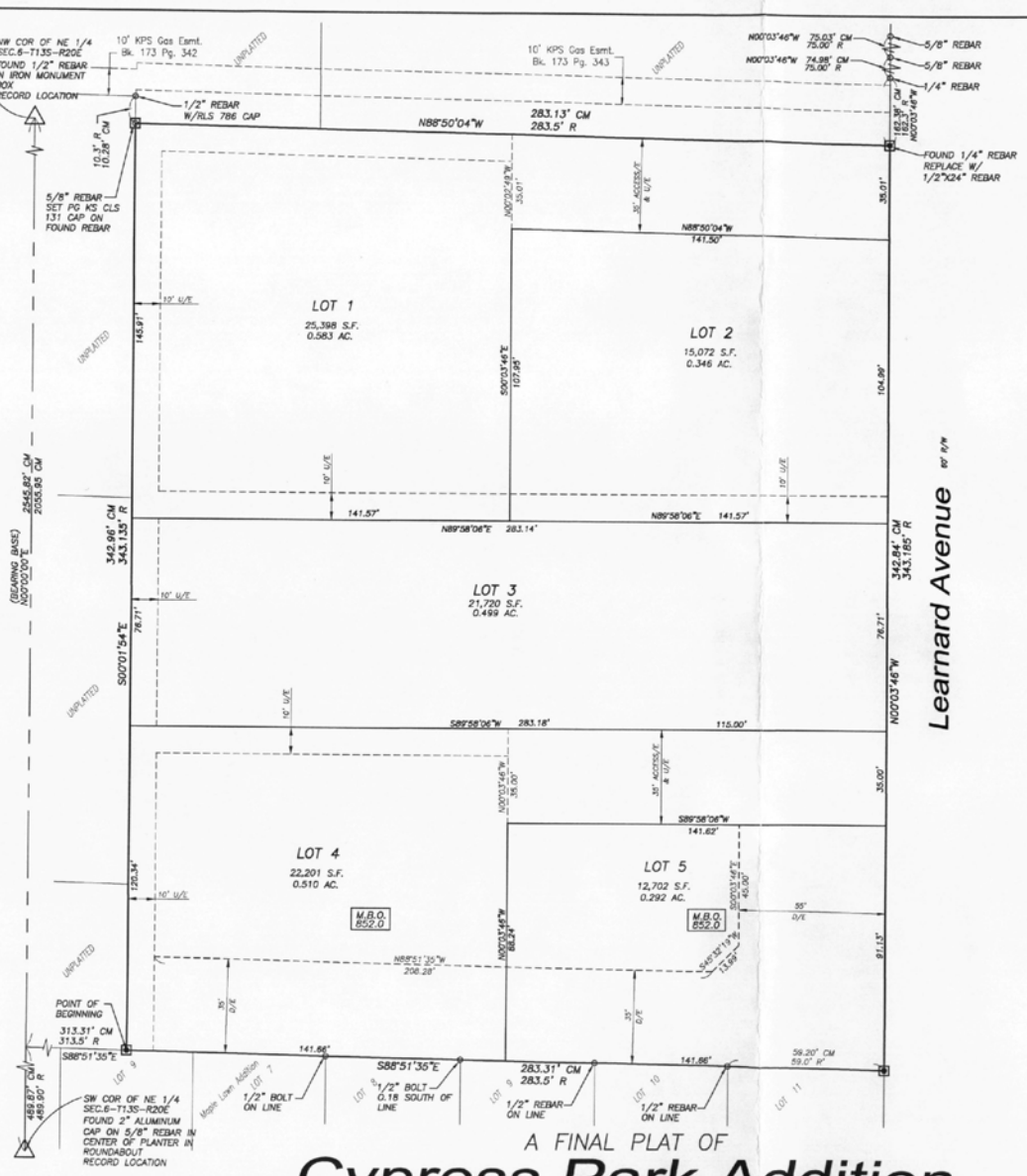


A FINAL PLAT OF
Cypress Park Addition

A TRACT OF LAND IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS
NE 1/4, SEC. 6–T13S–R20E

