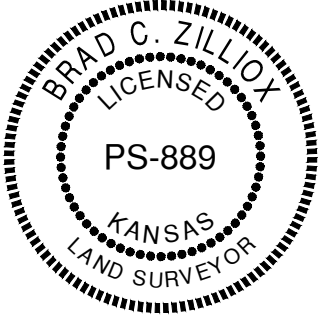


CERTIFICATION:

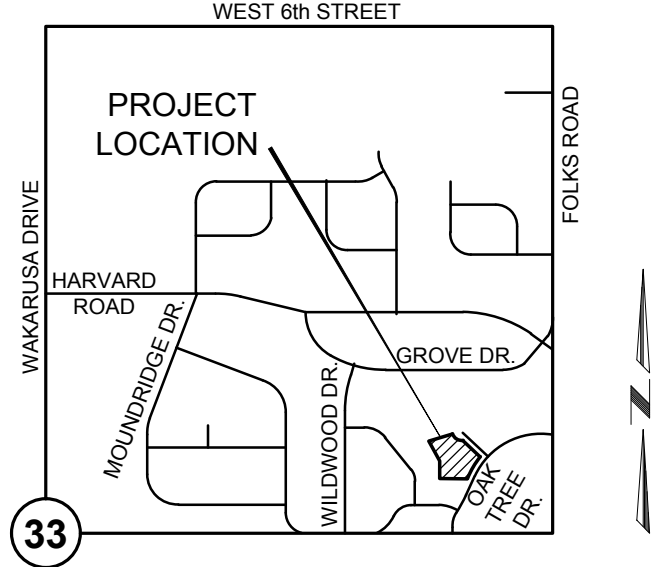
I HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN HEREON ARE THE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN THE MONTH OF OCTOBER, 2014. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



BRAD C. ZILLOX, P.S. #889  
1310 WAKARUSA DRIVE, SUITE 100  
LAWRENCE, KS 66049  
(785) 843-7530

PLAT PREPARED OCTOBER, 2014

LOCATION MAP:



NE 1/4, SEC. 33-T12S-R19E  
CITY OF LAWRENCE  
DOUGLAS COUNTY, KANSAS  
NOT TO SCALE

MONUMENTATION:

- SET: 3/8" x 24" IRON BAR W/ "PS 889" CAP
- FOUND: 1/2" IRON BAR, NO CAP, ORIGIN UNKNOWN

LEGEND:

- (CM) CALCULATED FROM MEASUREMENT
- (M) MEASURED DIMENSION
- (P) PLATTED DIMENSION
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- GAS NATURAL GAS LINE
- SAN SANITARY SEWER LINE
- UGE UNDERGROUND ELECTRIC LINE
- UGT UNDERGROUND TELEPHONE LINE
- W WATER LINE

NOTES:

- THE BASIS OF BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE.
- 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 EXPLANATIONS NOTED IN SECTION 20-808(c)(5)(i).
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS IN 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 A 10' RADIUS OF THE TREE TRUNK.
- NO PORTIONS OF THE LOTS ARE LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" PER FEMA MAP NUMBER 20045C0158D, LAST REVISED AUGUST 5, 2010.
- NO PERSON MAY CONSTRUCT, MAINTAIN OR ALLOW ANY NATURAL OR NON-NATURAL STRUCTURE OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHUBBERY, BERMS, FENCES AND WALLS) UPON A DRAINAGE EASEMENT THAT THE DIRECTOR OF PUBLIC WORKS FINDS IMPEDES, DETAINS, RETAINS OR OTHERWISE INTERFERES WITH THE DRAINAGE OF STORMWATER REGARDLESS OF THE SOURCE OF STORMWATER.

LEGAL DESCRIPTION:

LOTS 11 AND 12, BLOCK ONE, PIONEER RIDGE WEST No. 8, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

DEDICATION:

BE IT KNOWN TO ALL MEN THAT WE, THE UNDERSIGNED OWNERS 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 "OAK TREE ADDITION" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE TO ENTER UPON, CONSTRUCT AND MAINTAIN STORM SEWER CHANNELS, PIPES AND STRUCTURES UPON, OVER AND UNDER THOSE AREAS OUTLINED ON THIS PLAT AS "DRAINAGE EASEMENT," OR "D/E."

MONIQUE D. SPENCER DATE THOMAS B. SPENCER DATE

MONIQUE DANIELLE SPENCER, TRUSTEE DATE THOMAS BLAKE SPENCER, TRUSTEE DATE  
SPENCER TRUST DATED AUGUST 8, 2012 SPENCER TRUST DATED AUGUST 8, 2012

ACKNOWLEDGEMENT:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME MONIQUE D. SPENCER, THOMAS B. SPENCER, AND MONIQUE DANIELLE SPENCER AND THOMAS BLAKE SPENCER, TRUSTEES OF THE SPENCER TRUST DATED AUGUST 8, 2012, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS 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

ENDORSEMENTS:

APPROVED AS A MINOR SUBDIVISION 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

MIKE AMYX DATE DIANE TRYBOM DATE  
MAYOR ACTING CITY CLERK

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

MICHAEL D. KELLY, P.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 \_\_\_\_\_, 2015, AND IS DULY RECORDED AT \_\_\_\_ AM/PM, IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

KAY PESNELL  
REGISTER OF DEEDS

# OAK TREE ADDITION

A MINOR SUBDIVISION/REPLAT OF LOTS 11 AND 12, BLOCK ONE, PIONEER RIDGE WEST NO. 8, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

NE 1/4, SEC. 33-T12S-R19E

