



LEGAL DESCRIPTION

A REPLAT OF LOT 19, BLOCK FIVE, DIAMONDHEAD SUBDIVISION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS LYING IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN.

CONTAINS 12.512 ACRES, MORE OR LESS.

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 "THE COVE" 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" AND "DRAINAGE EASEMENT" OR "D/E" AND "PEDESTRIAN EASEMENT" OR "P/E".

JEFF C. HOFFMAN, PRESIDENT, LAKAU INC. BRIAN S. KUBOTA, MEMBER, LAKAU INC.

ACKNOWLEDGEMENT

BE IT REMEMBERED THAT ON THIS DAY OF 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME JEFF C. HOFFMAN, PRESIDENT, LAKAU INC. & BRIAN S. KUBOTA, MEMBER, LAKAU INC. (PROPERTY DEVELOPER) WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) 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 BY LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION DOUGLAS COUNTY, KANSAS

CHAIR TERRY RIGDON DATE MAYOR DENNIS HIGBERGER DATE

REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005. CITY CLERK FRANK S. REEB DATE

MICHAEL D. KELLY, P.L.S. #669 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 2005, AND IS DULY RECORDED AT PM/AM, IN PLAT BOOK PAGE

REGISTER OF DEEDS RAY PESHALL

CERTIFICATION

I HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN HEREON ARE THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN THE MONTH OF OCTOBER, 2005 AND THAT THE PLAT IS A CLOSED TRAVERSE.

JOHN E. SELK, P.L.S. #610 1310 WAGANARA DRIVE LAWRENCE, KANSAS 66049 (785) 843-1530

PLAT PREPARED OCTOBER, 2005

NOTES

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

THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-709b OF THE CITY SUBDIVISION REGULATIONS.

BASIS OF BEARINGS FOR THIS PLAT IS THAT OF THE FINAL PLAT OF "DIAMONDHEAD".

ADJACENT PROPERTY OWNERS WILL BE REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS NOT OWNED BY THE CITY. STRUCTURES, FENCES AND/OR CUT/FILL OPERATIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.

DIRECT RESIDENTIAL DRIVEWAY ACCESS ONTO GEORGE WILLIAMS WAY FROM LOTS 1 THROUGH 14, BLOCK TWO, AND LOT 14, BLOCK ONE IS PROHIBITED. DIRECT RESIDENTIAL DRIVEWAY ACCESS ONTO KEN RIDGE DRIVE FROM LOTS 14 AND 15, BLOCK TWO, IS PROHIBITED.

AN UNDULATING LANDSCAPE BERM SHALL BE PROVIDED ALONG GEORGE WILLIAMS WAY BETWEEN THE PUBLIC RIGHT-OF-WAY AND THE REAR OF RESIDENTIAL LOTS ABUTTING THIS ROAD RIGHT-OF-WAY.

ERROR OF CLOSURE = 1 : 646,611

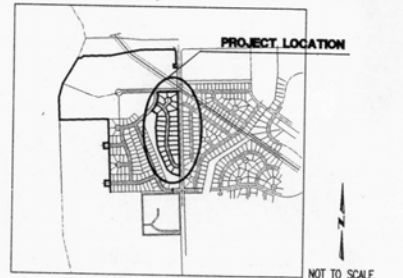
SOIL INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE DICTED ON LOTS WITH SLOPES GREATER THAN 3:1 OR NON-ENGINEERED FILL GREATER THAN 12 INCHES. A SOILS ENGINEER LICENSED BY THE STATE OF KANSAS SHALL PERFORM INVESTIGATIONS, AND A REPORT OF THE INVESTIGATION SHALL BE SUBMITTED TO THE CITY OF LAWRENCE CODES ENFORCEMENT DIVISION. OTHER LOTS MAY BE REQUIRED TO BE INVESTIGATED WHERE EXCAVATION REVEALS INDICATIONS OF UNSUITABLE CONDITIONS.

LOT TABLE		
LOT NO.	ACRES	
1	16.051	0.387
2	14.519	0.333
3	15.386	0.348
4	16.583	0.381
5	16.441	0.377
6	15.151	0.347
7	14.897	0.327
8	13.888	0.314
9	12.887	0.299
10	11.254	0.253
11	10.341	0.237
12	10.340	0.237
13	12.236	0.281
14	16.680	0.382
15	16.789	0.444
16	13.886	0.318
17	14.786	0.338
18	16.910	0.390
19	16.567	0.380
20	15.920	0.361
21	14.849	0.341
22	13.929	0.320
23	13.512	0.310
24	18.580	0.427
25	15.580	0.360
26	13.387	0.305
27	14.731	0.338
28	14.786	0.338
29	16.841	0.382
30	17.120	0.393

SURVEY TABLE		
SURVEY	LENGTH	BEARING
C1	417.71	S 02°19'37" E
C2	240.56	S 05°48'17" E
C3	120.28	S 05°48'17" E
C4	120.28	S 05°48'17" E
C5	120.28	S 05°48'17" E
C6	120.28	S 05°48'17" E
C7	120.28	S 05°48'17" E
C8	120.28	S 05°48'17" E
C9	120.28	S 05°48'17" E
C10	120.28	S 05°48'17" E
C11	120.28	S 05°48'17" E
C12	120.28	S 05°48'17" E
C13	120.28	S 05°48'17" E
C14	120.28	S 05°48'17" E
C15	120.28	S 05°48'17" E
C16	120.28	S 05°48'17" E
C17	120.28	S 05°48'17" E
C18	120.28	S 05°48'17" E
C19	120.28	S 05°48'17" E
C20	120.28	S 05°48'17" E
C21	120.28	S 05°48'17" E
C22	120.28	S 05°48'17" E
C23	120.28	S 05°48'17" E
C24	120.28	S 05°48'17" E
C25	120.28	S 05°48'17" E
C26	120.28	S 05°48'17" E
C27	120.28	S 05°48'17" E
C28	120.28	S 05°48'17" E
C29	120.28	S 05°48'17" E
C30	120.28	S 05°48'17" E

M.E.B.O. ELEVATION TABLE		
BLOCK	LOT	M.E.B.O.
ONE	1	991.6
ONE	2	991.6
ONE	3	991.6
ONE	4	991.6
ONE	5	991.6
ONE	6	991.6
ONE	7	991.6
ONE	8	991.6
ONE	9	991.6
ONE	10	991.6
ONE	11	991.6
ONE	12	991.6
ONE	13	991.6
ONE	14	991.6

Location Map



MONUMENTATION

NOTE: 1/2" X 24" BAR W/CAP "PLS 610" TO BE SET AT ALL INTERIOR LOT CORNERS WITHIN 12 MONTHS OF RECORDING OF THIS PLAT, AND ACCORDING TO SEC. 21-302.2 OF THE CITY OF LAWRENCE SUBDIVISION REGULATIONS.

● FOUND 1/2" BAR W/CAP "PLS 610" (ORIGINAL SUBDIVISION CORNER)

LEGEND

U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT
P/E PEDESTRIAN EASEMENT
MEBO MINIMUM ELEVATION BUILDING OPENING
ACCESS PROHIBITED

A FINAL PLAT OF
THE COVE
A REPLAT OF LOT 19, BLOCK FIVE
DIAMONDHEAD SUBDIVISION IN THE CITY
LAWRENCE, DOUGLAS COUNTY, KANSAS
NW 1/4, SEC. 32-T12S-R19E