BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

MASTER STREET TREE PLAN
STRATFORD TANK ADDITION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36
TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

0 40'
SCALE: 1" = 40'

BEARINGS BASED ON NAD-83
KANSAS NORTH ZONE STATE PLANE DATUM

LEGEND

	BOUNDARY LINE
	LOT LINE
	SETBACK LINE
	EASEMENT LINE
	SECTION CORNER
ESMT.	EASEMENT
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
(M)	MEASURED
(D)	DEED
(S)	FRED G. ROGERS SURVEY

REFERENCE SURVEYS:

(D) - WARRANTY DEED; BK:131 PG:403

(D1) - WARRANTY DEED; BK:182 PG:612

(P1) - HILLCREST ADDITION TO THE CITY OF LAWRENCE KANSAS PLAT BOOK:2 PAGE:38

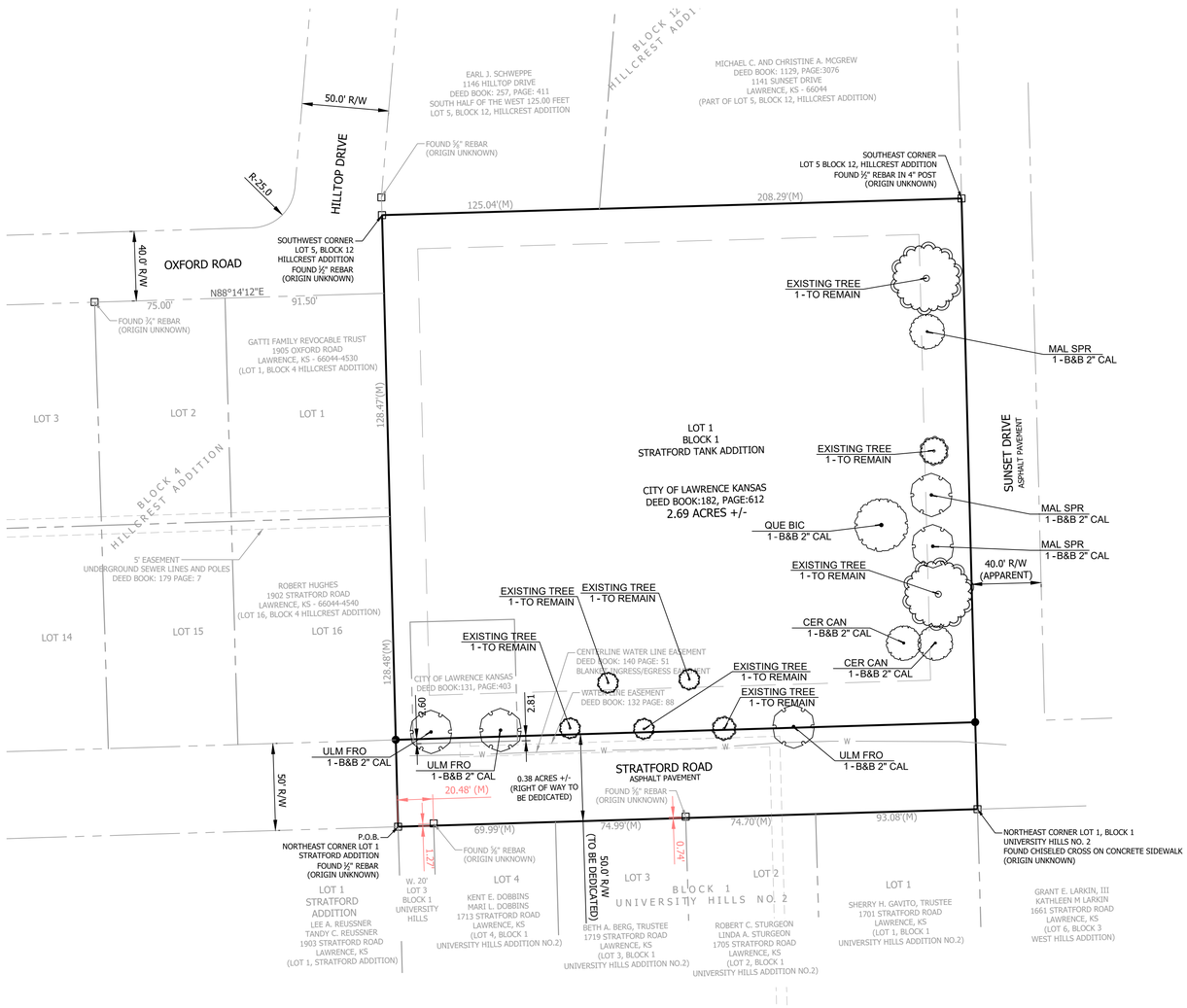
(P2) - STRATFORD ADDITION TO THE CITY OF LAWRENCE KANSAS PLAT BOOK:2 PAGE:38

(S) - FRED G. ROGERS SURVEY

MONUMENTATION:

FOUND MONUMENT (ORIGIN AS NOTED)

SET 5/8" X 24" REBAR



DESCRIPTION:

ALL THAT PART OF A TRACT OF LAND DESCRIBED IN DEED BOOK:131 PAGE: 403, AND DEED BOOK: 182 PAGE: 612, IN THE SOUTHWEST QUARTER OF SECTION 36 TOWNSHIP 12 SOUTH RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, STRATFORD ADDITION, THENCE NORTH 01 DEGREES 30 MINUTES 35 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF BLOCK 4, HILLCREST ADDITION, A DISTANCE OF 351.95 FEET, TO THE SOUTHWEST CORNER OF LOT 5, BLOCK 12, HILLCREST ADDITION; THENCE NORTH 88 DEGREES 21 MINUTES 36 SECONDS EAST, COINCIDENT WITH THE SOUTH LINE OF BLOCK 12 HILLCREST ADDITION, A DISTANCE OF 333.33 FEET (MEASURED), 333.5 FEET (DEED), TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 12, HILLCREST ADDITION; THENCE SOUTH 01 DEGREE 29 MINUTES 38 SECONDS EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SUNSET DRIVE, A DISTANCE OF 351.36 FEET, TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, UNIVERSITY HILLS ADDITION NO.2; THENCE SOUTH 88 DEGREES 15 MINUTES 33 SECONDS WEST, COINCIDENT