- FINAL PLAT -
OF
W & H GROUP ADDITION NO.1

IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

SURVEYOR'S CERTIFICATE:

I, the undersigned, do hereby certify that I am a licensed 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 the City of Lawrence, Douglas County, Kansas have been complied with in the preparation of this plat; and that all of the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

Given under my hand and seal at Ottawa, Kansas, this _____ day of _____, A.D. 2004.

_____
William David Lee – LS–1343

OWNER'S CERTIFICATE:

State of Kansas
County of Douglas

This is to certify that the undersigned is the owner of the land described in the plat, and that the owner have caused the same to be surveyed and subdivided as indicated thereof, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.
All streets as shown on this plat are hereby dedicated to the public. An easement or license to the public to located, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures upon the areas marked for easements on this plat is hereby granted.

Given under my hand at Lawrence, Kansas this _____day of _____, A.D. 2004.

_____
W & H Group, LLC – Owner
Ty Herron

NOTARY CERTIFICATE:

State of Kansas
County of Douglas

I, _____, a Notary Public in and for said County, in the state aforesaid, do hereby certify that _____, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____ A.D. 2004.

_____
Notary Public

CERTIFICATE OF THE CITY GOVERNING BODY:

State of Kansas
City of Lawrence

Approved this _____day of _____A.D. 2004

_____ Attest:_____
David M. Dunfield – Mayor City Clerk

CERTIFICATE OF THE LAWRENCE–DOUGLAS COUNTY PLANNING COMMISSION:

State of Kansas
City of Lawrence

Approved this _____day of _____, A.D. 2004.

_____
David Burress – Chairperson

CERTIFICATE OF FILING:

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 _____, 2004, and is duly recorded at _____ AM/PM, in Plat Book _____, Page _____.

_____
Kay Pesnall – Register of Deeds

Reviewed in compliance with K.S.A. 58–2005.