GENERAL NOTES:

1. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS AT BOOK _____, PAGE _____.
2. THIS SURVEY WAS MADE IN REFERENCE TO THE PLAT OF MAPLE LAWN ADDITION AND SURVEY NUMBERS 1289 AND 1296 ON RECORD AT DOUGLAS COUNTY PUBLIC WORKS.
3. THE CITY IS HEREBY GRANTED TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21–706a OF THE CITY SUBDIVISION REGULATIONS.
4. 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.
5. ABILITY FOR THE FUTURE DIVISION OF THESE LOTS IS DIMINISHED DUE TO THE CONFIGURATION OF THE LOTS.

ACKNOWLEDGED BY:

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

MICHAEL D. KELLY, L.S. #860
DOUGLAS CO. SURVEYOR

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON IS THE TRUE AND ACCURATE RESULT OF A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN APRIL, 2005 AND THAT IT REPRESENTS A CLOSED TRAVERSE.

DENNIS E. BOLIZ, L.S. #1158
PERIDIAN GROUP, INC.
900 ROCKLEDGE ROAD, SUITE A
LAWRENCE, KANSAS 66049
(785) 838–3338

LEGEND:

○	FOUND REBAR AS NOTED (UNKNOWN ORIGIN, UNLESS OTHERWISE NOTED)
●	1/2"x 24" REBAR SET WITH PG KS CLS 131 PERMA–CAP
□	MONUMENT SET IN CONCRETE
△	QUARTER SECTION CORNER
U/E	UTILITY EASEMENT
ACCESS/E	ACCESS EASEMENT
R/W	RIGHT–OF–WAY
R	RECORD VALUE
CM	CALCULATED VALUE FROM MEASUREMENTS (ALL DIMENSIONS UNLESS OTHERWISE NOTED)

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH P.M. IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 00°00'00" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2555.95 FEET TO A POINT 489.87 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 88°51'35" EAST, ALONG THE NORTH LINE OF MAPLE LAWN ADDITION, 313.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°51'35" EAST, ALONG THE NORTH LINE OF MAPLE LAWN ADDITION, 283.31 FEET TO THE NORTHEAST CORNER OF LOT 11 IN SAID ADDITION AND THE WEST LINE OF LEARNARD AVENUE; THENCE NORTH 00°03'46" WEST, ALONG THE WEST LINE OF LEARNARD AVENUE, 342.84 FEET TO A FOUND ONE–QUARTER INCH REBAR; THENCE NORTH 88°50'04" WEST, 283.13 FEET TO A FOUND FIVE–EIGHTHS INCH REBAR; THENCE SOUTH 00°01'54" EAST, 342.96 FEET TO THE POINT OF BEGINNING CONTAINING 67,094 SQUARE FEET OR 2.229 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 202 N. 5TH ADDITION 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 HEREIN OTHERWISE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED. AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF LAWRENCE TO ENTER UPON, CONSTRUCT AND MAINTAIN DRAINAGE STRUCTURES AND APPURTENANCES UPON, OVER, AND UNDER THOSE AREAS OUTLINED AS "DRAINAGE EASEMENT" OR "D/E". AN EASEMENT IS HEREBY DEDICATED 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."

OWNER
STEVEN E. STANDING

ACKNOWLEDGMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME STEVEN E. STANDING, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FORESGOING 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
CITY OF LAWRENCE
PLANNING COMMISSION
DOUGLAS COUNTY, KANSAS

PLANNING COMMISSION CHAIRMAN — DATE
TERRY WORDAN

RIGHT–OF–WAY AND EASEMENTS ACCEPTED BY
CITY COMMISSION
LAWRENCE, KANSAS

MAYOR — DATE
DENNIS HIGHBERGER

CITY CLERK — DATE
FRANK S. REEB

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 _____; PLAT BOOK _____; PAGE _____.

