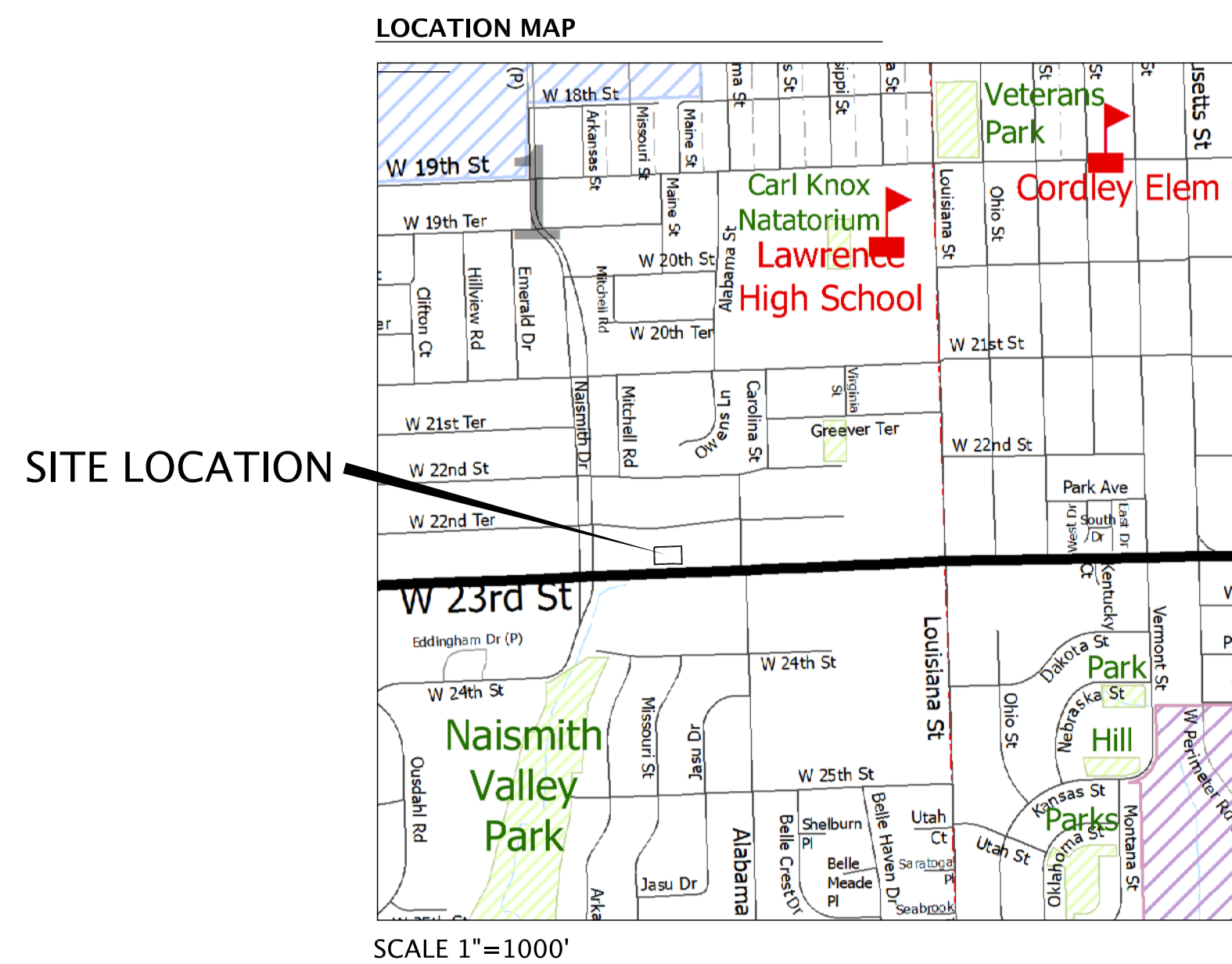
