

**LEGEND**

— OHW —	OVERHEAD WIRE	⊕	SANITARY MANHOLE	B/B	BACK OF CURB TO BACK OF CURB
— OHE —	OVERHEAD ELECTRICAL	⊕	STORM MANHOLE	R/W	RIGHT-OF-WAY
— UGT —	UNDERGROUND TELEPHONE	⊕	STORM DRAIN	C/L	CENTERLINE
— GAS —	GAS	⊕	GUY ANCHOR	U/E	UTILITY EASEMENT
— W —	WATERLINE	⊕	UTILITY POLE	(D)	DEEDED
— SAN —	SANITARY SEWER LINE	⊕	WATER METER	(P)	PLATTED
— SS —	SANITARY SEWER SERVICE	⊕	WATER VALVE	(M)	MEASURED
— STM —	STORMWATER LINE	⊕	FIRE HYDRANT	(CM)	CALCULATED FROM MEASUREMENTS
— — —	PROPERTY LINE	⊕	WATER HYDRANT	●	FOUND 1/2" BAR - ORIGIN UNKNOWN
— — —	CENTERLINE	⊕	GAS VALVE	○	SET 1/2" x 24" BAR WITH CAP # 1356
— — —	PAVEMENT	⊕	GAS METER	■	FOUND 1/2" BAR WITH CAP #377
— — —	UTILITY EASEMENT	⊕	LIGHT POLE		
— SB —	BUILDING SETBACK LINE	⊕	SIGN		
		⊕	ELECTRIC BOX		
		⊕	CABLE TV BOX		

NOTE: "X" IN UTILITY LINE DENOTES EXISTING FEATURE

**NOTES**

1. Basis of Bearings for this Minor Subdivision is the west line of Lot 53 of Simpson's Subdivision, in the City of Lawrence (assumed N 02°56'30" W).
2. This Minor Subdivision is a replat of Lot 53 of Simpson's Subdivision.
3. Further division or consolidation of any lots contained in this Minor Subdivision is prohibited, and shall be processed as a Major Subdivision, unless the action meets the exception noted in Section 20-808(c)(5)(i).
4. Aerial and topographic information obtained from aerial survey performed by Sanborn Mapping for the City of Lawrence and Douglas County 2006 & 2013. Specific boundary and topographic information for property & directly adjacent obtained from field survey provided by Stebbins Surveying, April 2015.
5. Street trees shall be provided in accordance with the Master Street Tree Plan filed with the Register of Deeds 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 10' radius of the tree trunk. Trees shown graphically are limited to those considered as street trees or those whose canopy would be affected by street trees. Remaining trees on site are omitted for clarity.
6. The City is hereby granted a temporary right of entry to plant the required street trees pursuant to Section 20-811(g) of the City Subdivision Regulations.
7. Typical Soil Types: Ev - Eudora-Kimo Complex
8. The property within this Minor Subdivision/Replat is zoned RS-7. All new construction shall conform to the setback regulations of the RS-7 zoned district as defined by the City of Lawrence Development Code.
9. The lots will be pinned prior to recordation of the Minor Subdivision/Replat at the Register of Deeds Office (per Section 20-811(g)(8)).
10. No portion of this property is located within a designated "Special Flood Hazard Area" per FEMA Map Number: 20045C0177D, Map Revised: August 5, 2010.
11. No public improvements are proposed with Minor Subdivision/Replat.
12. Existing topography and improvements, and proposed improvements shown for review purposes only. Topography contours and improvements will be removed from final documents.

**BENCHMARKS**

BM-1: "+" West rim sanitary manhole in the center of Walnut Street, 380 feet east of N. 8th Street.  
ELEV. = 821.52

**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 April, 2015.

John Dean Grob, P.E. #12769  
3210 Mesa Way, Suite A  
Lawrence, KS 66049  
(785) 856-1900

**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 April, 2015, and that the plat is a closed traverse. This Minor Subdivision/Replat conforms to the Kansas Minimum Standards for Boundary Surveys.

