

THIS IS A REPLAT OF LOT 11, LESS THE NORTH 20 FEET, ALL OF LOT 12, AND LOT 13, LESS THE WEST 30 FEET, BLOCK FIFTEEN, PIONEER RIDGE, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, AND LYING IN THE THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN.

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 "PIONEER RIDGE GOLF ESTATES" 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. ARE HEREBY DEDICATED AND CONVEYED TO THE PUBLIC USE AND PURPOSES 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 "ACCESS EASEMENT" OR "A/E."

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME JOHN A. TACHA AND DEANELL R TACHA, 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.

APPROVED BY
LAWRENCE-DOUGLAS COUNTY
PLANNING COMMISSION
DOUGLAS COUNTY, KANSAS

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

MAYOR _____ DATE _____
DENNIS HIGHBERGER

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

MICHAEL D. KELLY, P.L.S. #869
DOUGLAS COUNTY SURVEYOR

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 _____, 2006, AND IS DULY RECORDED AT _____ AM/PM, IN PLAT BOOK _____ PAGE _____.

REGISTER OF DEEDS
KAY PESNELL

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 DECEMBER, 2005
AND THAT THE PLAT IS A CLOSED TRAVERSE.

JOHN E. SELK, P.E., P.L.S. #610
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
(785) 843-7530

PLAT PREPARED DECEMBER, 2005

A map of the Lawrence Country Club area. The map shows several streets: Lawrence Avenue (vertical), Homestead Drive (vertical), and Trail Road (horizontal). A shaded area at the intersection of Homestead Drive and Trail Road is labeled 'PROJECT LOCATION' with an arrow pointing to it. The map also shows various residential lots and a golf course area.



North
Not to Scale

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	36.14	130.00	36.02	N82°02'09"E
C2	70.00	130.00	69.16	N58°38'46"E
C3	78.27	130.00	77.09	N25°58'21"E

● 1/2" BAR FOUND (ORIGIN UNKNOWN)
○ 1/2" X 24" BAR W/CAP "PLS 610" SET

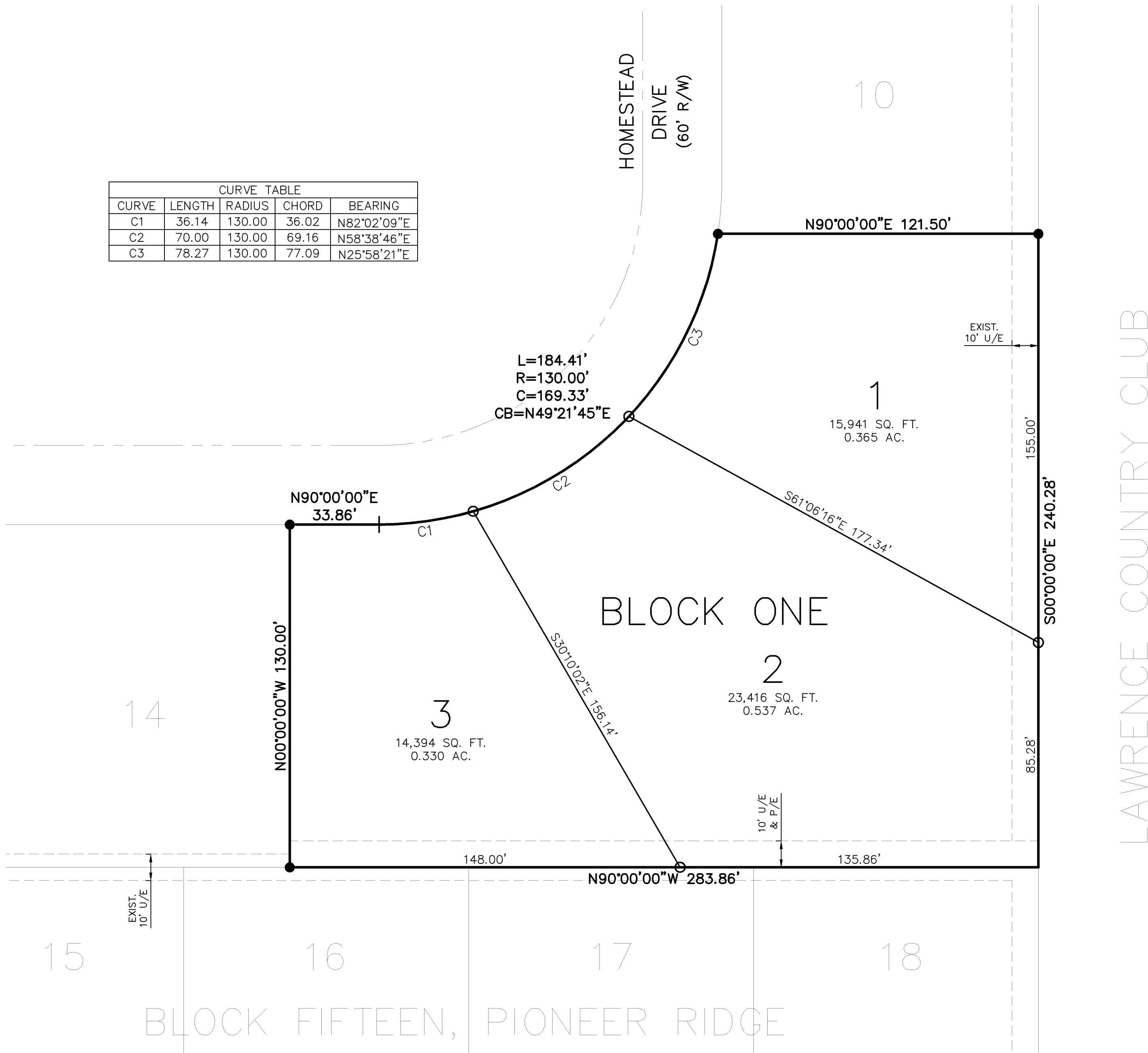
STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET
TREE PLAN FILED WITH THE REGISTER OF DEEDS. BOOK , PAGE .

THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE
REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION
21-708a OF THE CITY SUBDIVISION REGULATIONS.

BASIS OF BEARINGS FOR THIS PLAT IS THE ORIGINAL FINAL PLAT OF PIONEER RIDGE.

ERROR OF CLOSURE = 1 : 208,262.

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.



A FINAL PLAT OF PIONEER RIDGE GOLF ESTATES

A REPLAT OF LOT 11, LESS THE NORTH 20 FEET,
ALL OF LOT 12, AND LOT 13, LESS THE WEST 30
FEET, BLOCK FIFTEEN, PIONEER RIDGE, IN THE
CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

SW 1/4, SEC. 26-T12S-R19E