WITH THE NORTH LINE OF BLOCK 1, UNIVERSITY HILLS ADDITION NO.2, AND THE NORTH LINE OF LOT 3, BLOCK 1, UNIVERSITY HILLS ADDITION, A DISTANCE OF 333.24 FEET (MEASURED), 333.5 FEET (DEED) TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2.69 ACRES, 117,201 SQUARE FEET, MORE OR LESS, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

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 "STRATFORD TANK ADDITION" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, DRIVES, ROADS, ETC. SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF _____

BE IT KNOWN ON THIS ____ DAY ON _____ , 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME CRAIG OWENS, CITY MANAGER WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) 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 _____

CRAIG OWENS, CITY MANAGER
CITY OF LAWRENCE, KANSAS

IN TESTIMONY WHEREOF: CRAIG OWENS, CITY MANAGER, LAWRENCE, KANSAS, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2020.

CRAIG OWENS, CITY MANAGER
CITY OF LAWRENCE, KANSAS

ACKNOWLEDGMENT:

STATE OF KANSAS
COUNTY OF _____

BE IT KNOWN ON THIS ____ DAY ON _____ , 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME CRAIG OWENS, CITY MANAGER, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) 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 _____

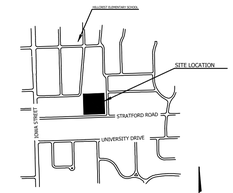
FLOOD PLAIN:

PARCEL LIES WITHIN AN AREA DESIGNATED AS FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), INFORMATION WAS TAKEN FROM THE FEMA/CITY OF LAWRENCE, KS GIS DATABASE. EFFECTIVE DATE: AUGUST 5, 2010. FEMA MAP #20045C0159D, FEMA PANEL #0159.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY REPRESENTS THE TRUE FINDING OF A SURVEY PERFORMED BY ME IN THE FIELD ON DECEMBER 16, 2019 AND THE DETAILS OF THIS SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY BELIEF AND KNOWLEDGE ACCORDING TO THE KANSAS STATE STATUTES.

