0.271	BLOCK FOUR
8	13,500	0.310	BLOCK FOUR
9	8,720	0.199	BLOCK FOUR
10	8,120	0.185	BLOCK FOUR

LOT NO.	SQ. FT.	ACRES	BLOCK
11	6,120	0.140	BLOCK FOUR
12	6,120	0.140	BLOCK FOUR
13	6,120	0.140	BLOCK FOUR
14	6,120	0.140	BLOCK FOUR
15	6,181	0.142	BLOCK FOUR
16	10,777	0.247	BLOCK FOUR
17	9,360	0.215	BLOCK FOUR
18	9,360	0.215	BLOCK FOUR
19	9,360	0.215	BLOCK FOUR
20	9,360	0.215	BLOCK FOUR
21	9,714	0.223	BLOCK FOUR
1	10,800	0.248	BLOCK SIX
2	8,880	0.204	BLOCK SIX
3	8,880	0.204	BLOCK SIX
4	8,880	0.204	BLOCK SIX

LOT NO.	SQ. FT.	ACRES	BLOCK
5	8,880	0.204	BLOCK SIX
6	8,880	0.204	BLOCK SIX
7	8,880	0.204	BLOCK SIX
8	10,800	0.248	BLOCK SIX

LINE NO.	LENGTH	BEARING
L1	11.31'	S2° 31' 23"E
L2	13.83'	N87° 17' 32"E
L3	12.47'	N87° 17' 32"E
L4	11.51'	N87° 17' 32"E
L5	8.47'	S87° 56' 47"W
L6	14.14'	S42° 17' 32"W
L7	14.14'	S42° 17' 32"W
L8	14.14'	S42° 17' 32"W
L9	21.21'	S42° 28' 37"W

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	190.78'	126.00'	177.08'	N47° 36' 56"W
C2	33.99'	155.00'	33.92'	S84° 29' 31"E
C3	66.10'	155.00'	64.81'	S89° 57' 02"E
C4	64.74'	155.00'	64.45'	S49° 38' 52"E
C5	64.90'	155.00'	64.61'	S29° 23' 00"E
C6	45.21'	155.00'	45.05'	S10° 52' 47"E
C7	67.83'	60.00'	65.61'	S54° 54' 08"W
C8	50.50'	60.00'	49.06'	N73° 20' 52"W
C9	48.69'	60.00'	47.37'	N25° 57' 28"W
C10	48.69'	60.00'	47.37'	N20° 32' 32"E
C11	60.56'	60.00'	49.06'	N87° 55' 56"E
C12	67.83'	60.00'	65.61'	S60° 19' 04"E
C13	149.53'	95.00'	134.67'	S47° 35' 56"E
C14	67.83'	60.00'	65.61'	S54° 54' 08"W
C15	50.50'	60.00'	49.06'	N73° 20' 52"W
C16	48.69'	60.00'	47.37'	N25° 57' 28"W
C17	48.69'	60.00'	47.37'	N20° 32' 32"E
C18	60.56'	60.00'	49.06'	N87° 55' 56"E
C19	67.83'	60.00'	65.61'	S60° 19' 04"E



- MONUMENTATION:**
- FOUND 1/2" x 24" REBAR W/ "PLS 1558" CAP FROM UNRECORDED BOUNDARY SURVEY, SEPT., 2012
  - FOUND 1/2" IRON BAR W/ "PLS 610" CAP
  - ▲ FOUND SECTION CORNER FROM REFERENCE TIES, OR AS NOTED

- LEGEND:**
- (D) DEEDED DIMENSION
  - (M) MEASURED DIMENSION
  - (P) PLATTED DIMENSION
  - D/E DRAINAGE EASEMENT
  - L/E LANDSCAPE EASEMENT
  - U/E UTILITY EASEMENT
  - R/W RIGHT-OF-WAY

**LEGAL DESCRIPTION:**  
 A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LESS SOUTH LAWRENCE TRAFFICWAY RIGHT-OF-WAY, IN DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE ON A MEASURED BEARING OF NORTH 87°56'47" EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 427.54 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE SOUTH LAWRENCE TRAFFICWAY BEING THE POINT OF BEGINNING, THENCE ON A MEASURED BEARING OF NORTH 02°42'28" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 1325.35 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK ONE, DIAMONDHEAD, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, THENCE ON A MEASURED BEARING OF NORTH 88°00'28" EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A MEASURED DISTANCE OF 908.48 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION, AS DESCRIBED ON THE FINAL PLAT OF DIAMONDHEAD SUBDIVISION, THENCE ON A MEASURED BEARING OF SOUTH 02°31'23" EAST A MEASURED DISTANCE OF 1324.34 FEET, ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTH QUARTER CORNER OF SAID NORTHWEST QUARTER, AS DESCRIBED ON THE FINAL PLAT OF SAID SUBDIVISION, THENCE ON A MEASURED BEARING OF SOUTH 87°56'47" WEST A MEASURED DISTANCE OF 804.20 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING, CONTAINS 27.584 ACRES, MORE OR LESS.