Danny L. Stebbins, P.S. #1356  
4778 Decatur Road  
Meriden, KS 66512  
(785) 246-3513

**LEGAL DESCRIPTION**

LOT 53 OF SIMPSON'S SUBDIVISION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.  
THE ABOVE CONTAINS 0.91 ACRES, MORE OR LESS.

**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 \_\_\_\_\_.

Register of Deeds  
Kay Pesnell

**ENDORSEMENTS**

Approved as a Minor Subdivision under the Subdivision Regulations of the City of Lawrence & the Unincorporated area of Douglas County. Reviewed in accordance with K.S.A. 58-2005

Planning Director Date  
Scott McCullough

Michael D. Kelly, P.S. #869 Date  
Douglas County Surveyor

Easements Accepted by  
City Commission, Lawrence, Kansas

Jeremy Farmer Date  
Mayor

Diane Bucia Date  
Acting City Clerk

**DEDICATION**

Be it known to all men that I, the undersigned owner 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 "SIMPSON'S SUBDIVISION NO.2" and have caused the same to be subdivided into lot(s) as shown and fully defined on this plat.

Jeremy Farmer, Mayor  
City of Lawrence, Kansas

**ACKNOWLEDGEMENT**

State of Kansas  
County of Douglas

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me, the undersigned, a notary public, in and for said county and state, came Jeremy Farmer, Mayor of the City of Lawrence, Kansas, who is personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledge the execution of the same.

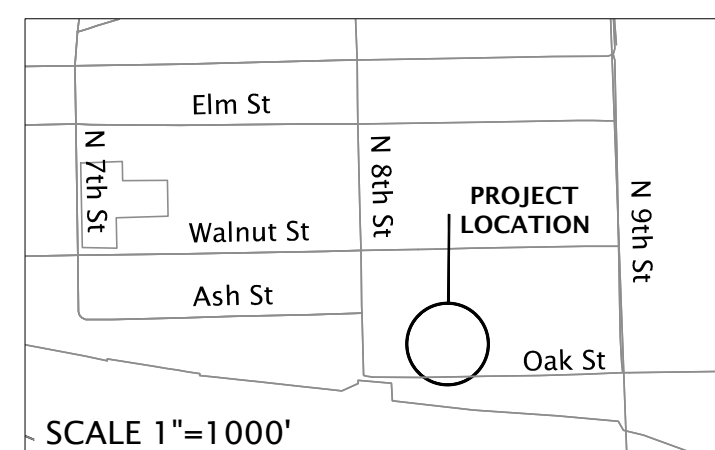
In witness whereof, I have hereunto set my hand and affixed my seal on the day and year last written above.