STEPHEN I. MARINO II P.S. #1380
BARTLETT & WEST, INC.
544 COLUMBIA DRIVE
LAWRENCE, KS 66049
(785) 749-9452
FAX (785) 749-5961



NOT TO SCALE
LOCATION MAP

ENDORSEMENTS:

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

AMY MILLER, AICP, CFM — DATE
PLANNING AND DEVELOPMENT SERVICES INTERIM DIRECTOR

JIM CARPENTER — DATE
PLANNING COMMISSION CHAIR

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

JENNIFER ANANDA — DATE
MAYOR

SHERRI RIEDEMANN — DATE
CITY CLERK

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

KEVIN R. SONTAG, P.S. #1640 — DATE
DOUGLAS COUNTY SURVEYOR

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 _____, 2020, AND IS DULY RECORDED
AT _____AM/PM, IN PLAT BOOK_____ PAGE_____.

KAY PESNELL
REGISTER OF DEEDS

NOTES:

1. SOILS INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERECTED ON LOTS WITH SLOPES GREATER THAN 3:1, OR NON-ENGINEERED FILL GREATER THAN 12 INCHES. A SOILS ENGINEER LICENSED BY THE STATE OF KANSAS SHALL PERFORM INVESTIGATIONS, AND A REPORT OF THE INVESTIGATION SHALL BE SUBMITTED TO THE CITY OF LAWRENCE CODES ENFORCEMENT DIVISION. OTHER LOTS MAY BE REQUIRED TO BE INVESTIGATED WHERE EXCAVATION REVEALS INDICATIONS OF UNSUITABLE CONDITIONS.
2. ALL TELEPHONE, CABLE TELEVISION AND ELECTRICAL LINES WILL BE LOCATED UNDERGROUND.
3. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS, BOOK _____, PAGE _____.
4. THIS SUBDIVISION CREATED A LAND DIVISION; THEREFORE, FURTHER DIVISION OR CONSOLIDATION OF ANY LOTS CONTAINED IN THIS 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).
5. ZONING: OS, OPEN SPACE.
6. THIS SURVEY WAS DONE WITH THE BENEFIT OF KANSAS SECURED TITLE, INC, OWNERSHIP AND ENCUMBERANCE CERTIFICATE NO. 3131956 EFFECTIVE JANUARY 22, 2020 8:00AM.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT		QTY
ULM FRO	Ulmus x 'Frontier / Frontier Elm	B&B 2" CAL		3
CER CAN	Cercis Canadensis / Eastern Redbud	B&B 2" CAL		2
MAL SPR	Malus x 'Spring Snow' / Spring Snow Crabapple	B&B 2" CAL		3
QUE BIC	Quericus Bicolor / Swamp White Oak	B&B 2" CAL		1

#	DATE	DESCRIPTION	BY

Bartlett&West
544 Columbia Dr., Lawrence, KS 66049
785.749.9452
www.bartlettwest.com

FINAL PLAT
STRATFORD TANK ADDITION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36
TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

PRELIMINARY

DESIGNED BY:	
DRAWN BY:	JCW
APPROVED BY:	SIM
DESIGN PROJ:	20124.000
CONST PROJ:	
SCALE:	AS NOTED
DATE:	MAY 2020
DRAWING NO:	MSTP
SHEET NO:	1 of 1

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Last edit on: 5/20/2020 3:05 PM by: JCW01429 Drawing Name: W:\Proj\20000\20124\20124.000\Survey\Working Drawings\20124.000V_FINAL PLAT.dwg Layout Name: Master Street Tree Plan Plotted By: JCW01429 Plotted on: 5/20/2020 3:06:10 PM