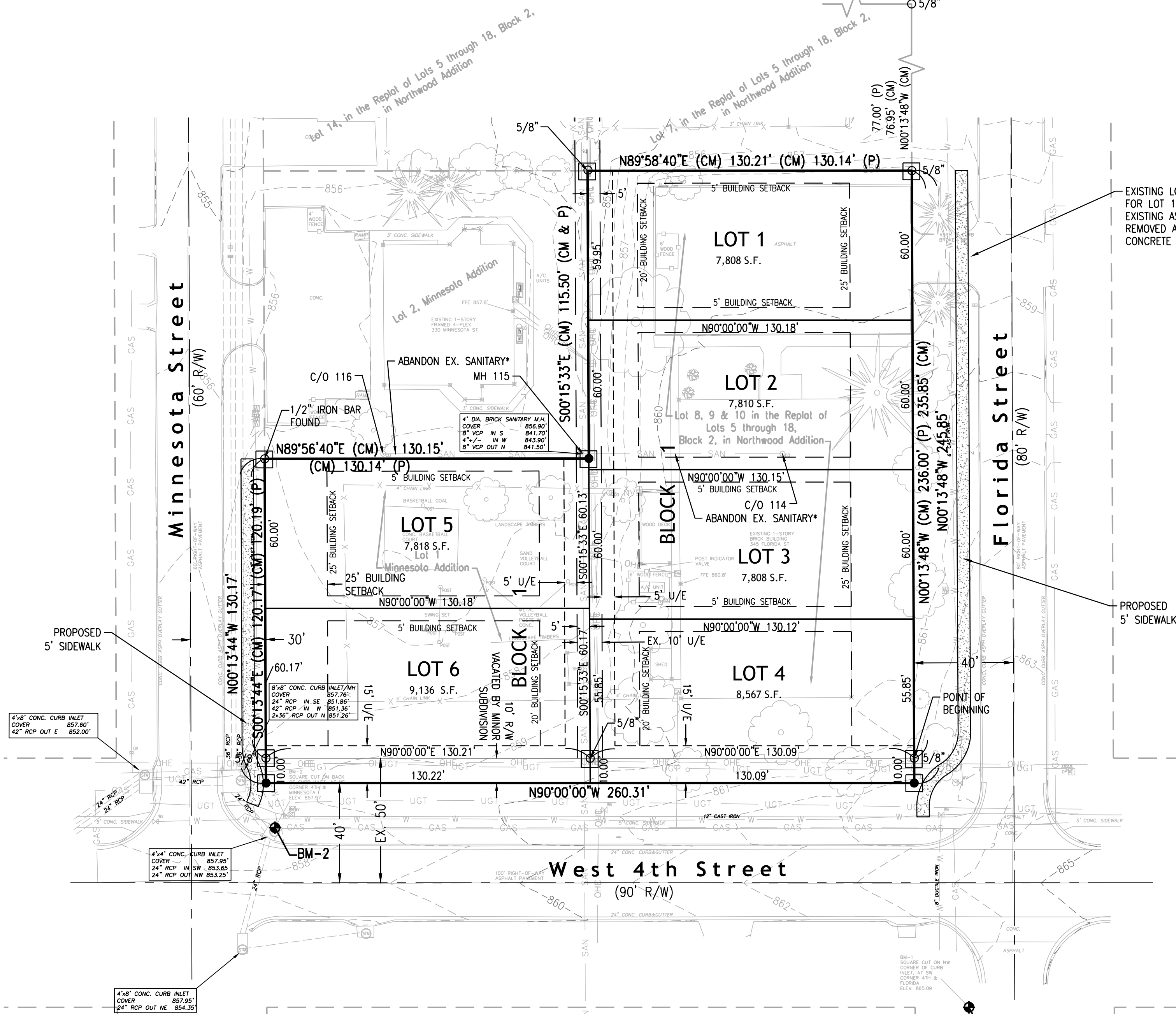


MINOR SUBDIVISION

# NORTHWOOD ADDITION NO. 3

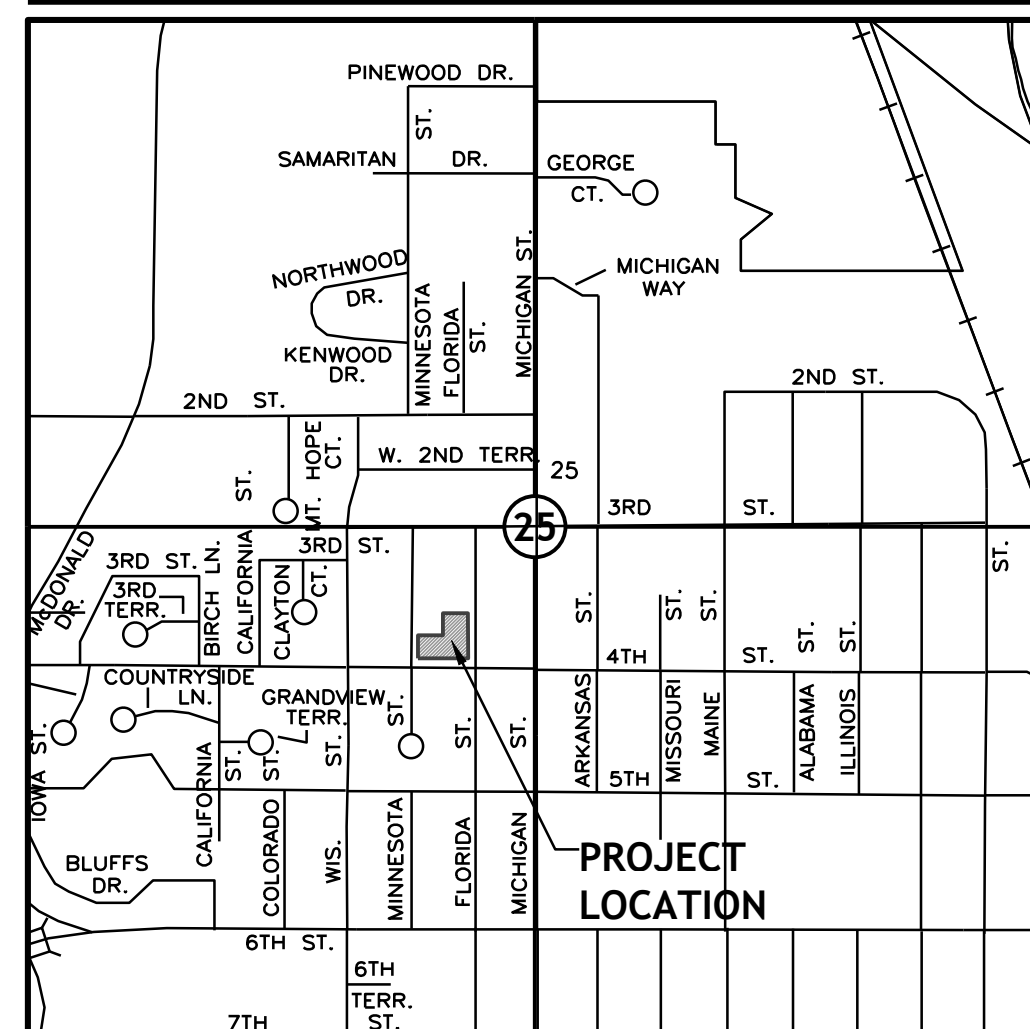
A REPLAT OF LOTS 8, 9 & 10 IN THE REPLAT OF LOTS 5 THROUGH 18, IN BLOCK 2, NORTHWOOD ADDITION, LOT 1, MINNESOTA ADDITION AND A PORTION OF WEST 4TH STREET IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.



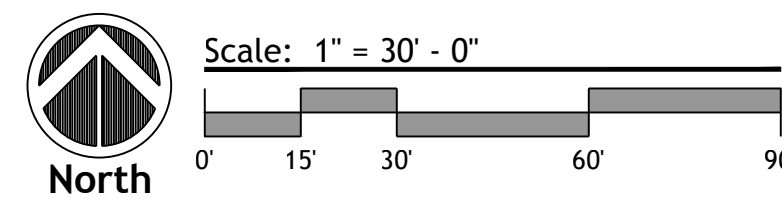
EXISTING LOCATION TO REMAIN FOR LOT 1 DRIVEWAY. EXISTING ASPHALT TO BE REMOVED AND REPLACED WITH CONCRETE DRIVEWAY

PROPOSED 5' SIDEWALK

**LOCATION MAP:**



\*SANITARY SEWER LINES TO BE ABANDONED MUST HAVE A GROUT PLUG IN DOWNSTREAM MANHOLE 115 AND THE INVERT MUST BE REFORMED TO DIRECT FLOW FROM THE SOUTH DIRECTLY THROUGH THE MANHOLE. CLEANOUTS 114 & 116 MUST BE FILLED WITH FLOWABLE MORTAR, CUT BELOW THE SURFACE, CAPPED AND BURIED.