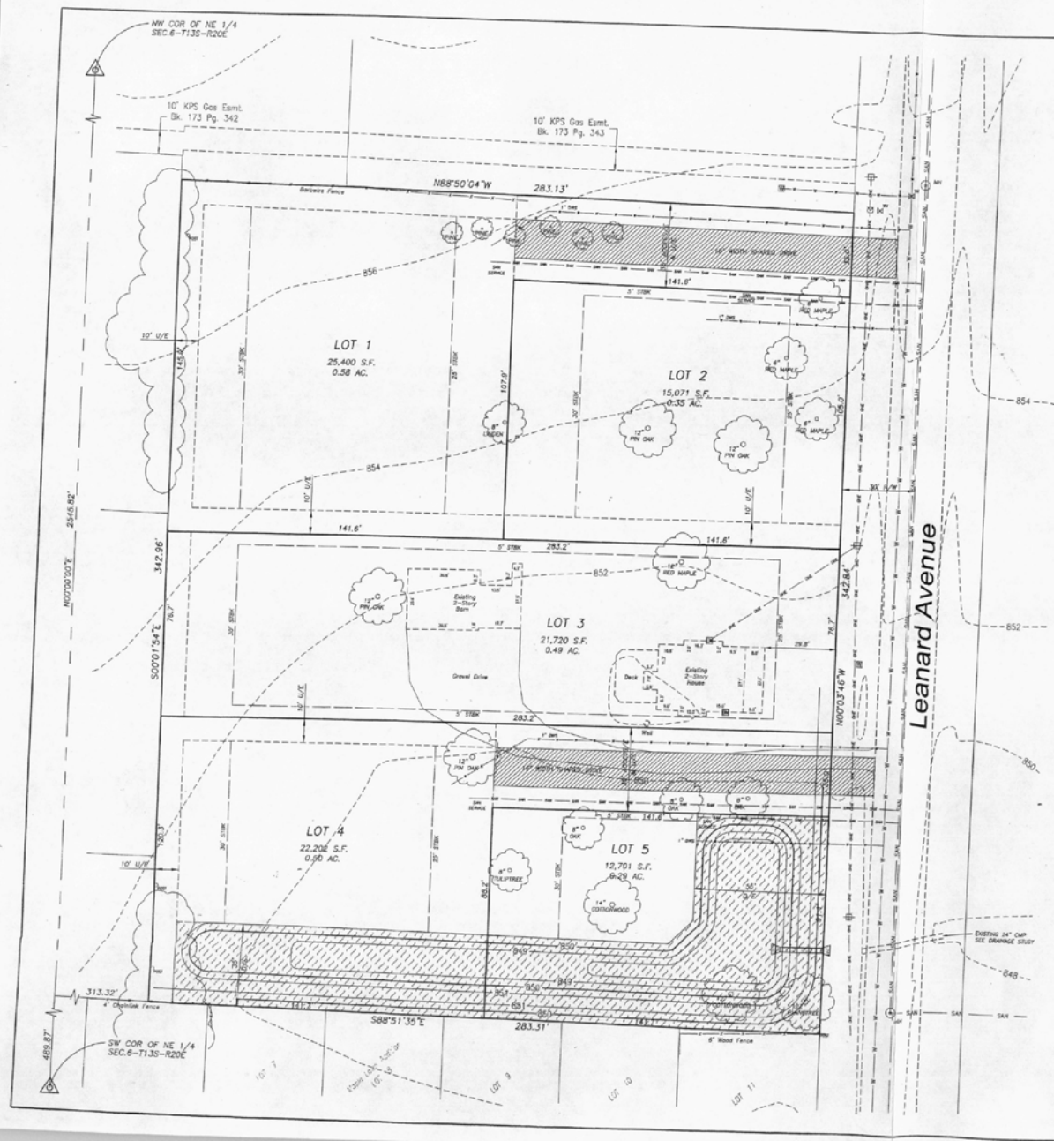
REGISTER OF DEEDS — DATE
KAY PESNELL

LOCATION MAP:

SECTION 6-T13S-R20E
SCALE: 1"= 2,000'

ASSUMED BEARINGS

GRAPHIC SCALE
20' 0' 10' 20' 40'
1 INCH = 20 FT.



