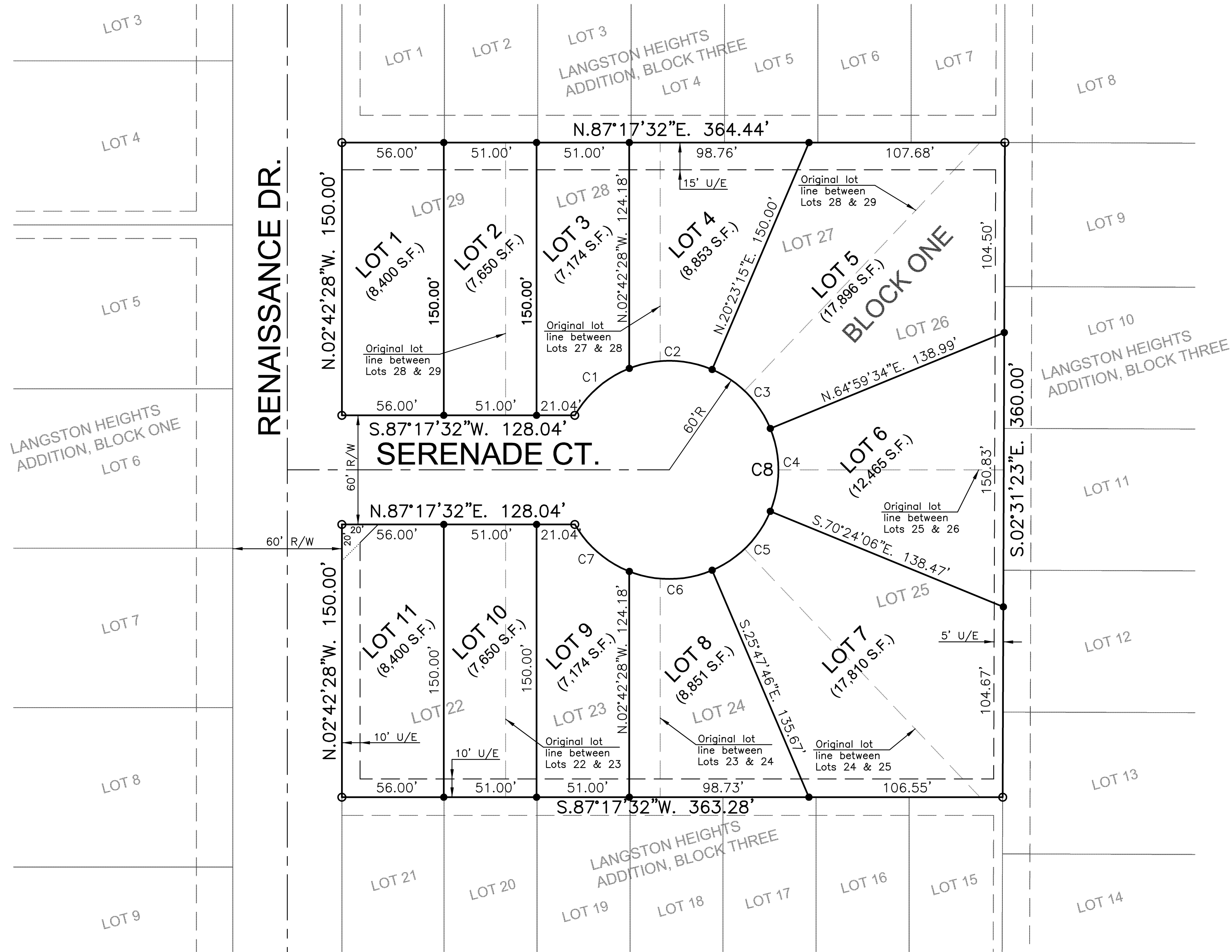


# A REPLAT OF LOTS 22 - 29, BLOCK THREE LANGSTON HEIGHTS ADDITION

## A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



### LEGEND

- ◆ SET 1/2" x 24" IRON BAR WITH PLASTIC CAP MARKED "BG CONS RLS-758"
- ⊙ FOUND MONUMENT (1/2" IRON BAR BELIEVED SET FOR LANGSTON HEIGHTS ADDITION) UNLESS NOTED OTHERWISE
- P/E PEDESTRIAN EASEMENT
- U/E UTILITY EASEMENT

