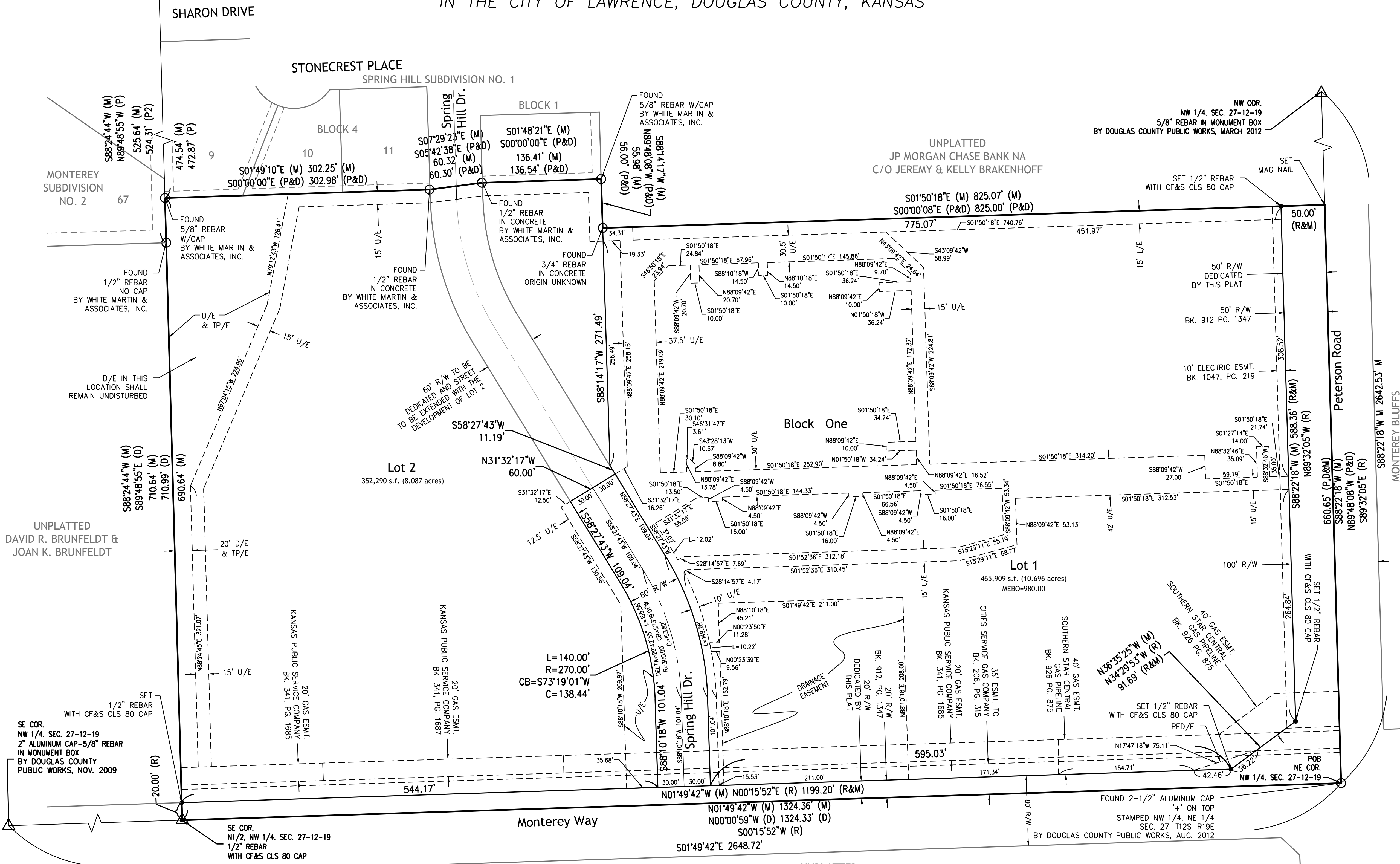


A FINAL PLAT OF Americare Addition No. 1

IN THE NW QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M.
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