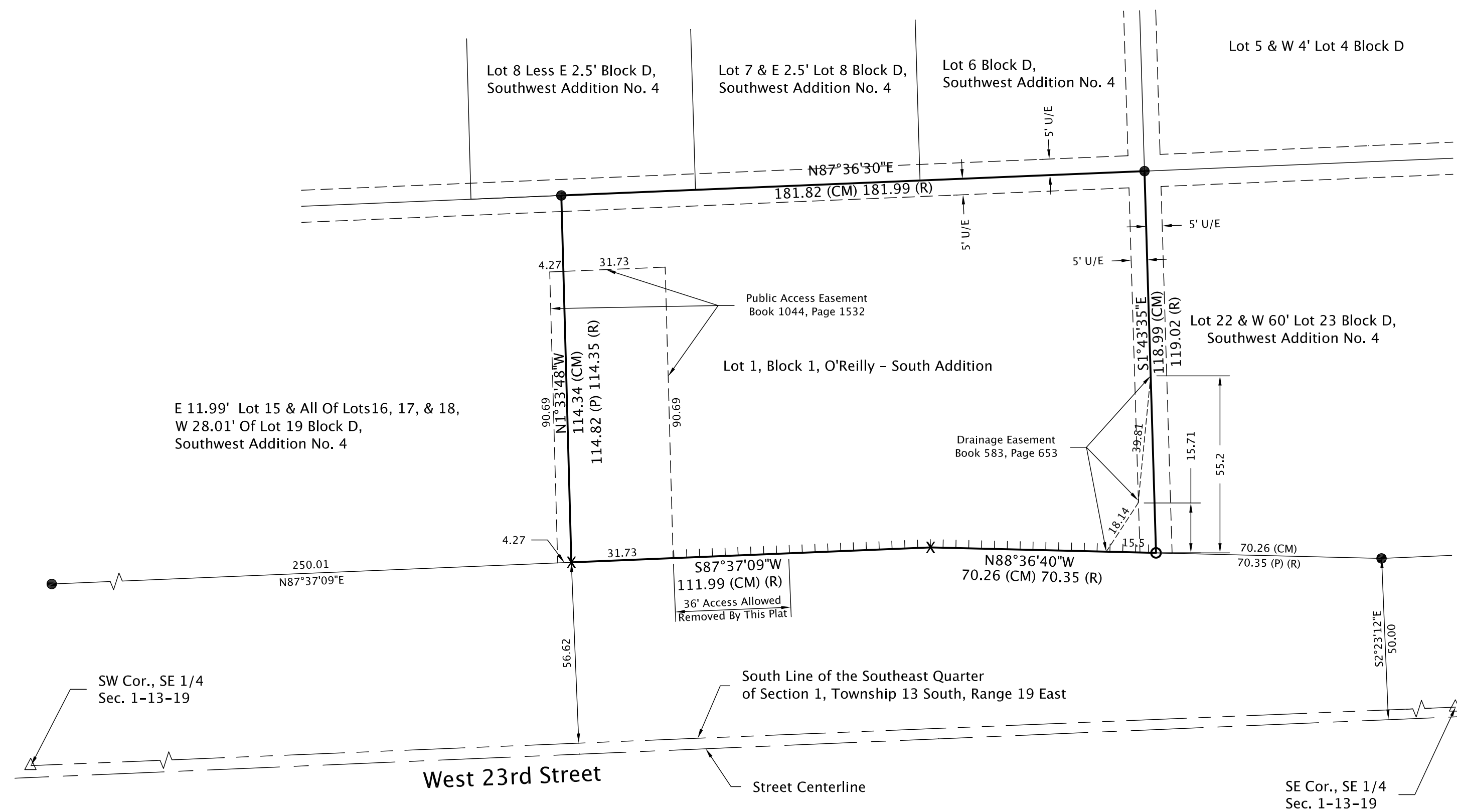