_____
Michael D. Kelly, LS–869
County Surveyor

Date:_____

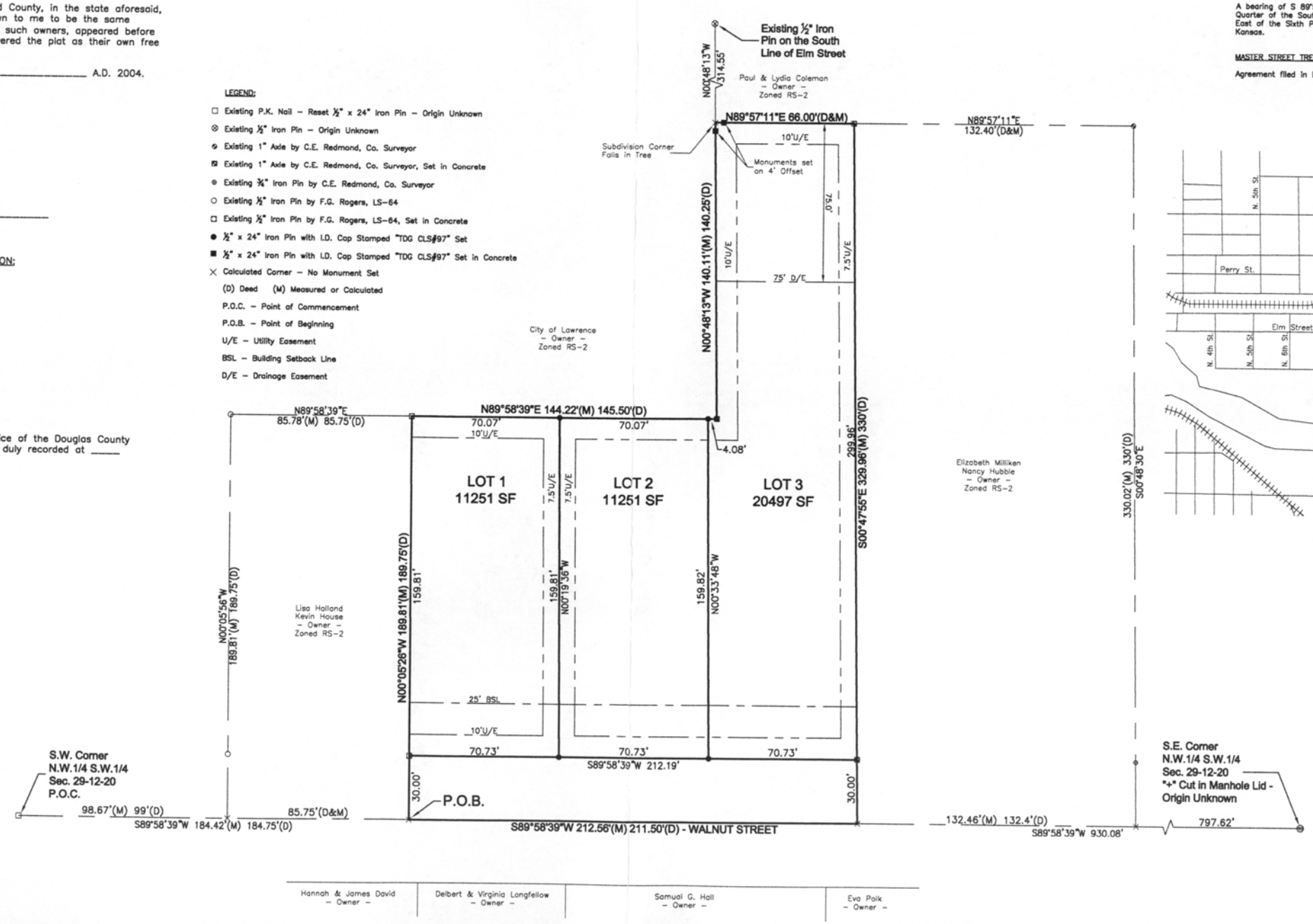
DESCRIPTION:

A tract of land in the Northwest Quarter of the Southwest Quarter of Section 29, Township 12 South, Range 20 East of the Sixth Principal Meridian, in the City of Lawrence, Douglas County, Kansas. Said property being described in Book 897, Page 928, and being more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 29, Township 12 South, Range 20 East of the Sixth Principal Meridian; Thence North 89 degrees 58 minutes 39 seconds East for a distance of 184.75 feet, by deed, 184.42 feet, measured, along the South line of the Northwest Quarter of said Southwest Quarter to the Point of Beginning; Thence North 00 degrees 05 minutes 26 seconds West for a distance 189.75 feet, by deed, 189.81 feet, measured; Thence North 89 degrees 58 minutes 39 seconds East for a distance of 145.50 feet, by deed, 144.22 feet, measured, parallel with the South line of the Northwest Quarter of said Southwest Quarter; Thence North 00 degrees 48 minutes 13 seconds West for a distance of 140.25 feet, by deed, 140.11 feet, measured; Thence North 89 degrees 57 minutes 11 seconds East for a distance of 66.00 feet, deed and measured; Thence South 00 degrees 47 minutes 55 seconds East for a distance of 330.00 feet, by deed, 329.96 feet, measured, to a point on said South line; Thence South 89 degrees 58 minutes 39 seconds West for a distance of 211.50 feet, by deed, 212.56 feet, measured, along said South line to the Point of Beginning; Subject to covenants, easements and restrictions of record. Said property contains 1.13 acres, more or less, in the City of Lawrence, Douglas County, Kansas.

