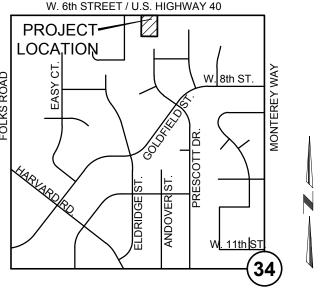
LOCATION MAP:



NW 1/4, SEC. 34-T13S-R19E CITY OF LAWRENCE DOUGLAS COUNTY, KANSAS NOT TO SCALE

MONUMENTATION:

- O SET: ½" x 24" IRON BAR W/ "PLS 610" CAP
- FOUND: SECTION CORNER, SIZE, CONDITION AND ORIGIN, AS NOTED
- FOUND: ½" IRON BAR, CONDITION AND ORIGIN, AS NOTED

LEGEND:

- (CM) CALCULATED MEASUREMENT
- (D) DEEDED MEASUREMENT
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT



NOTES:

THE BASIS OF BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE NORTH.

ERROR OF CLOSURE = 1 : 876,722,000

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS IN BOOK _____, PAGE _____

ALL UTILITIES WILL BE UNDERGROUND, PER SECTION 20-809(f)(4)(iv) OF THE CITY CODE.

NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 156, MAP NUMBER 20045C0156E, DOUGLAS COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF SEPTEMBER 10, 2015.

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN HEREON ARE THE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN DECEMBER, 2015. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



PLAT PREPARED IN MAY, 2016

BRAD C. ZILLIOX, P.S. #889 LANDPLAN ENGINEERING, P.A. 1310 WAKARUSA DRIVE, SUITE 100 LAWRENCE, KS 66049 785.843.7530

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 34, THENCE NORTH 88°15'13" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1,321.76 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF SAID NORTHWEST QUARTER OF SECTION 34; THENCE CONTINUING NORTH 88°15'13" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 168.36 FEET; THENCE SOUTH 1°42'32" EAST, ALONG THE WEST LINE OF LOT 1, FREE STATE VETERINARY HOSPITAL, 270.00 FEET TO AN ANGLE POINT ON THE NORTH LINE OF LOT 2, BLOCK 1, PRESCOTT PLACE; THENCE SOUTH 88°15'13" WEST, PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER, 168.36 FEET TO THE NORTHWEST CORNER OF LOT 3, BLOCK 1, PRESCOTT PLACE; THENCE NORTH 1°42'32" WEST, ALONG THE EAST LINE OF LOT 23, SUMMERTREE WEST, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, 270.00 FEET TO THE POINT OF BEGINNING. CONTAINS 1.044 ACRES, MORE OR LESS.

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 UNDER THE NAME OF "FREESTATE DENTAL ADDITION" 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 GRANTED 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."

NEALY NEWKIRK MEMBER, FREESTATE DENTAL BUILDING, LLC

ACKNOWLEDGEMENT:

STATE OF KANSAS COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS DAY OF , 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME NEALY NEWKIRK, A MEMBER OF FREESTATE DENTAL BUILDING, LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGES 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 UNINCORPORATED AREAS OF DOUGLAS COUNTY

ASSOCIATED PRELIMINARY PLAT APPROVED BY THE LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION, DOUGLAS COUNTY, KANSAS

SCOTT McCULLOUGH DATE DIRECTOR, PLANNING & DEVELOPMENT SERVICES

CLAY BRITTON DATE CHAIR

RIGHTS-OF-WAY AND EASEMENTS ACCEPTED BY CITY COMMISSION, LAWRENCE, KANSAS

MIKE AMYX

BRANDON McGUIRE DATE CITY CLERK

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

MAYOR

MICHAEL D. KELLY, P.S. #869 DATE

FILING RECORD:

DOUGLAS COUNTY SURVEYOR

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 _____, 2016, AND IS DULY RECORDED AT __ IN PLAT BOOK _____ PAGE ____.

REGISTER OF DEEDS

KAY PESNELL

A FINAL PLAT OF FREESTATE DENTAL ADDITION

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

NW 1/4, SEC. 34-T13S-R19E