BASIS OF BEARINGS: ASSUMED, BASED ON THE NORTH LINE OF 4TH STREET BEING N90°00'00"W

**Benchmark:**

- BM-1  
SQUARE CUT IN NORTHWEST CORNER OF CURB INLET AT SOUTHWEST CORNER OF 4TH & FLORIDA  
ELEVATION: 865.09
- BM-2  
SQUARE CUT ON BACK OF CURB INLET AT NORTHEAST CORNER OF 4TH & MINNESOTA  
ELEVATION: 857.97

**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 ERECTED 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.
- THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES TO CHAPTER 20, ARTICLE 8, SECTION 20-811(g)(4) OF THE CITY SUBDIVISION REGULATIONS.
- ALL SUBDIVISION BOUNDARY DIMENSIONS ARE CALCULATED MEASURED VALUES.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE "100 YEAR FLOODPLAIN" ACCORDING TO FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 20045C01570, EFFECTIVE DATE AUGUST 5, 2010.
- FURTHER DIVISION OR CONSOLIDATION OF ANY LOTS CONTAINED IN THIS MINOR SUBDIVISION/REPLAT IS PROHIBITED, AND SHALL BE PROCESSED AS MAJOR SUBDIVISION, UNLESS THE ACTION MEETS THE EXCEPTIONS NOTED IN SECTION 20-808(c)(5)(i).
- ZONING: RSO
- INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF IMPROVEMENTS.

**REVIEWED BY:**

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

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

**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 JANUARY 23, 2015.

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

MICHAEL A. ADAMS, P.S. 1126

**LEGEND:**

- FOUND REBAR MONUMENT AS NOTED (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
- ◻ FOUND REBAR MONUMENT AS NOTED, CAST IN CONCRETE (ORIGIN UNKNOWN)
- 1/2"x 24" REBAR SET WITH CF&S CLS 80 CAP
- U/E UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- P PLAT RECORD
- CM CALCULATED VALUE FROM MEASUREMENTS
- OHC — EXISTING OVERHEAD CABLE LINE
- OHE — EXISTING OVERHEAD POWER LINE
- GAS — EXISTING GAS LINE
- SAN — EXISTING SANITARY SEWER LINE
- — — EXISTING STORM SEWER
- FO — FO — EXISTING TELEPHONE FIBER OPTIC LINE
- DHT — EXISTING OVERHEAD TELEPHONE LINE
- UGT — EXISTING UNDERGROUND TELEPHONE LINE
- W — W — EXISTING WATERLINE

**DESCRIPTION:**

LOTS 8, 9 & 10 IN THE REPLAT OF LOTS 5 THROUGH 18, IN BLOCK 2, NORTHWOOD ADDITION AND LOT 1, MINNESOTA ADDITION AND THE NORTH 10 FEET OF WEST 4TH STREET RIGHT-OF-WAY IMMEDIATELY ADJACENT TO LOT 1 MINNESOTA ADDITION AND LOT 10 IN THE REPLAT OF LOTS 5 THROUGH 18, IN BLOCK 2, NORTHWOOD ADDITION, 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 UNDER THE NAME OF "NORTHWOOD ADDITION NO. 3" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AS SHOWN AND FULLY DEFINED ON THIS PLAT. 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."

BY: \_\_\_\_\_  
ROGER D. JOHNSON, MANAGER  
LOCUST TREE, LLC

**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, CAME ROGER D. JOHNSON, MANAGER, LOCUST TREE, 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 \_\_\_\_\_

NOTARY PUBLIC PRINTED NAME \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**ENDORSEMENTS:**