LEGEND:

- Existing P.K. Nail – Reset ½" x 24" Iron Pin – Origin Unknown
- Existing ½" Iron Pin – Origin Unknown
- Existing 1" Axle by C.E. Redmond, Co. Surveyor
- Existing 1" Axle by C.E. Redmond, Co. Surveyor, Set in Concrete
- Existing ¾" Iron Pin by C.E. Redmond, Co. Surveyor
- Existing ½" Iron Pin by F.G. Rogers, LS–64
- Existing ½" Iron Pin by F.G. Rogers, LS–64, Set in Concrete
- ½" x 24" Iron Pin with I.D. Cap Stamped "TDG CLS#97" Set
- ½" x 24" Iron Pin with I.D. Cap Stamped "TDG CLS#97" Set in Concrete
- Calculated Corner – No Monument Set

(D) Deed (M) Measured or Calculated
P.O.C. – Point of Commencement
P.O.B. – Point of Beginning
U/E – Utility Easement
BSL – Building Setback Line
D/E – Drainage Easement



SCALE: 1" = 30'
0' 30' 60'

REFERENCE SURVEY'S:

Survey No. 1018
by C.E. Redmond, County Surveyor
Filed in Douglas County Public Works Office

Survey No. 6587
by Fred G. Rogers, LS–64
Filed in Douglas County Public Works Office

GENERAL NOTES:

THERE ARE NO FENCES, GAPS, OVERLAPS, OR KNOWN DISCREPANCIES BETWEEN OWNERSHIP OR POSSESSION, UNLESS SHOWN.

THIS SURVEY DOES NOT CERTIFY OWNERSHIP.

ALL DISTANCES SHOWN ARE MEASURED UNLESS OTHERWISE NOTED.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 20045C0037 C, EFFECTIVE DATE NOVEMBER 7, 2001.

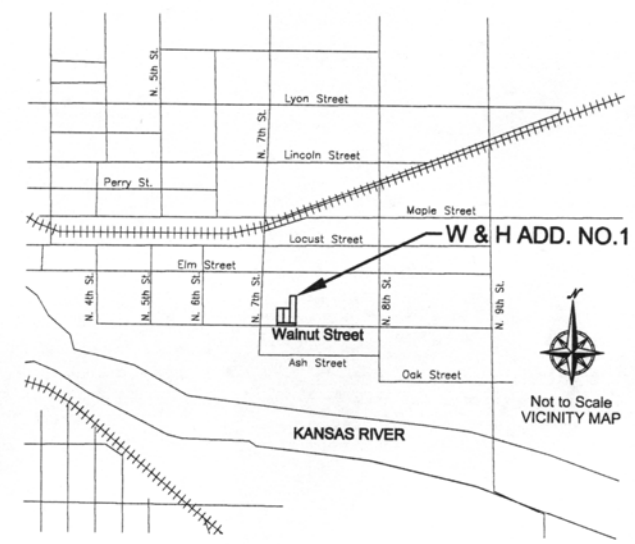
ALL MONUMENTS WILL BE SET PRIOR TO FILING OF PLAT.

BASIS OF BEARINGS:

A bearing of S 89°58'39"W was assumed along the South line of the Northwest Quarter of the Southwest Quarter of Section 29, Township 12 South, Range 20 East of the Sixth Principal Meridian, in the City of Lawrence, Douglas County, Kansas.

MASTER STREET TREE PLAN:

Agreement filed in Book _____, Page _____, in the Register of Deeds Office.



No.	Date:	Revisions:	By:	App.
1	02-06-04	Revised as per City Staff comments	WDL	
2	02-13-04	Revised lot layout to original configuration	WDL	

- FINAL PLAT -
W & H GROUP ADDITION NO.1
N.W.1/4, S.W.1/4, SECTION 29, TOWNSHIP 12, RANGE 20
CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

Taylor Design Group, P.A.
Surveyors • Engineers
308 S. Main • P.O. Box 327 • Ottawa, KS 66067
785-242-8845 • Fax: 785-242-8852

Drawn:	SIM/WDL
Designed:	
Checked:	SIM
Approved:	
Date:	12/22/03
Proj. No.	15558

Sheet No.
1 of 1