

LEGAL DESCRIPTION
 LOTS 125, 127, 129, 131, 133, 135, AND 137 ON MISSISSIPPI STREET, LOTS 132, 134, 136, AND 138 ON ILLINOIS STREET, LOTS 41, 43, 45, 47, AND 49 ON PINCKNEY STREET TOGETHER WITH ONE-HALF OF THE VACATED STREETS AND ALLEYS ADJACENT TO SAID LOTS, LOTS 121 - 128, 129, 131, AND THE EAST 65 FEET OF LOT 133 IN BLOCK 41 OF WEST LAWRENCE AND CLINTON PARK BOUNDED BY 5TH AND 6TH STREETS (N&S) AND ILLINOIS STREET AND ALABAMA STREET (E&W), IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS. THE ABOVE CONTAINS 8.65 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 Scott McCullough
Date _____
Michael D. Kelly, P.S. #869
Date _____
 Douglas County Surveyor

Rights-of Way and Easements Accepted by City Commission, Lawrence, Kansas
Michael Amyx Mayor
Date _____
Diane Trybom Acting City Clerk
Date _____

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 as a Minor Subdivision under the name of "PINCKNEY ADDITION" and have caused the same to be subdivided into lots(s) as shown and fully defined on this plat.

Kyle Hayden, Assistant Superintendent, Business Operations, Unified School District #497
Michael Amyx, Mayor, City of Lawrence, Kansas

ACKNOWLEDGEMENT
 State of Kansas
 County of Douglas
 Be it remembered that on this day of _____, 2015, before me, a notary public, in and for said county and state, came Kyle Hayden, Assistant Superintendent, Business Operations, 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 _____

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 State of Kansas
 County of Douglas
 Be it remembered that on this day of _____, 2015, before me, a notary public, in and for said county and state, came Michael Amyx, 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.

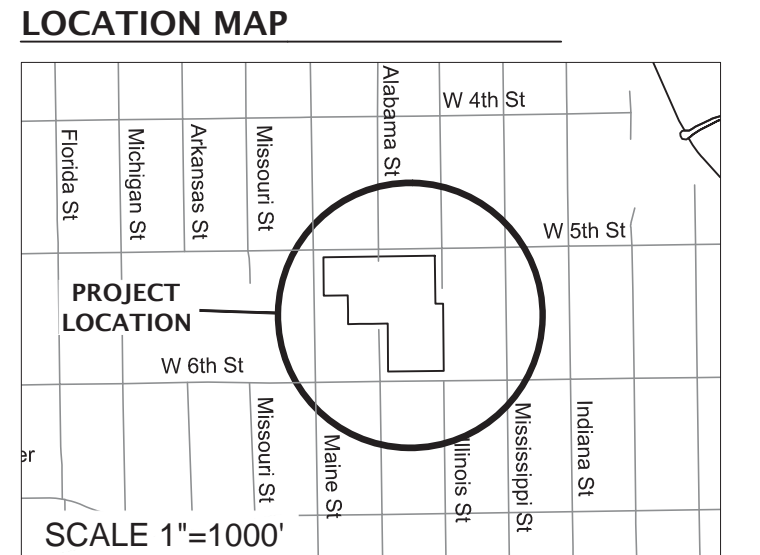
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- NOTES**
- Basis of Bearings for this Minor Subdivision is the north right-of-way line line of W. 6th Street, in the City of Lawrence (N 88°13' 53"E).
 - This Minor Subdivision is a replat of a Lots 125, 127, 129, 131, 133, 135, and 137 on Mississippi Street, Lots 132, 134, 136, and 138 on Illinois Street, Lots 41, 43, 45, 47, and 49 on Pinckney Street together with one-half of the vacated streets and alleys adjacent to said Lots, Lots 121 - 128, 129, 131, and the East 65 feet of Lot 133 in Block 41 of West Lawrence and Clinton Park bounded by 5th and 6th streets (N&S) and Illinois Street and Alabama Street (E&W).
 - 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).
 - 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 Allpoints Surveying, February 2015.
 - 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.
 - The City is hereby granted a temporary right of entry to plan the required street trees pursuant to Section 20-811(g) of the City Subdivision Regulations.
 - Typical Soil Types: Pc - Pawnee Clay Loam
 - The lots within this Minor Subdivision/Replat is zoned GPI and OS. All new construction shall conform to the setback regulations of the GPI and OS zoned districts as defined by the City of Lawrence Development Code.
 - 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)).
 - No portion of this property is located within a designated "Special Flood Hazard Area" per FEMA Map Number: 20045C0176D, Map Revised: August 5, 2010.
 - This Minor Subdivision/Replat modifies the existing right-of-way along Alabama Street. No public improvements are proposed with Minor Subdivision/Replat.
 - Existing topography and improvements, and proposed improvements shown for review purposes only. Topography contours and improvements will be removed from final documents