### DESCRIPTION

LOTS 22 THRU 29, BLOCK THREE, LANGSTON HEIGHTS ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

### GENERAL NOTES

- THE BEARINGS HEREON ARE BASED ON THE LANGSTON HEIGHTS ADDITION.
- FURTHER DIVISION OR CONSOLIDATION OF ANY LOTS CONTAINED IN THIS MINOR SUBDIVISION/REPLAT IS PROHIBITED, AND SHALL BE PROCESSED AS MAJOR SUBDIVISIONS, UNLESS THE ACTION MEETS THE EXCEPTION NOTED IN SECTION 20-808(c)(5)(i).

### FLOODPLAIN DATA

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN. RE: THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION PUBLICATIONS: FLOOD INSURANCE RATE MAP, MAP NUMBER 20045C0154D, EFFECTIVE DATE AUGUST 5, 2010.

### STREET TREES

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS. BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

| CURVE | LENGTH  | RADIUS | CHORD  | BEARING       |
|-------|---------|--------|--------|---------------|
| C1    | 40.31'  | 60.00' | 39.55' | S.46°32'14"W. |
| C2    | 46.71'  | 60.00' | 45.54' | N.88°05'05"E. |
| C3    | 46.71'  | 60.00' | 45.54' | N.47°18'35"W. |
| C4    | 46.71'  | 60.00' | 45.54' | N.02°42'16"W. |
| C5    | 46.71'  | 60.00' | 45.54' | N.41°54'04"E. |
| C6    | 46.70'  | 60.00' | 45.53' | N.86°30'11"E. |
| C7    | 40.31'  | 60.00' | 39.55' | S.51°57'10"E. |
| C8    | 314.16' | 60.00' | 60.00' | N.02°42'28"W. |

### SURVEYOR'S CERTIFICATE:

(STATE OF KANSAS)  
(COUNTY OF DOUGLAS) SS:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING, THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME, OR UNDER MY SUPERVISION, THAT ALL SUBDIVISION REGULATIONS OF DOUGLAS COUNTY, KANSAS, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT, THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE FIELD WORK WAS COMPLETED MAY 2015.

BY: \_\_\_\_\_  
ALBERT R. DIEBALL, P.S., #758

BG CONSULTANTS, INC.  
1405 WAKARUSA DRIVE  
LAWRENCE, KANSAS 66049  
(785) 749-4474



### COUNTY SURVEYOR

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

MICHAEL KELLY P.S. #869  
COUNTY SURVEYOR

DATE

### DEDICATION

BE IT KNOWN TO ALL MEN THAT I, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED PROPERTY, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED AS A MINOR SUBDIVISION UNDER THE NAME OF "A REPLAT OF LOT 1 & TRACT A, BLOCK FIVE, LANGSTON HEIGHTS ADDITION" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOT(S) AS SHOWN AND FULLY DEFINED ON THIS PLAT.

BY: \_\_\_\_\_ DOUGLAS W. RANEY, MANAGER  
LANGSTON HEIGHTS DEVELOPMENT LLC ROBERT S. SANTEE, MANAGER  
LANGSTON HEIGHTS DEVELOPMENT LLC

### NOTARY CERTIFICATE:

(STATE OF KANSAS)  
(COUNTY OF DOUGLAS) SS:

I, JOHN F. KELLEY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DOUGLAS W. RANEY, MANAGER & ROBERT S. SANTEE, MANAGER, LANGSTON HEIGHTS DEVELOPMENT LLC, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION AND DELIVERY OF THIS PLAT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, MY COMMISSION EXPIRES \_\_\_\_\_.

