



LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 32; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32
N.87°56'47"E. (BEING AN ASSUMED BEARING) 427.57 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY K-10 (SOUTH LAWRENCE TRAFFICWAY) AND THE SOUTHWEST CORNER OF LANGSTON HEIGHTS ADDITION, A SUBDIVISION IN THE SAID CITY OF LAWRENCE; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY K-10 (SOUTH LAWRENCE TRAFFICWAY) S.2°42'30"E. 586.95 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY K-10 (SOUTH LAWRENCE TRAFFICWAY) THE FOLLOWING TWO COURSES
(1)S.02°42'30"E. 190.00 FEET; THENCE
(2)S.13°26'51"E. 740.23 FEET; TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOB BILLINGS PARKWAY A PUBLIC STREET IN THE SAID CITY OF LAWRENCE; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BOB BILLINGS PARKWAY THE FOLLOWING TWO COURSES
(1)S.88°58'58"E. 277.79 FEET; THENCE
(2)S.76°02'06"E. 198.91 FEET TO A SOUTHWEST CORNER OF LANGSTON HEIGHTS ADDITION NO. 2, A SUBDIVISION IN THE SAID CITY OF LAWRENCE; THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINE OF SAID LANGSTON HEIGHTS ADDITION NO. 2 THE FOLLOWING SEVEN COURSES
(1)N.88°02'04"E. 348.31 FEET; THENCE
(2)N.64°24'24"E. 87.32 FEET; THENCE
(3)N.01°57'50"W. 840.00 FEET; THENCE
(4)S.88°02'10"W. 684.72 FEET; THENCE
(5)ON A CURVE TO THE RIGHT WITH A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 105.42 FEET, (CHORD OF SAID CURVE BEARS: N.75°11'07"W. 103.92 FEET); THENCE
(6)S.88°02'10"W. 240.93 FEET; THENCE
(7)N.17°13'53"W. 82.33 FEET TO THE POINT OF BEGINNING, CONTAINING 19.19 ACRES.

GENERAL NOTES:

THE BASIS OF BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE NORTH ZONE 1501.

ERROR OF CLOSURE FOR BOUNDARY = 1:141,383

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

THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO SECTION 20-811(g) OF THE SUBDIVISION REGULATIONS.

THE LOTS WILL BE PINNED PRIOR TO THE RECORDATION OF THE FINAL PLAT AT THE REGISTER OF DEEDS OFFICE, PER SECTION 20-811(k).

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

TRACT A, BLOCK ONE IS A PRIVATELY-OWNED PERMANENT EASEMENT CONVEYED TO KDOT FOR THE PURPOSES OF CONTROLLED HIGHWAY ACCESS AND HIGHWAY CONSTRUCTION. THIS PERMANENT EASEMENT WILL IN NO WAY PROHIBIT ACCESS TO THE SHARED-USE PATH OR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHICH MAY BE INSTALLED OVER OR UNDER SAID EASEMENT. THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF THIS TRACT.

TRACT B, BLOCK ONE WILL BE A PRIVATELY-OWNED DRAINAGE EASEMENT. THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF THE SAME.

THE DRAINAGE EASEMENTS WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES AND WALLS).

LEGEND

- SET 1/2" x 24" IRON BAR WITH PLASTIC CAP MARKED "BG CONS RLS-758"
- FOUND MONUMENT (1/2" IRON BAR) BELIEVED TO BE SET FOR LANGSTON HEIGHTS ADDITION UNLESS NOTED OTHERWISE

(150') PLATTED BEARING/DISTANCE

P/E PEDESTRIAN EASEMENT

U/E UTILITY EASEMENT

D/E DRAINAGE EASEMENT

/// CONTROLLED HIGHWAY ACCESS

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 "LANGSTON COMMONS" 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."

BY: ROBERT M. SANTEE, PRESIDENT DOUGLAS W. RANEY, MEMBER
RSR HOLDINGS LLC RSR HOLDINGS LLC

ACKNOWLEDGEMENT:

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

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ROBERT M. SANTEE, PRESIDENT, RSR HOLDINGS LLC AND DOUGLAS W. RANEY, MEMBER, RSR HOLDINGS 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



ENDORSEMENTS:

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

APPROVED BY THE LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION, DOUGLAS COUNTY, KANSAS ON _____

CLAY BRITTON DATE
CHAIR

SCOTT McCULLOUGH DATE
PLANNING DIRECTOR

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

MIKE AMYX DATE
MAYOR

DIANE BUCIA DATE
CITY CLERK

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

MICHAEL KELLY, P.S. #869 DATE
DOUGLAS COUNTY SURVEYOR

FILING RECORD:

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

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

SURVEYOR'S CERTIFICATE:

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

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 SEPTEMBER 15, 2014.

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

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



A FINAL PLAT OF
LANGSTON COMMONS
A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS
COUNTY, KANSAS
SW 1/4, SEC. 32-T12S-R19E