Legal Description:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH P.M. IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 00°00'00" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2055.65 FEET TO A POINT 489.90 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 88°51'35" EAST, ALONG THE NORTH LINE OF MAPLE LAWN ADDITION, 283.31 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 88°51'35" EAST, ALONG THE NORTH LINE OF MAPLE LAWN ADDITION, 283.31 FEET TO THE NORTHEAST CORNER OF LOT 11 IN SAID ADDITION AND THE WEST LINE OF 19' LEANARD AVENUE; THENCE NORTH 00°03'46" WEST, ALONG THE WEST LINE OF LEANARD AVENUE, 342.84 FEET TO A FOUND ONE-HALF INCH REBAR; THENCE NORTH 88°50'04" WEST, 283.13 FEET TO A FOUND ONE-HALF INCH REBAR; THENCE SOUTH 00°01'54" WEST, 342.96 FEET TO THE POINT OF BEGINNING CONTAINING 97,094 SQUARE FEET OR 2.229 ACRES, MORE OR LESS.

General Notes:

1. PROJECT DEVELOPER: STEVE STANDING
   1801 LEARNARD AVE.
   LAWRENCE, KANSAS 66044
2. PROJECT ENGINEER: PERIDIAN GROUP, INC.
   900 ROCKLEDGE ROAD, SUITE A
   LAWRENCE, KANSAS 66049
3. TOPOGRAPHIC INFORMATION OBTAINED FROM CITY OF LAWRENCE AERIAL TOPOGRAPHY.
4. EXISTING ZONING: RS-2
5. CURRENT USE: SINGLE-FAMILY
   PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
6. THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION.
7. APPROVAL OF PRELIMINARY PLAT DOES NOT CERTIFY APPROVAL OF THE PROPOSED LAND USES.
8. ALL TELEPHONE, CABLE TELEVISION, AND ELECTRICAL SERVICES TO BE LOCATED UNDERGROUND.
9. A MASTER STREET TREE PLAN IS TO BE PROVIDED WITH THE FINAL PLAT FOR THIS PROPERTY.
10. LOTS SHALL BE PAINED ACCORDANCE WITH SECTION 21-302.2 OF THE CODES OF THE CITY LAWRENCE.
11. THIS SURVEY WAS MADE IN REFERENCE TO THE PLAT OF MAPLE LAWN ADDITION AND SURVEY NUMBERS 1269 AND 1299 ON RECORD AT DOUGLAS COUNTY PUBLIC WORKS.
12. THE DEED OF RECORD DESCRIBES THE EAST LINE OF THIS PROPERTY IN THE CENTER OF LEANARD AVENUE. NO RECORD WAS FOUND DEDICATING RIGHT OF WAY FOR LEANARD AVENUE.

Site Summary:

GROSS AREA:	97,093.90 S.F. (2.23 ACRES)
RIGHT-OF-WAY:	0 S.F. (0.0 ACRES)
NET LOT AREA:	97,094 S.F. (2.23 ACRES)
TOTAL NUMBER OF LOTS:	5
MAXIMUM LOT SIZE:	25,400 S.F. (0.58 ACRES)
MINIMUM LOT SIZE:	12,701 S.F. (0.29 ACRES)
AVERAGE LOT SIZE:	19,419 S.F. (0.45 ACRES)

Location Map:

Section 6, T13S, R20E

SCALE: 1" = 20'

Peridian Group, Inc.
- COMMUNITY PLANNING
- CIVIL ENGINEERING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING

900 ROCKLEDGE ROAD, SUITE A
LAWRENCE, KANSAS 66049
TEL (785) 838-3338 FAX (785) 838-3339

Cypress Park Addition

1801 Learnard Ave.
Lawrence, Kansas

Preliminary Plat

REVISIONS:
JULY 8, 2005

PROJECT RECORD:

DIGITAL I.D.:	05025-PP
PROJECT NO.:	05025
DATE:	JUNE 8, 2005
DRAWN BY:	MW
CHECKED BY:	MK