NOTARY PUBLIC



### PLANNING DIRECTOR

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

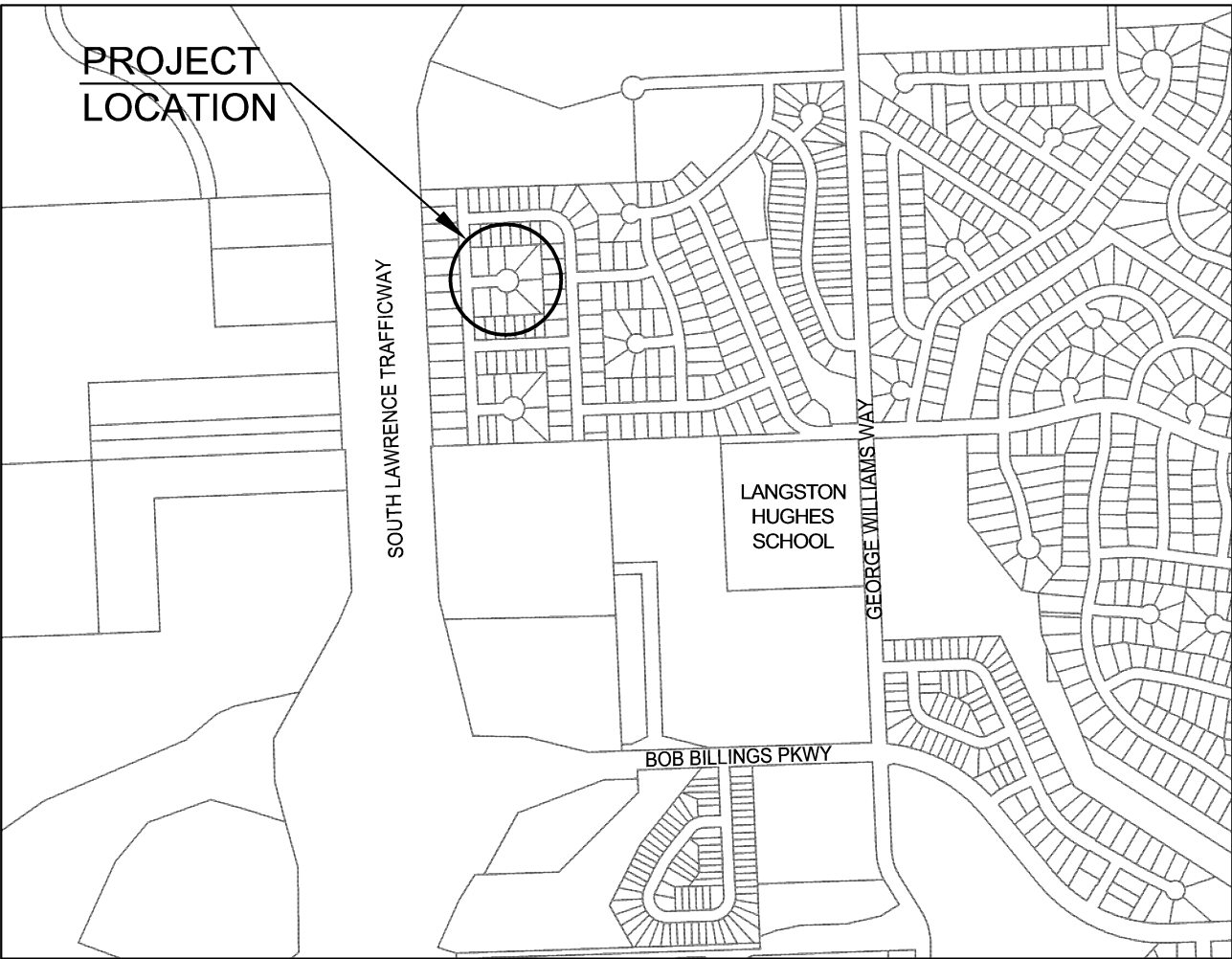
SCOTT McCULLOUGH \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING DIRECTOR

### CERTIFICATE OF THE REGISTER OF DEEDS:

(STATE OF KANSAS)  
(COUNTY OF DOUGLAS) SS:

THIS INSTRUMENT WAS FILED FOR RECORD, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2015 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED IN BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_.

KAY PESNELL, REGISTER OF DEEDS



LOCATION MAP

A REPLAT OF LOTS 22 - 29, BLOCK THREE  
LANGSTON HEIGHTS ADDITION  
SERENADE COURT, LAWRENCE, KS 66049

MINOR SUBDIVISION



Project No. 14-1316L  
Date: June 2, 2015  
Revised: N/A

SHEET NO.

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