

FINAL PLAT

DREAM HAVEN II

REPLAT OF "DREAM HAVEN" LOTS 1, 2, and 3. A SUBDIVISION OF LAND IN LAWRENCE, DOUGLAS COUNTY, KANSAS.

FINAL PLAT
SE 4 OF SECTION 23-TOWNSHIP 12S-RANGE 19E

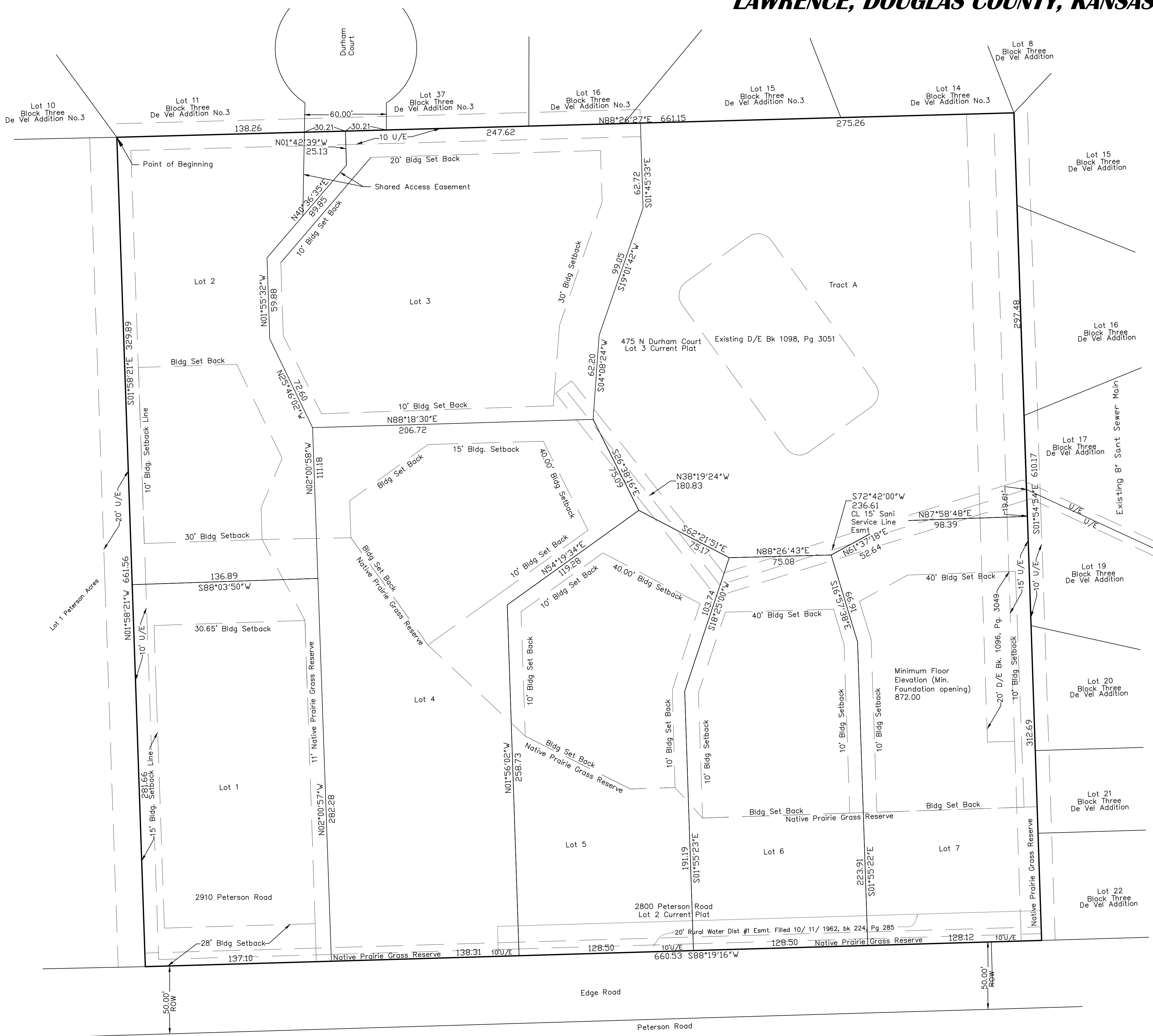
Lot #	Total Square Feet	Acres
Lot 1	38627.96	0.89 +/-
Lot 2	43222.41	0.99 +/-
Lot 3	51942.29	1.19 +/-
Lot 4	63534.34	1.46 +/-
Lot 5	40389.91	0.93 +/-
Lot 6	34760.85	0.80 +/-
Lot 7	40343.49	0.93 +/-
Tract A	90762.85	2.08 +/-
Overall Site	403675.32	9.27 +/-