LEGEND

— OHW —	OVERHEAD WIRE	— S —	SANITARY SEWER LINE	— B/C —	BACK OF CURB TO BACK OF CURB
— OHE —	OVERHEAD ELECTRICAL	— UST —	UNDERGROUND TELEPHONE	— C/L —	CENTERLINE
— UGT —	UNDERGROUND TELEPHONE	— G —	GAS	— U/E —	UTILITY EASEMENT
— W —	WATERLINE	— D —	DEEDED	— (P) —	PLATTED
— SAN —	SANITARY SEWER LINE	— (M) —	MEASURED	— (C/M) —	CALCULATED FROM MEASUREMENTS
— S —	SANITARY SEWER SERVICE	— (F) —	FOUND 1/2" BAR W/CAP "WHITE MARTIN"	— (U) —	UNKNOWN
— STM —	STORMWATER LINE	— (S) —	FOUND 3/2" BAR W/CAP "SPL1391"	— (O) —	ORIGINAL UNKNOWN
— P —	PROPERTY LINE	— (S) —	FOUND 3/2" BAR W/CAP "SPL1391"	— (C) —	CALCULATED POSITION - NOT SET
— C —	CENTERLINE	— (S) —	FOUND 3/2" BAR W/CAP "SPL1391"	— (C) —	CALCULATED POSITION - NOT SET
— P —	PAVEMENT	— (S) —	FOUND 3/2" BAR W/CAP "SPL1391"	— (C) —	CALCULATED POSITION - NOT SET
— U/E —	UTILITY EASEMENT	— (S) —	FOUND 3/2" BAR W/CAP "SPL1391"	— (C) —	CALCULATED POSITION - NOT SET
— SB —	BUILDING SETBACK LINE	— (S) —	FOUND 3/2" BAR W/CAP "SPL1391"	— (C) —	CALCULATED POSITION - NOT SET

NOTE: "X" IN UTILITY LINE DENOTES EXISTING FEATURE



SURVEYOR'S CERTIFICATION
 I hereby certify that the platred area shown hereon is the true and accurate result of a field survey performed under my direct supervision in February, 2015, and that the plat is a closed traverse. This Minor Subdivision/Replat conforms to the Kansas Minimum Standards for Boundary Surveys.

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 February, 2015.

BENCHMARKS
 BM1 - CHISELED "X" ON LIGHT POLE BASE SOUTH OF NORTHWEST PARKING LOT. ELEV. = 851.56
 BM2 - FINISHED FLOOR ELEVATION AT SE CORNER OF EXISTING BUILDING. ELEV. = 847.03

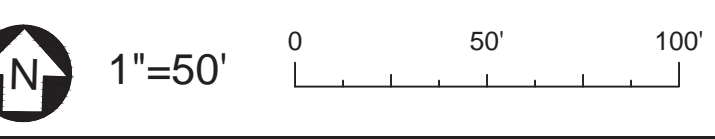
REFERENCED DOCUMENTS
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 2. Original Townsite, West Lawrence, City of Lawrence, Kansas, recorded July 12, 1920 in Book 1, Page 1.

