

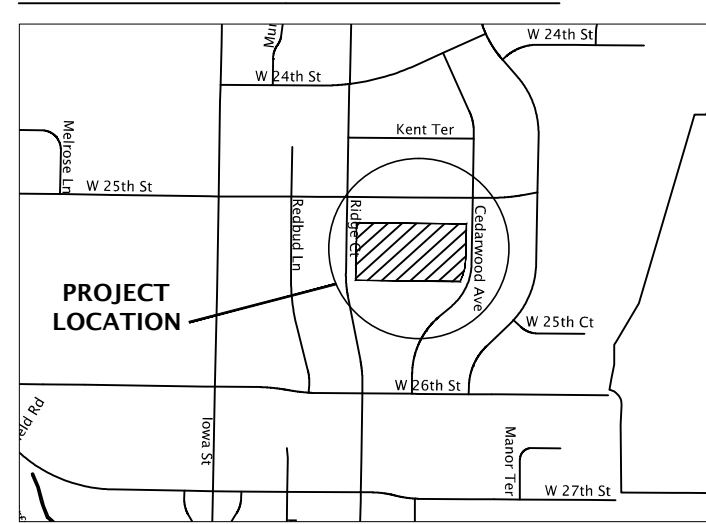
NOTES

1. Basis of Bearings for this Minor Subdivision is the West property line of Lot A, Block 7, of Southridge Addition No. 3, in the City of Lawrence (S00°00'00"E).
2. This Minor Subdivision is a replat of a Lot A, Block 7, of Southridge Addition No. 3. 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).
3. Aerial and topographic information obtained from aerial survey performed by Sanborn Mapping for the City of Lawrence and Douglas County 2006 & 2013. Specific topographic and boundary information for property & directly adjacent obtained from field survey provided by Allpoints Surveying, May 2014.
4. 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.
5. Typical Soil Types: Mr - Morrill
6. The property within this Minor Subdivision/Replat is zoned RS-7 and RM-12. All new construction shall conform to the setback regulations of the zoned district as defined by the City of Lawrence Development Code.
7. 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)).
8. No portion of this property is located within a designated "Special Flood Hazard Area" per FEMA Map Number: 20045C0159D, Map Revised: August 5, 2010.
9. This Minor Subdivision/Replat does not modify the existing right-of-way for Ridge Court or Cedarwood Avenue. Sanitary sewer, waterline, and storm sewer public improvements are proposed with Minor Subdivision/Replat.
10. Existing topography and improvements, and proposed improvements shown for review purposes only. Topography contours and improvements will be removed from final documents

LEGEND

— OHW —	— OHW —	OVERHEAD WIRE	⊕	SANITARY MANHOLE	B/B	BACK OF CURB TO BACK OF CURB
— OHE —	— OHE —	OVERHEAD ELECTRICAL	⊕	STORM MANHOLE	R/W	RIGHT-OF-WAY
— UGT —	— UGT —	UNDERGROUND TELEPHONE	⊕	STORM DRAIN	C/L	CENTERLINE
— GAS —	— GAS —	GAS	⊕	GUY ANCHOR	U/E	UTILITY EASEMENT
— W —	— W —	WATERLINE	⊕	UTILITY POLE	(D)	DEEDED
— SAN —	— SAN —	SANITARY SEWER LINE	⊕	WATER METER	(P)	PLATTED
— SS —	— SS —	SANITARY SEWER SERVICE	⊕	WATER VALVE	(M)	MEASURED
— STM —	— STM —	STORMWATER LINE	⊕	FIRE HYDRANT	(CM)	CALCULATED FROM MEASUREMENTS
— — — — —	— — — — —	PROPERTY LINE	⊕	TRAFFIC SIGNAL STR.	●	FOUND 3" REBAR (ORIGIN UNKNOWN)
— — — — —	— — — — —	CENTERLINE	⊕	GAS VALVE	○	FOUND 6" REBAR (ORIGIN UNKNOWN)
— — — — —	— — — — —	PAVEMENT	⊕	GAS METER	■	SET 3" x 24" REBAR W/CAP "APS 1391"
— — — — —	— — — — —	UTILITY EASEMENT	⊕	LIGHT POLE	□	
— SB —	— SB —	BUILDING SETBACK LINE	⊕	SIGN		
NOTE: "X" IN UTILITY LINE DENOTES EXISTING FEATURE			⊕	ELECTRIC BOX		
			⊕	CABLE TV BOX		

LOCATION MAP



SCALE 1"=1000'

COMMUNITY FEATURES WITHIN A MILE: HOLCOM PARK, NAISMITH VALLEY PARK, BROKEN ARROW PARK, LAWRENCE TENNIS CENTER.