- NOTES:**
- THE BASIS OF BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE ZONE 1501.
  - ERROR OF CLOSURE = 1:1,859,000
  - STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS IN BOOK 1111, PAGE 4730
  - THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO SECTION 20-811(g) OF THE SUBDIVISION REGULATIONS.
  - THE LOTS WILL BE PINNED PRIOR TO THE RECORDATION OF THE FINAL PLAT AT THE REGISTER OF DEEDS OFFICE, PER SECTION 20-811(k).
  - ALL UTILITIES WILL BE UNDERGROUND, PER SECTION 20-809(d)(4)(v).
  - TRACT A, BLOCK FIVE IS RESERVED FOR FUTURE DEVELOPMENT. SAID TRACT A SHALL BE MAINTAINED IN ITS NATURAL STATE UNTIL SUCH TIME THAT IT IS DEVELOPED OR IMPROVED IN ACCORDANCE WITH APPLICABLE ORDINANCES AND REGULATIONS. AT ALL TIMES MAINTENANCE OF TRACT A SHALL REMAIN THE RESPONSIBILITY OF THE OWNER OF RECORD.
  - ON JULY 11, 2013 THE LAWRENCE BOARD OF ZONING APPEALS, PER CASE NUMBER B-13-00223, GRANTED A VARIANCE FROM SEC. 20-908(b)(3) OF THE LAND DEVELOPMENT CODE TO ALLOW DRIVEWAYS ON LOTS ZONED R85 TO EXCEED 12 FEET IN WIDTH.

**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 NOVEMBER, 2013. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

**BRIAN O'KEEFE**  
 LANDPLAN ENGINEERING, P.A.  
 1310 WAKARUSA DRIVE, SUITE 100  
 LAWRENCE, KS 66049  
 785.843.7530

**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 UNDER THE NAME OF "LANGSTON HEIGHTS ADDITION" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS 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 UTILITIES UPON, OVER AND UNDER THOSE AREAS OUTLINED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E." AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE TO ENTER UPON, CONSTRUCT AND MAINTAIN SIDEWALKS AND PATHWAYS UPON AND OVER THOSE AREAS OUTLINED ON THIS PLAT AS "PEDESTRIAN EASEMENT" OR "P/E." AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE TO ENTER UPON, INSTALL AND MAINTAIN STREET TREES UPON AND OVER THOSE AREAS OUTLINED ON THIS PLAT AS "LANDSCAPE EASEMENT" OR "L/E."

**ROBERT M. SANTEE, PRESIDENT**  
 LANGSTON HEIGHTS DEVELOPMENT, LLC

**ACKNOWLEDGEMENT:**  
 STATE OF KANSAS  
 COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS 20th DAY OF January, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ROBERT M. SANTEE, PRESIDENT OF LANGSTON HEIGHTS DEVELOPMENT, LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGES 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.

**Lucia D. Bosty**  
 NOTARY PUBLIC

**MY COMMISSION EXPIRES**

**ENDORSEMENTS:**  
 APPROVED AS A MAJOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE & THE UNINCORPORATED AREAS OF DOUGLAS COUNTY

APPROVED BY THE LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION, DOUGLAS COUNTY, KANSAS ON DECEMBER 18, 2013

**SCOTT McCULLOUGH**  
 DIRECTOR, PLANNING & DEVELOPMENT SERVICES  
 DATE: 2/11/14

**BRYAN CULVER**  
 CHAIR  
 DATE: 01/24/14

RIGHTS-OF-WAY AND EASEMENTS ACCEPTED BY CITY COMMISSION, LAWRENCE, KANSAS  
**MICHAEL DEVER**  
 MAYOR  
 DATE: 02/10/14

**DIANE THYBEM**  
 ACTING CITY CLERK  
 DATE: 2-19-14

REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005  
**MICHAEL D. KELLY, P.L.S. #869**  
 DOUGLAS COUNTY SURVEYOR  
 DATE: January 23, 2014

**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 5th DAY OF March, 2014, AND IS DULY RECORDED AT 10:11 AM, IN PLAT BOOK 18, PAGE 468.

**KAY PESNELL**  
 REGISTER OF DEEDS

**A FINAL PLAT OF LANGSTON HEIGHTS ADDITION**  
 A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS  
 NW 1/4, SEC. 32-T12S-R19E