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

PLANNING DIRECTOR DATE \_\_\_\_\_  
SCOTT McCULLOUGH

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

MAYOR DATE \_\_\_\_\_  
MIKE AMYX

**FILING RECORD:**

STATE OF KANSAS  
COUNTY OF DOUGLAS

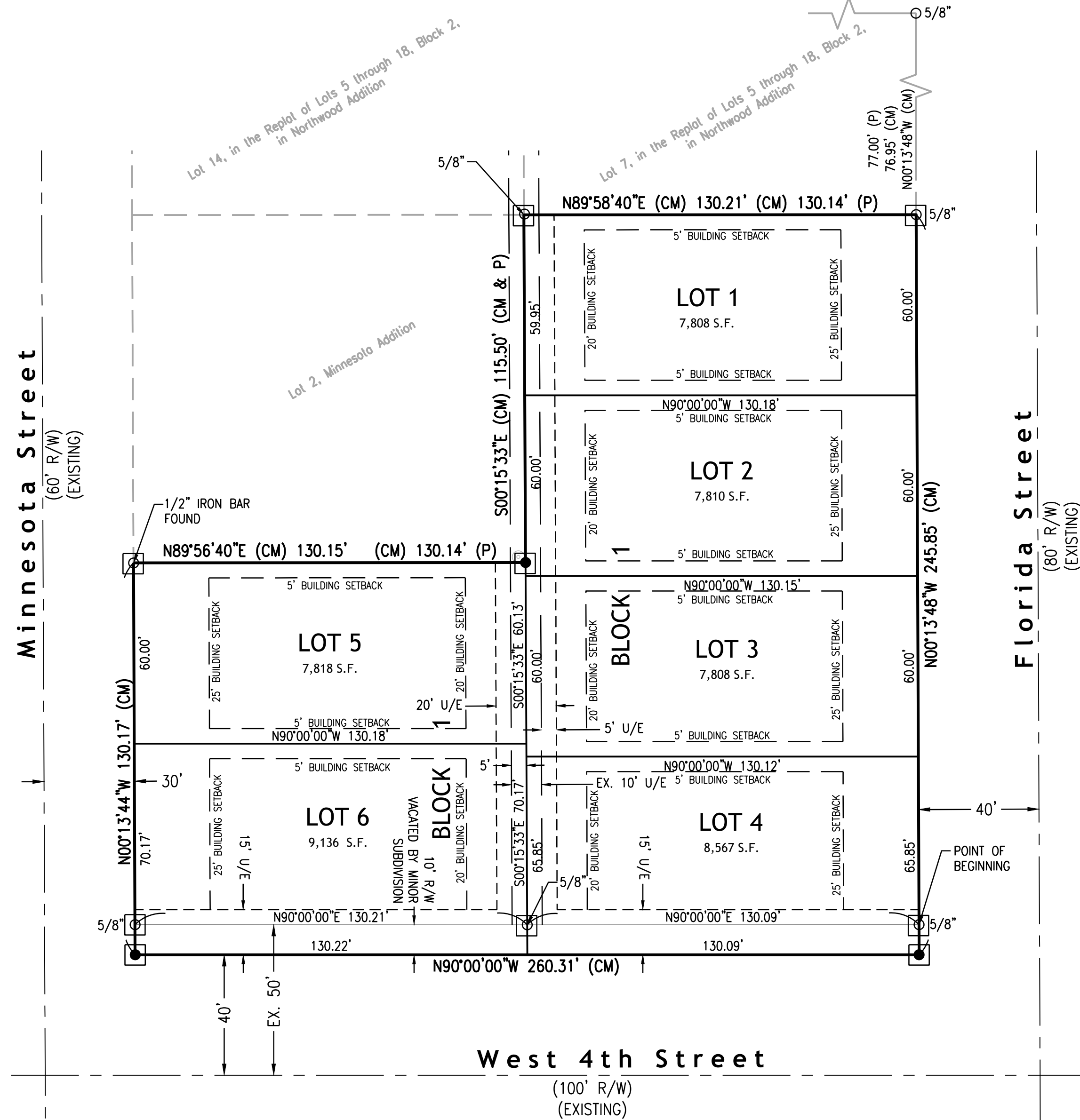
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND IS DULY RECORDED AT \_\_\_\_\_, PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