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 Date Michael D. Kelly, P.S. #869 Date
Scott McCullough Douglas County Surveyor

Easements Accepted by City Commission
Lawrence, Kansas

Michael Amyx Date Diane Trybom Date
Mayor 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 _____, 2014, and is duly recorded at ____ AM/PM, in plat book _____ page _____.

Register of Deeds
Kay Pesnell

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 October, 2014.

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

SURVEYOR'S CERTIFICATION

I hereby certify that the platted area shown hereon is the true and accurate result of a field survey performed under my direct supervision in October, 2014, and that the plat is a closed traverse. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

Steven D. Williams, P.S. #1391
P.O. Box 4444
Lawrence, KS 66046
(785)832-2121

LEGAL DESCRIPTION

LOT A, BLOCK 7 IN SOUTHRIDGE ADDITION NO.3, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS. THE ABOVE CONTAINS 4.085 ACRES, MORE OR LESS.

BENCH MARK

NORTH RIM OF SANITARY MANHOLE, LOCATED 100.00' SOUTH OF THE NE CORNER OF LOT "A", BLOCK 7 OF SOUTHRIDGE ADDITION NO. 3. ELEVATION = 872.60 .

REFERENCED DOCUMENTS

1. Southridge Addition No. 3, recorded November 16, 1960 in Book 7, Page 3.

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 "Southridge Addition No. 6" and have caused the same to be subdivided into lot(s) as shown and fully defined on this plat. An easement is hereby granted to the City of Lawrence and Public Utility Companies to enter upon, construct and maintain "Utility Easement" or "U/E".

Nancy Thellman, County Commissioner
The Board of County Commissioners of Douglas County, Kansas
on behalf of Douglas County, Kansas