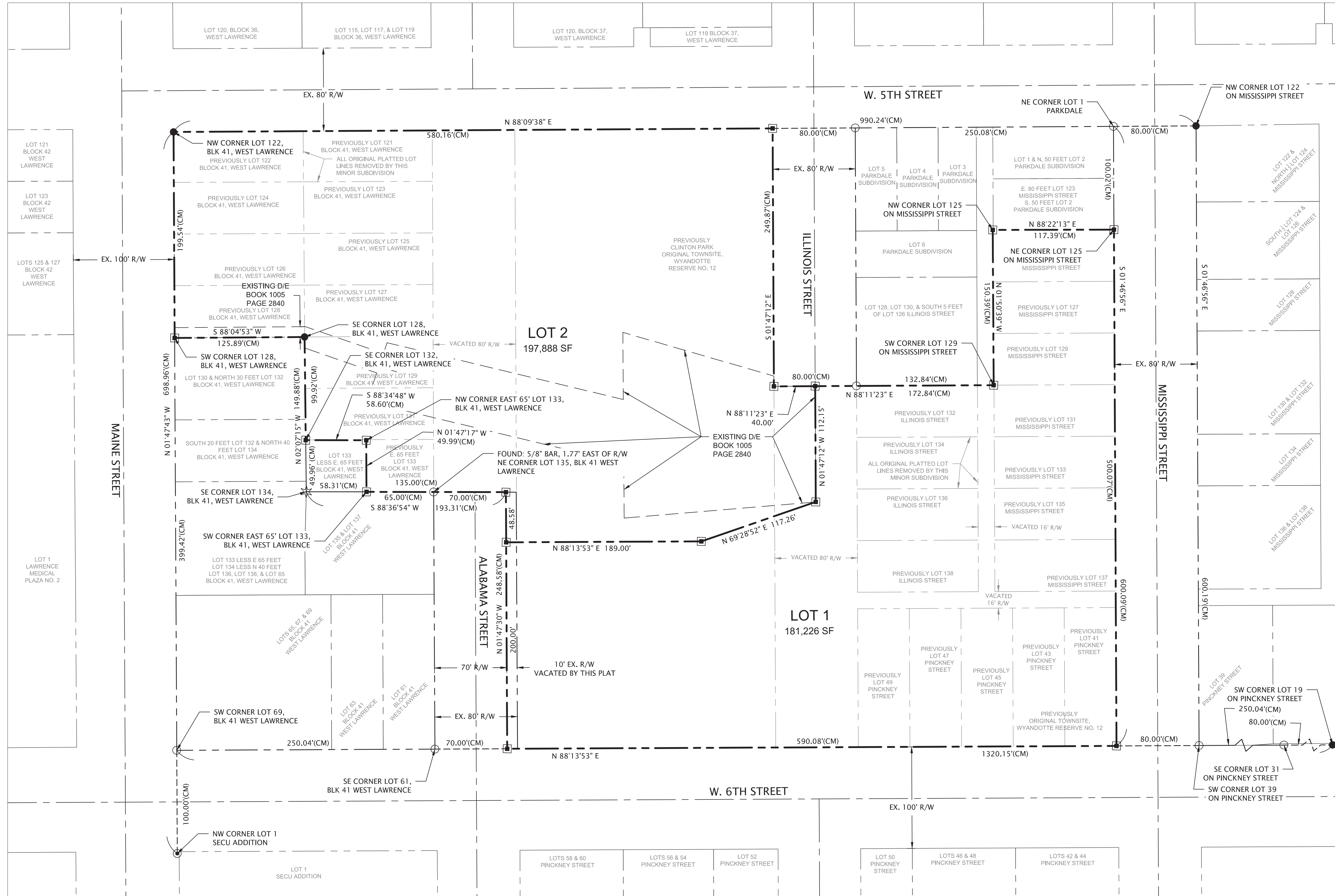
Steven D. Williams, R.S. #2391
 P.O. BOX 4444
 Lawrence, KS 66044
 (785) 832-2121

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

COMMUNITY FEATURES WITHIN A MILE: CLINTON PARK, CONSTANT PARK, BUFORD M. WATSON PARK, LAWRENCE AQUATIC CENTER, ROBINSON PARK, BURCHAM PARK, WOODY PARK, SOUTH PARK, WATER TOWER PARK, CENTENNIAL PARK, AND PETERSON PARK.

THIS PLAT SHALL BE CONSIDERED UNOFFICIAL UNTIL ALL SIGNATURES HAVE BEEN FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS





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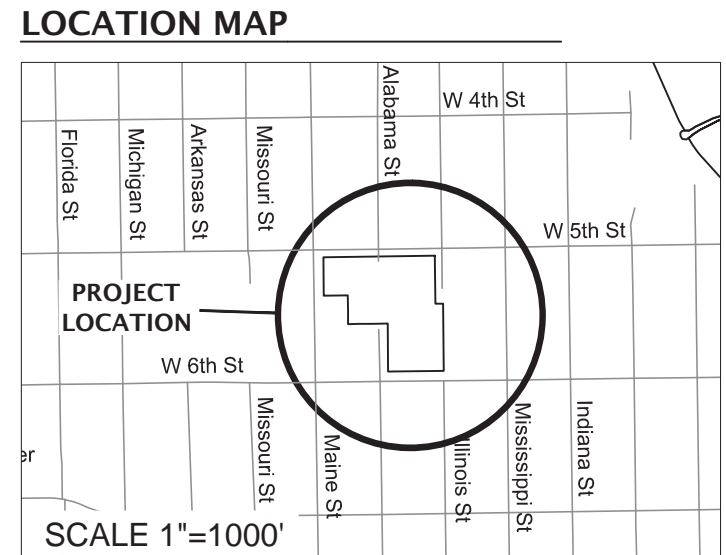
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- LEGEND**
- R/W BACK OF CURB TO BACK OF CURB
 - RIGHT-OF-WAY
 - CL CENTERLINE
 - UE UTILITY EASEMENT
 - (D) DEEDED
 - (P) PLATTED
 - (M) MEASURED
 - (CM) CALCULATED FROM MEASUREMENTS
 - FOUND 1/2" BAR - ORIGIN UNKNOWN
 - FOUND 1/2" BAR W/CAP "WHITE MARTIN"
 - ⊗ FOUND 5/8" BAR - ORIGIN UNKNOWN
 - ⊙ SET 1/2" BAR W/CAP "APS1391"
 - CALCULATED POSITION - NOT SET



SURVEYOR'S CERTIFICATION
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a subdivision in the SE ¼ of Section 25, Township 12 S, Range 19 E, in the City of Lawrence, Douglas County, Kansas