REGISTER OF DEEDS DATE \_\_\_\_\_  
KAY PESNELL

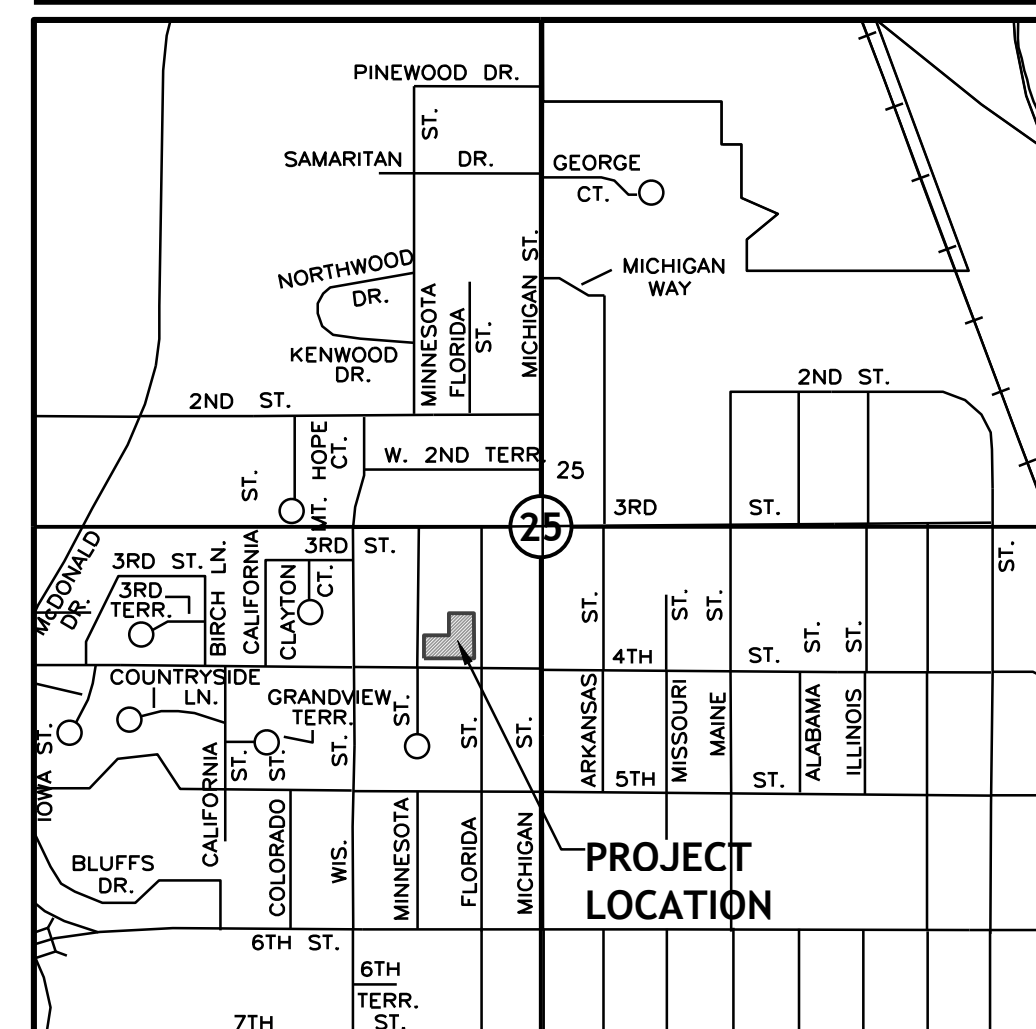
MINOR SUBDIVISION

# NORTHWOOD ADDITION NO. 3

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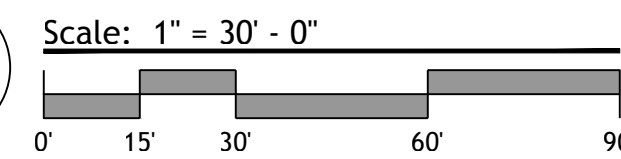


LOCATION MAP:



SECTION 25-T12S-R19 E

SCALE: 1" = 1,000'



BASIS OF BEARINGS: ASSUMED, BASED ON THE NORTH LINE OF 4TH STREET BEING N90°00'00\"/>

NOTES:

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

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

MICHAEL A. ADAMS, P.S. 1126

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- U/E UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- P PLAT RECORD
- CM CALCULATED VALUE FROM MEASUREMENTS

SITE SUMMARY:

EXISTING LOT AREA:	1.06 ACRES
RIGHT-OF-WAY AREA TO BE VACATED:	0.06 ACRES
NET LOT AREA:	1.12 ACRES
TOTAL NUMBER OF LOTS:	6 LOTS
MINIMUM LOT SIZE: (LOT 1 & 3, BLOCK 1)	7,808 S.F.
MAXIMUM LOT SIZE: (LOT 6, BLOCK 1)	9,136 S.F.
AVERAGE LOT SIZE:	8,158 S.F.

DESCRIPTION:

LOTS 8, 9 & 10 IN THE REPLAT OF LOTS 5 THROUGH 18, IN BLOCK 2, NORTHWOOD ADDITION AND LOT 1, MINNESOTA ADDITION AND THE NORTH 10 FEET OF WEST 4TH STREET RIGHT-OF-WAY IMMEDIATELY ADJACENT TO LOT 1 MINNESOTA ADDITION AND LOT 10 IN THE REPLAT OF LOTS 5 THROUGH 18, IN BLOCK 2, NORTHWOOD ADDITION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

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BY: \_\_\_\_\_  
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MY COMMISSION EXPIRES \_\_\_\_\_

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PLANNING DIRECTOR DATE \_\_\_\_\_  
SCOTT MCCULLOUGH

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

MAYOR DATE \_\_\_\_\_  
MIKE AMYX

FILING RECORD:

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COUNTY OF DOUGLAS

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REGISTER OF DEEDS DATE \_\_\_\_\_  
KAY PESNELL



850 E. 13th St., Ste. B  
Lawrence, Kansas 66044  
785.856.9600