ACKNOWLEDGEMENT

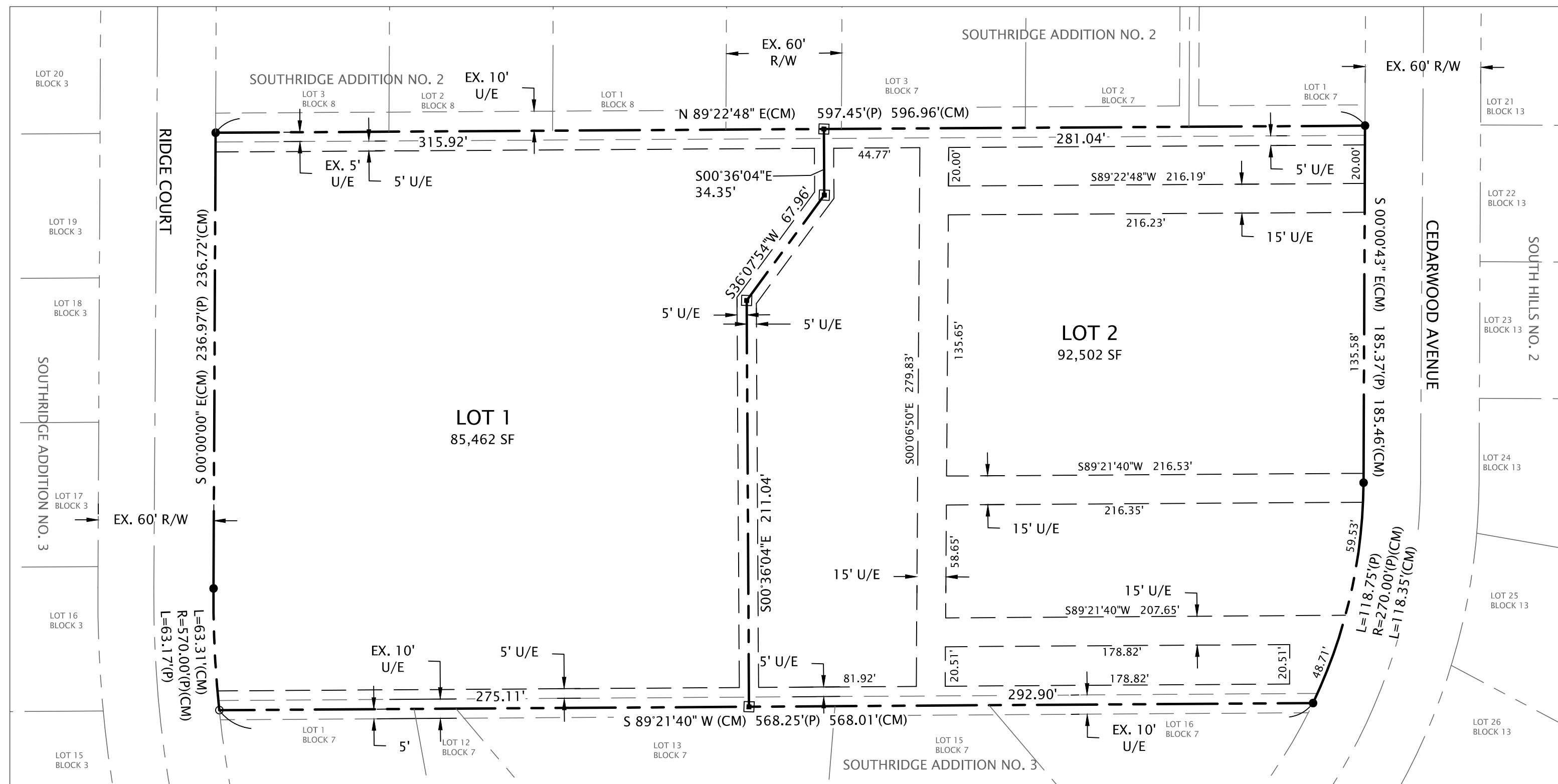
State of Kansas
County of Douglas

Be it remembered that on this ____ day of _____, 2014, before me, the undersigned, a notary public, in and for said county and state, came Nancy Thellman, County Commissioner, The Board of County Commissioners of Douglas County, Kansas on behalf of Douglas County, 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.

Notary Public My commission expires

SOUTHRIDGE ADDITION NO. 6
A MINOR SUBDIVISION/REPLAT OF LOT A ,
BLOCK 7 OF SOUTHRIDGE ADDITION NO. 3
a subdivision in the S₂ OF THE NW₄ of Section 12,
Township 13 S, Range 19 E, in the City
of Lawrence, Douglas County, Kansas



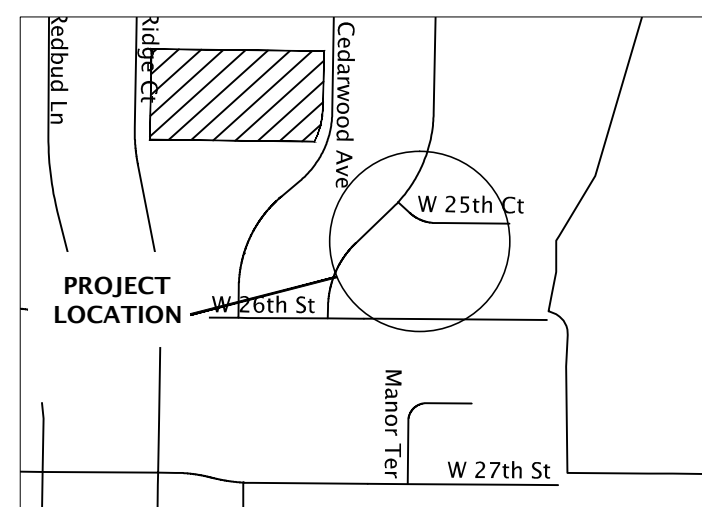
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LEGEND

- B/B BACK OF CURB TO BACK OF CURB
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- U/E UTILITY EASEMENT
- (D) DEEDED
- (P) PLATTED
- (M) MEASURED
- (CM) CALCULATED FROM MEASUREMENTS
- FOUND 3/4" REBAR (ORIGIN UNKNOWN)
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SCALE 1"=1000'

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Nancy Thellman, County Commissioner
The Board of County Commissioners of Douglas County, Kansas
on behalf of Douglas County, Kansas

ACKNOWLEDGEMENT

State of Kansas
County of Douglas

Be it remembered that on this _____ day of _____, 2014, before me, the undersigned, a notary public, in and for said county and state, came Nancy Thellman, County Commissioner, The Board of County Commissioners of Douglas County, Kansas on behalf of Douglas County, 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.

Notary Public _____ My commission expires _____

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 Date Michael D. Kelly, P.S. #869 Date
Scott McCullough Douglas County Surveyor

Easements Accepted by City Commission
Lawrence, Kansas

Michael Amyx Date Diane Trybom Date
Mayor Acting City Clerk

FILING RECORD

State of Kansas
County of Douglas

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a subdivision in the S₂ OF THE NW₄ of Section 12,
Township 13 S, Range 19 E, in the City
of Lawrence, Douglas County, Kansas

Prepared October 2, 2014

SCALE: 1"=50'