DESCRIPTION:

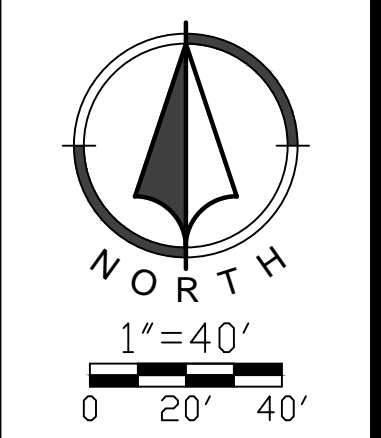
ALL OF LOTS 1, 2, AND 3 "DREAM HAVEN" A MINOR SUBDIVISION OF LAND IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF "LOT 11, BLOCK 3 DE VEL ADDITION NO. 3" THENCE; NORTH 88 DEGREES 26 MINUTES 27 SECONDS EAST, TO THE NORTHWEST CORNER OF "LOT 15 BLOCK 3 DE VEL ADDITION NO. 3", A DISTANCE OF 661.15 FEET; THENCE SOUTH 01 DEGREES 54 MINUTES 54 SECONDS EAST, LONG THE WEST LINE OF "BLOCK 3 DE VEL ADDITION", A DISTANCE OF 610.17 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 16 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF PETERSON ROAD, A DISTANCE OF 660.53 FEET; THENCE NORTH 01 DEGREE 58 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF "LOT 1 PETERSON ACRES", A DISTANCE OF 661.56 FEET, TO THE POINT OF BEGINNING.

Notes:

- PRIVATE DRIVEWAY DESIGN AND LAYOUT, INCLUDING FIRE DEPARTMENT ACCESS TO FIRE HYDRANTS, SHALL BE SUBMITTED IN CONJUNCTION WITH RESIDENTIAL BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL. ALL PROPOSED DRIVEWAYS SHALL CONFORM TO CURRENT CITY CODES AND ORDINANCES, AS AMENDED.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE LAN FILED WITH THE REGISTER OF DEEDS IN BOOK _____, PAGE _____.
- ON APRIL 20, 2015, THE PLANNING COMMISSION APPROVED VARIANCES FROM SECTION 20-810(E)(5) OF THE SUBDIVISION REGULATIONS TO ALLOW THE RIGHT-OF-WAY WIDTH ON THE SUBJECT PROPERTY SIDE OF THE CENTER LINE OF PETERSON ROAD TO REMAIN AT 50 FT, AND FROM SECTION 20-810(A)(2)(I) TO ALLOW THE CREATION OF TWO LOTS WITH 30 FT OF FRONTAGE ON DURHAM COURT PROVIDED THE LOTS UTILIZE A SHARED ACCESS DRIVE.
- THE LOTS WILL BE PINNED PRIOR TO THE RECORDATION OF THE FINAL PLAT AT THE REGISTER OF DEEDS OFFICE, PER SECTION 20-811(K).
- TRACT A WILL BE OWNED AND MAINTAINED BY DREAM HAVEN II LLC.
- THE POND WILL BE PRIVATELY-OWNED AND ALL MAINTENANCE OF THE POND, POND DAM, AND RELATED FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE REQUIRED DRAINAGE EASEMENT FROM ON-SITE DETENTION WITHIN THE POND SHALL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES, AND WALLS). THE POND DAM SHALL BE MAINTAINED IN ORDER TO PROTECT THE INTEGRITY OF THE DAM STRUCTURE.