Notary Public My commission expires \_\_\_\_\_

**REFERENCED DOCUMENTS**

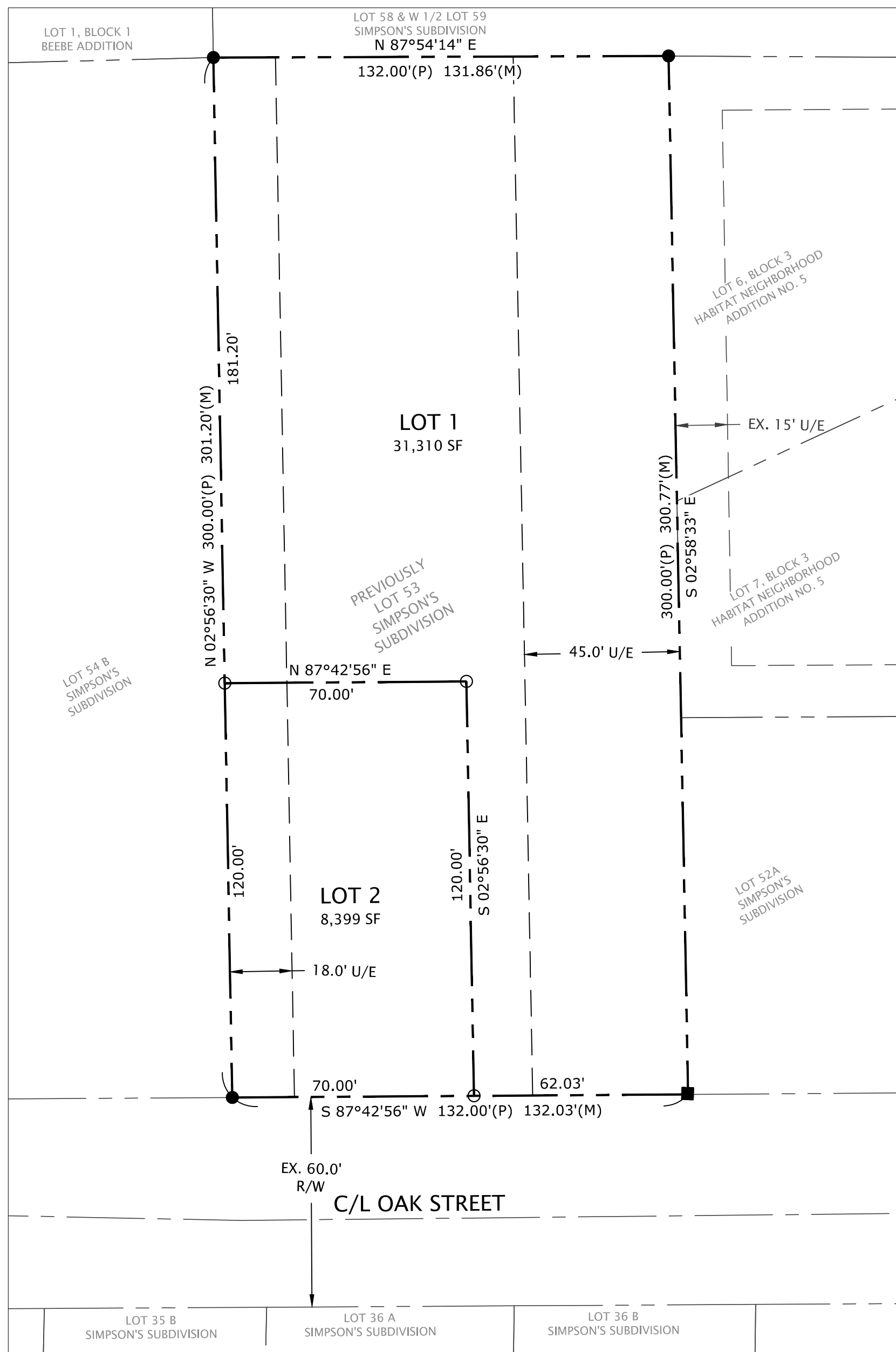
1. Simpson's Subdivision, City of Lawrence, Kansas, recorded January 29, 1866 in Book 1, Page 39.

**LOCATION MAP**



COMMUNITY FEATURES WITHIN A MILE: LYONS PARK, JOHN TAYLOR PARK, HOBBS PARK, BURROUGH'S CREEK TRAIL & LINEAR PARK, BROOK CREEK PARK, BURCHAM PARK.

**SIMPSON'S SUBDIVISION NO. 2**  
A MINOR SUBDIVISION/REPLAT OF LOT 53 OF SIMPSON'S SUBDIVISION  
a subdivision in the SW ¼ of Section 29, Township 12 S, Range 20 E, in the City of Lawrence, Douglas County, Kansas



**NOTES**

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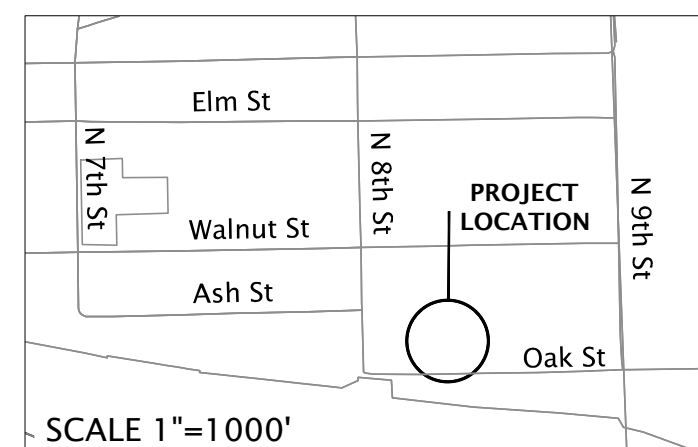
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