MINOR SUBDIVISION / REPLAT OF LOT 1, BLOCK 1, O'REILLY-SOUTH ADDITION

A subdivision in the Southeast 1/4 of Section 1, Township 13 South, Range 19 East,
in the City of Lawrence, Douglas County, Kansas



NOTES

1. Basis of Bearings for this Minor Subdivision is the south line of the Southeast Quarter of Section 1, Township 13 South, Range 19 East (N 87°37'09" E).
2. This Minor Subdivision is a replat of Lot 1, Block 1 of O'Reilly-South Addition.
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. Specific boundary and topographic information for property & directly adjacent obtained from field survey provided by the City of Lawrence, May 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.
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. The property within this Minor Subdivision/Replat is zoned CS. All new construction shall conform to the setback regulations of the CS zoned district as defined by the City of Lawrence Development Code.
8. The lots will be pinned prior to recordation of the Minor Subdivision/Replat at the Register of Deeds Office (per Section 20-811(k)).
9. The subject property is located entirely within the one percent annual chance (100-year) floodplain according to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Map Number 20045C0178D, Effective Date: August 5, 2010. The base flood elevation (BFE) = 855.5.
10. No public improvements are proposed with Minor Subdivision/Replat.

BENCHMARK

BM - Chiseled "X" SW Corner of Headwall South side of 23rd Street & 50' East of Naismith Drive.
Elev: 851.96

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

Walter P. Ward
6 E. 6th Street
Lawrence, Kansas 66044-0708
Ph. 785-832-3125

LEGAL DESCRIPTION

LOT 1, BLOCK 1 OF O'REILLY-SOUTH ADDITION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

THE ABOVE CONTAINS 0.48 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 _____.

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
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Planning Director	Date	Michael D. Kelly, P.S. #869	Date
Scott McCullough		Douglas County Surveyor	

Vacation and dedication of Easements and Rights-of-Way Accepted by City Commission, Lawrence, Kansas

Jeremy Farmer	Date	Diane Bucia	Date
Mayor		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 "MINOR SUBDIVISION/REPLAT OF LOT 1, BLOCK 1, O'REILLY-SOUTH ADDITION" and have caused the same to be subdivided into lot(s) as shown and fully defined on this plat.

C. Bryan Sanders, Owner
Sanders, L.P.

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 C. Bryan Sanders, Owner, Sanders, L.P., who is personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

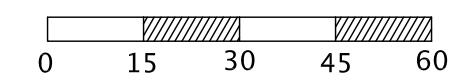
In witness whereof, I have hereunto set my hand and affixed my seal on the day and year last written above.

Notary Public _____ My commission expires _____

REFERENCED DOCUMENTS

1. Southwest Addition Number Four, recorded September 10, 1954 in Book P-4, Page 14.
2. Survey Number 2579, of a portion of Lot 19 and 20, Block "D", Southwest Addition No. 4, in the City of Lawrence, Douglas County, Kansas.
3. Survey Number 3076, of Lots 21, 20 and the East 41.99 feet of Lot 19, all in Block "D", Southwest Addition Number Four, in the City of Lawrence, Douglas County, Kansas.
4. A Final Plat of O'Reilly-South Addition, a replat of a portion of Lot 19 and Lots 20 and 21, Block "D", Southwest Addition Number Four, a subdivision in the City of Lawrence, Douglas County, Kansas, recorded June 28, 1999 in Book P-17, Page 72.

DRAWING SCALE: 1" = 30'



LEGEND

- 1/2" REBAR WITH NO SURVEY CAP FOUND, ORIGIN UNKNOWN
- 5/8" X 24" REBAR / COLPW CAP SET
- X CHISELED "X" SET
- △ QUARTER SECTION CORNER
- (R) RECORD DISTANCE
- (P) PLATTED DISTANCE
- (CM) CALCULATED MEASUREMENT
- R/W RIGHT-OF-WAY
- COLPW CITY OF LAWRENCE PUBLIC WORKS
- - - 100 YEAR FLOODPLAIN LINE
- - - 500 YEAR FLOODPLAIN LINE
- ERROR OF CLOSURE 1 : 104,242

WALTER P. WARD
6 E. 6TH STREET
LAWRENCE, KANSAS 66044-0708
785-832-3125