BOUNDARY DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LYING IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE COINCIDENT WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, SOUTH 88°22'18" WEST, 660.65 FEET; THENCE SOUTH 01°50'18" EAST, 825.07 FEET; THENCE SOUTH 88°14'17" WEST, 55.98 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF SPRING HILL SUBDIVISION NO. 1 AMENDED; THENCE SOUTH 01°48'21" EAST, 136.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT IN SAID SUBDIVISION; THENCE SOUTH 07°29'23" EAST, 60.32 FEET TO THE NORTHEAST CORNER OF LOT 11, BLOCK 4, IN SAID SUBDIVISION; THENCE SOUTH 01°49'10" EAST, 302.25 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 4, IN SAID SUBDIVISION; THENCE NORTH 88°24'44" EAST, 710.64 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE COINCIDENT WITH THE EAST LINE OF SAID NORTHWEST QUARTER, NORTH 01°49'42" WEST, 1324.36 FEET TO THE POINT OF BEGINNING, CONTAINING 900,832 SQUARE FEET OR 20.680 ACRES, MORE OR LESS.

GENERAL NOTES:

- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS AT BOOK _____, PAGE _____.
- SOILS INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERRECTED ON LOTS WITH SLOPE 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 EXCAVATIONS OF UNSUITABLE CONDITIONS.
- AT THEIR DECEMBER 16, 2013 MEETING, THE PLANNING COMMISSION APPROVED A VARIANCE FROM THE DESIGN STANDARDS IN SECTION 20-810(e)(5) OF THE SUBDIVISION REGULATIONS WHICH REQUIRES 150 FEET OF RIGHT-OF-WAY FOR PRINCIPAL ARTERIALS TO ALLOW THE RIGHT-OF-WAY FOR PETERSON ROAD TO REMAIN AT 100 FEET IN THIS LOCATION.
- NO FENCES OR OBSTRUCTIONS SHALL BE CONSTRUCTED WITHIN DEDICATED DRAINAGE EASEMENTS.
- ALL SUBDIVISION BOUNDARY DIMENSIONS ARE MEASURED RECORD VALUES.
- BEARINGS ARE BASED ON STATE PLANE KANSAS NORTH ZONE 1501 AND ON THE EAST LINE OF THE QUARTER SECTION, BEING N01°49'42"W.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE "100 YEAR FLOODPLAIN" ACCORDING TO FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 20045C01560, EFFECTIVE DATE AUGUST 5, 2010 OR THE PRELIMINARY FEMA FIRM, COMMUNITY PANEL NO. 20045C0156E, EFFECTIVE DATE MAY 30, 2014.
- THE EXISTING 20 FOOT RIGHT-OF-WAY EASEMENT CENTERED ON THE ABANDONED WATERLINE THAT RUNS NORTH TO SOUTH ON THE WEST SIDE OF MONTEREY WAY, AND GRANTED TO DOUGLAS COUNTY RURAL WATER DISTRICT NO. 1 IN BOOK 341, PAGE 1797 AND BOOK 341, PAGE 1798, HAS BEEN VACATED/RELEASED BY SEPARATE INSTRUMENT FILED WITH THE DG. CO. REGISTER OF DEEDS AT BOOK 1116, PAGE 3039 AND BOOK 1116, PAGE 3040.
- ADDITIONAL INFORMATION IS PROVIDED ON THE ASSOCIATED DEVELOPMENT PLAN.
- TREES WITHIN THE TREE PRESERVATION EASEMENT (TP/E) SHALL BE MAINTAINED AND PROTECTED. TREE REMOVAL WILL ONLY BE FOR MAINTENANCE, TO REMOVE DEAD OR UNHEALTHY TREES. NO GRADING, TRENCHING, OR STORAGE OF MATERIALS WILL OCCUR IN THIS AREA. THE WOODED AREA COULD BE DEVELOPED WITH A TRAIL OR SITTING AREA IN A MANNER THAT WOULD MINIMALLY DISTURB THE TREES.

