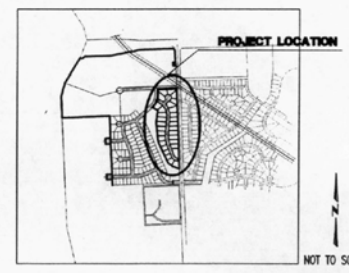
## Location Map




## 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".

BRIAN S. KUBOTA
MANAGING PARTNER, LAHIKI, LLC

JEFF C. HOFFMAN
PARTNER, LAHIKI, LLC

## ACKNOWLEDGEMENT

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS 6TH DAY OF January 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME BRIAN S. KUBOTA, MANAGING PARTNER, LAHIKI, LLC AND JEFF C. HOFFMAN, PARTNER, LAHIKI, LLC, 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.

Barbara [illegible] December 20, 2006
NOTARY PUBLIC — MY COMMISSION EXPIRES

## ENDORSEMENTS

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

CHAIR — DATE
TERRY RIORDAN

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

January 4, 2006
MICHAEL D. KELLY, P.L.S. #889
DOUGLAS COUNTY SURVEYOR

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

MAYOR — DATE
DENNIS J. HIGHBERGER

CITY CLERK — DATE
FRANK S. REEB

## FILING RECORD

334263

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 13TH DAY OF January 2006, AND IS DULY RECORDED AT 3:53 AM/PM IN PLAT BOOK 7-18 PAGE 3

REGISTER OF DEEDS
KAY PESNELL

## 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 THEY CLOSE AS A CLOSED TRAVERSE.

JOHN A. SELK, P.E., P.L.S. #810
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
(785) 843-7530

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 1000, PAGE 3783

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 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

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.

### LOT TABLE

| | LOT NO. | SQ.FT. | ACRES |
|---|---|---|---|
| BLOCK ONE | 1 | 16,001 | 0.367 |
| | 2 | 14,519 | 0.333 |
| | 3 | 15,096 | 0.346 |
| | 4 | 16,553 | 0.381 |
| | 5 | 16,441 | 0.377 |
| | 6 | 15,121 | 0.347 |
| | 7 | 14,267 | 0.327 |
| | 8 | 13,698 | 0.314 |
| | 9 | 12,587 | 0.289 |
| | 10 | 11,034 | 0.253 |
| | 11 | 10,341 | 0.237 |
| | 12 | 10,340 | 0.237 |
| | 13 | 12,235 | 0.281 |
| | 14 | 16,650 | 0.382 |
| BLOCK TWO | 1 | 19,769 | 0.454 |
| | 2 | 13,866 | 0.318 |
| | 3 | 16,106 | 0.370 |
| | 4 | 16,970 | 0.390 |
| | 5 | 16,557 | 0.380 |
| | 6 | 15,705 | 0.361 |
| | 7 | 14,849 | 0.341 |
| | 8 | 13,929 | 0.320 |
| | 9 | 13,512 | 0.310 |
| | 10 | 18,590 | 0.427 |
| | 11 | 16,565 | 0.380 |
| | 12 | 13,287 | 0.305 |
| | 13 | 14,731 | 0.338 |
| | 14 | 15,755 | 0.362 |
| | 15 | 16,641 | 0.382 |
| | 16 | 17,120 | 0.393 |

### CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD | CHORD BEARING |
|---|---|---|---|---|
| C1 | 417.71 | 320.00 | 388.58 | N33°07'22"W |
| C2 | 240.29 | 500.00 | 237.98 | S09°28'43"E |
| C3 | 120.54 | 100.00 | 113.37 | S87°47'41"E |
| C4 | 127.85 | 350.00 | 127.14 | N60°16'08"W |
| C5 | 56.22 | 60.00 | 55.95 | S12°44'43"E |
| C6 | 63.93 | 60.00 | 60.95 | S44°24'32"W |
| C7 | 59.67 | 60.00 | 57.24 | N78°24'43"W |
| C8 | 60.51 | 60.00 | 57.98 | N19°00'06"W |
| C9 | 57.51 | 60.00 | 55.34 | N27°19'08"E |
| C10 | 94.40 | 350.00 | 94.11 | N32°14'35"W |
| C11 | 89.33 | 350.00 | 88.99 | N17°12'47"W |
| C12 | 86.63 | 350.00 | 86.41 | N02°49'07"W |
| C13 | 22.06 | 470.00 | 22.05 | S02°50'41"W |
| C14 | 86.14 | 470.00 | 86.02 | S07°40'01"E |
| C15 | 88.04 | 470.00 | 87.91 | S14°37'06"E |
| C16 | 29.84 | 470.00 | 29.83 | S21°27'33"E |
| C17 | 84.36 | 70.00 | 79.30 | S57°41'41"E |
| C18 | 70.80 | 130.00 | 69.92 | S76°43'32"E |
| C19 | 73.89 | 130.00 | 72.90 | S44°50'30"E |
| C20 | 12.02 | 130.00 | 12.01 | S23°34'38"E |
| C21 | 42.70 | 530.00 | 42.69 | S20°57'18"E |
| C22 | 86.04 | 530.00 | 85.95 | S13°56'44"E |
| C23 | 86.04 | 530.00 | 85.95 | S04°17'09"E |
| C24 | 39.97 | 530.00 | 39.91 | S02°06'52"W |
| C25 | 86.78 | 290.00 | 86.45 | N03°18'00"W |
| C26 | 149.33 | 290.00 | 147.69 | N27°37'05"W |
| C27 | 143.50 | 290.00 | 142.04 | N56°33'04"W |
| C28 | 131.53 | 380.00 | 130.87 | N33°40'33"E |
| C29 | 112.95 | 380.00 | 112.54 | N06°11'18"E |
| C30 | 51.84 | 75.00 | 50.91 | N23°16'23"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 | 984.5 |
| ONE | 8 | 981.5 |
| ONE | 9 | 978.8 |
| ONE | 10 | 976.6 |
| ONE | 11 | 974.6 |
| ONE | 12 | 972.6 |
| ONE | 13 | 970.8 |
| ONE | 14 | 968.7 |

## 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