LOCATION MAP
SECTION 23-12-19
NOT TO SCALE



Prepared For:
TRENOR ARCHITECTS

Date of Preparation:
MAY 21, 2015

NO.	BY	DATE	REVISION
1	ANW	07/07/15	
2	ANW	05/21/15	

DREAM HAVEN II

REPLAT OF "DREAM HAVEN" LOTS 1, 2, and 3. A SUBDIVISION OF LAND IN LAWRENCE, DOUGLAS COUNTY, KANSAS.

LEGAL DESCRIPTION:

ALL OF LOTS 1, 2, AND 3 "DREAM HAVEN" A MINOR SUBDIVISION OF LAND IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS:
 BEGINNING AT THE SOUTHWEST CORNER OF "LOT 11, BLOCK 3 DE VEL ADDITION NO. 3" THENCE; NORTH 88 DEGREES 26 MINUTES 27 SECONDS EAST, TO THE NORTHWEST CORNER OF "LOT 15 BLOCK 3 DE VEL ADDITION NO.3", A DISTANCE OF 661.15 FEET; THENCE SOUTH 01 DEGREES 54 MINUTES 54 SECONDS EAST, LONG THE WEST LINE OF "BLOCK 3 DE VEL ADDITION", A DISTANCE OF 610.17 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 16 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF PETERSON ROAD, A DISTANCE OF 660.53 FEET; THENCE NORTH 01 DEGRESS 58 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF "LOT 1 PETERSON ACRES", A DISTANCE OF 661.56 FEET, TO THE POINT OF BEGINNING.

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 "DREAM HAVEN II" and have caused the same to be subdivided into lots and streets 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, over, and under those areas outlined 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 perpetual easement of access over, across and upon all areas designated on the plat as "Access Easement" or "A/E", is hereby granted for ingress and egress of all owners, their guests and invitees.

 Steven A. Malin
 Partner
 Dream Haven II, LLC

 David A Gnojek

 Anne K Gnojek

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 Steven A Malin, Partner "Dream Haven II, LLC; David A Gnojek and Anne K Gnojek respectively, 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.

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

ENDORSEMENTS:

Approved as a Major Subdivision under the Subdivision Regulations of the City of Lawrence & the Unincorporated Areas of Douglas County

Associated preliminary plat approved by the Lawrence-Douglas County Metropolitan Planning Commission

Scott McCullogh Date
 DIRECTOR, Planning Development Services

Clay Britton Date
 Planning Commission Chair

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

Jeremy Farmer Date
 MAYOR

Diane Bucia Date
 ACTING CITY CLERK

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 _____.

 Kay Pesnell
 REGISTER OF DEEDS

COMPLIANCE:

Reviewed in Compliance with K.S.A. 58-2005

 Michael D. Kelly, P.S. #869
 DOUGLAS COUNTY SURVEYOR

CERTIFICATION:

THIS IS TO CERTIFY that on this 21ST day of MAY, 2015 a survey was made and monumented by me and that said survey meets or exceeds the "KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS"

DRAFT COPY

SIGNED:
 RDGER B. DILL P.S. 1408

DREAM HAVEN II	
Prepared For: Treanor Architects Matthew L. Murphy 1040 Vermont Street Lawrence, Kansas 66044 (785) 842-4858	 Renaissance Infrastructure Consulting
Date of Preparation: MAY 21, 2015	5150 CANAL STREET, SUITE 105 RIVERSIDE, MISSOURI 64150 913.317.9500 WWW.RIC-CONSULT.COM