ENDORSEMENTS:

APPROVED BY
CITY OF LAWRENCE
PLANNING COMMISSION
DOUGLAS COUNTY, KANSAS

RIGHT-OF-WAY AND EASEMENTS
ACCEPTED BY
CITY COMMISSION
LAWRENCE, KANSAS

PLANNING DIRECTOR SCOTT MCCULLOUGH	DATE	MAYOR MIKE AMYX	DATE
PLANNING COMMISSION CHAIRMAN BRUCE LIESE	DATE	ACTING CITY CLERK DIANE TRYBOM	DATE

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 _____, 20____ AND IS DULY RECORDED AT _____ PLAT BOOK _____, PAGE _____.

REGISTER OF DEEDS KAY PESNELL	DATE
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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 AMERICARE ADDITION NO. 1 AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS 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 DEDICATED TO THE CITY OF LAWRENCE TO ENTER UPON CONSTRUCT AND MAINTAIN DRAINAGE STRUCTURES AND APPURTENANCES UPON, OVER, AND UNDER THOSE AREAS OUTLINED ON THIS PLAT AS "DRAINAGE EASEMENT" OR "D/E." AN EASEMENT IS HEREBY DEDICATED 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." A "TREE PRESERVATION EASEMENT" OR "TP/E" IS HEREBY GRANTED TO THE OWNERS OF LOT 1 AND LOT 2. THE OWNERS OF LOT 1 AND LOT 2 SHALL SHARE EQUALLY IN THE COSTS TO MAINTAIN AND PROTECT THE TP/E. AN EASEMENT IS HEREBY DEDICATED 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 "PED/E." AN EASEMENT IS HEREBY DEDICATED TO THE OWNERS OF LOT 1 TO ENTER UPON, INSTALL AND MAINTAIN LANDSCAPING UPON AND OVER THOSE AREAS OUTLINED ON THIS PLAT AS "LANDSCAPE EASEMENT" OR "L/E."

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE. ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, SAME MICHAEL LANDEWEE, PRESIDENT, LAWRENCE I, 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.

NOTARY PUBLIC SIGNATURE _____
MY COMMISSION EXPIRES _____
NOTARY PUBLIC PRINTED NAME _____

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON IS THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS AND THAT IT REPRESENTS A CLOSED TRAVERSE. THE FIELD WORK WAS COMPLETED IN THE FIELD FEBRUARY 25, 2014.

COOK, FLATT & STROBEL, ENGINEERS, P.A.
2930 SW WOODSIDE DRIVE, TOPEKA, KANSAS 66614
(785) 272-4706

MICHAEL A. ADAMS, P.S. 1126

REVIEWED BY:

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

MICHAEL D. KELLY, P.S. #869
DOUGLAS CO. SURVEYOR

LEGEND:

- MONUMENT FOUND AS NOTED
- 1/2" x 24" REBAR SET WITH CF&S CLS 80 CAP
- SUBDIVISION BOUNDARY SET IN CONCRETE
- △ SECTION CORNER
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- L/E LANDSCAPE EASEMENT
- TP/E TREE PRESERVATION EASEMENT
- PED/E PEDESTRIAN EASEMENT
- S.F. SQUARE FEET
- (R) RECORDED VALUE FROM RIGHT-OF-WAY DEDICATION IN BOOK 912, PAGE 1347
- (D) DEED VALUES
- (M) MEASURED
- (P) PLATTED VALUE FROM SPRING HILL SUBDIVISION NO. 1 AMENDED
- (P2) PLATTED VALUE FROM MONTEREY SUBDIVISION NO. 2
- MEBO MINIMUM ELEVATION BUILDING OPENING

Location Map:

