

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID QUARTER SECTION, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK THREE, DIAMONDHEAD, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE SOUTH 87°56'28" WEST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 904.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE SOUTH LAWRENCE TRAFFICWAY; THENCE NORTH 02°42'21" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 1325.35 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK ONE, IN SAID DIAMONDHEAD SUBDIVISION; THENCE NORTH 88°00'33" EAST, ALONG THE SOUTH LINE OF SAID LOT 2, 908.83 FEET TO THE NORTHWEST CORNER OF LOT 10, BLOCK ONE IN SAID SUBDIVISION; THENCE SOUTH 02°01'00" EAST, ALONG THE WEST LINE OF SAID SUBDIVISION, 1324.23 FEET TO THE POINT OF BEGINNING. CONTAINS 27.566 ACRES, MORE OR LESS.

DEDICATION

BE IT KNOWN TO ALL WHOM THESE PRESENTS SHALL COME, THAT 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 HEIGHTS" 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 "1/2" AND "DRAINAGE EASEMENT" OR "1/2" AND "ACCESS EASEMENT" OR "1/2".

LANGSTON HEIGHTS, L.C., A KANSAS LIMITED LIABILITY COMPANY
BY BEVERLY SMITH BILLINGS, PRESIDENT OF ALVAMAR, INC., MANAGER

ACKNOWLEDGEMENT

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 BEVERLY SMITH BILLINGS, PRESIDENT OF ALVAMAR, INC., MANAGER, LANGSTON HEIGHTS, L.C., A KANSAS LIMITED LIABILITY COMPANY, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND ONLY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO 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 _____ DATE _____ MAYOR _____ DATE _____
TERRY RYDAN _____ DENNIS HONBERGER _____

CITY CLERK _____ REVIEWED IN COMPLIANCE
FRANK S. REED _____ WITH K.S.A. 86-2005.

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

REGISTER OF DEEDS
KAY FIDELL

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

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

PLAT PREPARED DECEMBER, 2005

LOCATION MAP



NOTES

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

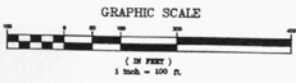
THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-708a OF THE CITY SUBDIVISION REGULATIONS.

BASIS OF BEARINGS FOR THIS PLAT IS NAD83-MODIFIED STATE PLANE COORDINATES. (KANSAS NORTH ZONE)
ERROR OF CLOSURE = 1 : 874,960.

SOILS INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERRECTED ON LOTS WITH SLOPES GREATER THAN 3:1, OR NON-ENGINEERED TALL 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.

CHUCK TABLE
CD1 11.478 0.246 31.44 N87°56'28\"
CD2 10.913 0.246 31.44 N87°56'28\"
CD3 10.478 0.246 31.44 N87°56'28\"
CD4 10.043 0.246 31.44 N87°56'28\"
CD5 9.608 0.246 31.44 N87°56'28\"
CD6 9.173 0.246 31.44 N87°56'28\"
CD7 8.738 0.246 31.44 N87°56'28\"
CD8 8.303 0.246 31.44 N87°56'28\"
CD9 7.868 0.246 31.44 N87°56'28\"
CD10 7.433 0.246 31.44 N87°56'28\"
CD11 6.998 0.246 31.44 N87°56'28\"
CD12 6.563 0.246 31.44 N87°56'28\"
CD13 6.128 0.246 31.44 N87°56'28\"
CD14 5.693 0.246 31.44 N87°56'28\"
CD15 5.258 0.246 31.44 N87°56'28\"
CD16 4.823 0.246 31.44 N87°56'28\"
CD17 4.388 0.246 31.44 N87°56'28\"
CD18 3.953 0.246 31.44 N87°56'28\"
CD19 3.518 0.246 31.44 N87°56'28\"
CD20 3.083 0.246 31.44 N87°56'28\"
CD21 2.648 0.246 31.44 N87°56'28\"
CD22 2.213 0.246 31.44 N87°56'28\"
CD23 1.778 0.246 31.44 N87°56'28\"
CD24 1.343 0.246 31.44 N87°56'28\"
CD25 0.908 0.246 31.44 N87°56'28\"
CD26 0.473 0.246 31.44 N87°56'28\"
CD27 0.038 0.246 31.44 N87°56'28\"

LOT	SO. FT.	ACRES	LOT	SO. FT.	ACRES	LOT	SO. FT.	ACRES	LOT	SO. FT.	ACRES
1	11,478	0.246	7	11,043	0.213	13	8,375	0.215	1	9,129	0.21
2	10,913	0.246	8	8,425	0.216	17	8,375	0.215	2	8,448	0.193
3	10,478	0.246	9	6,448	0.183	18	11,279	0.268	3	8,448	0.193
4	10,043	0.246	10	6,448	0.183	11	11,279	0.268	4	8,448	0.193
5	9,608	0.246	11	6,448	0.183	2	8,375	0.215	5	8,099	0.208
6	9,173	0.246	12	6,448	0.183	3	8,375	0.215	6	8,424	0.203
7	8,738	0.246	13	10,074	0.231	4	8,375	0.215	7	11,048	0.276
8	8,303	0.246	14	11,279	0.268	5	8,375	0.215	8	8,477	0.194
9	7,868	0.246	15	8,375	0.215	6	8,375	0.215	9	8,448	0.193
10	7,433	0.246	16	8,375	0.215	7	8,869	0.218	10	8,448	0.193
11	6,998	0.246	17	10,221	0.234	8	10,221	0.234	11	8,845	0.226
12	6,563	0.246	18	11,894	0.271	9	11,894	0.271	12	8,224	0.188
13	6,128	0.246	19	10,221	0.234	10	10,221	0.234	13	8,210	0.186
14	5,693	0.246	20	8,869	0.226	11	8,869	0.226	14	8,168	0.187
15	5,258	0.246	21	8,375	0.215	12	8,375	0.215	15	8,168	0.187
16	4,823	0.246	22	8,375	0.215	13	8,375	0.215	16	8,140	0.186
17	4,388	0.246	23	8,375	0.215	14	8,375	0.215	17	8,140	0.186
18	3,953	0.246	24	8,375	0.215	15	8,375	0.215	18	8,140	0.186
19	3,518	0.246	25	8,375	0.215	16	8,375	0.215	19	8,140	0.186
20	3,083	0.246	26	8,375	0.215	17	8,375	0.215	20	8,140	0.186
21	2,648	0.246	27	8,375	0.215	18	8,375	0.215	21	8,140	0.186
22	2,213	0.246	28	8,375	0.215	19	8,375	0.215	22	8,140	0.186
23	1,778	0.246	29	8,375	0.215	20	8,375	0.215	23	8,140	0.186
24	1,343	0.246	30	8,375	0.215	21	8,375	0.215	24	8,140	0.186
25	908	0.246	31	8,375	0.215	22	8,375	0.215	25	8,140	0.186
26	473	0.246	32	8,375	0.215	23	8,375	0.215	26	8,140	0.186
27	38	0.246	33	8,375	0.215	24	8,375	0.215	27	8,140	0.186



MONUMENTATION

- SET 1/2" IRON BAR WITH CAP "PLS 610" ENCASED IN CONCRETE
 - 1/2" BAR W/CAP "PLS 610" FOUND IN CONCRETE (ORIGINAL SUBDIVISION CORNER)
- 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.

A FINAL PLAT OF LANGSTON HEIGHTS

A SUBDIVISION IN THE CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS

NW 1/4, SEC. 32-T12S-R19E