

LEGAL DESCRIPTION

LOT 40, LESS THE SOUTH 115 FEET, IN ADDITION NO. 11, IN THAT PART OF THE CITY OF LAWRENCE, KNOWN AS NORTH LAWRENCE, IN DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 40; THENCE SOUTH 02°28'54" EAST, ALONG THE EAST LINE OF SAID LOT 40, 184.85' FEET TO THE NORTH LINE OF THE SOUTH 115 FEET OF SAID LOT 40; THENCE SOUTH 88°12'18" WEST, ALONG SAID NORTH LINE, 115.00' FEET TO THE WEST LINE OF SAID LOT 40; THENCE NORTH 02°28'54" WEST, ALONG SAID WEST LINE, 184.85' FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°12'18" EAST, ALONG THE NORTH LINE OF SAID LOT 40, 115.00' FEET TO THE POINT OF BEGINNING. CONTAINS 0.484 ACRE, 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 "MP BUILDERS ADDITION" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NOT HITHERTO 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\"

MP BUILDERS, L.C.
MP BUILDERS, L.C.

ACKNOWLEDGEMENT

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME MP BUILDERS, L.C., 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

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

CHIEF TERRY RORDAN DATE MAYOR MIKE AMX DATE

CITY CLERK FRANK S. REEB DATE REVIEWED IN COMPLIANCE WITH K.S.A. 58-2505

MICHAEL S. KELLY, P.L.S., 6899 DOUGLAS COUNTY SURVEYOR

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 21-709a OF THE CITY SUBDIVISION REGULATIONS.

SOIL 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 INDICATORS OF UNSTABLE CONDITIONS.

BASES OF BEARINGS FOR THIS PLAT IS NAD83-MODIFIED STATE PLANE COORDINATES. (KANSAS NORTH ZONE)
ERROR OF CLOSURE = 1 : 508,000

FILED 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 _____ PAGE _____

REGISTER OF DEEDS
KAY PESHALL

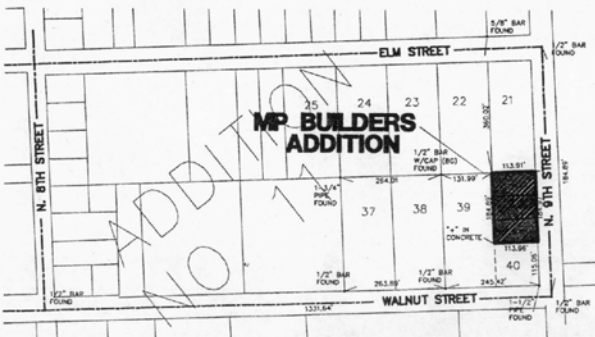
CERTIFICATION

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 APRIL, 2006 AND THAT THE PLAT IS A CLOSED TRIMMER.

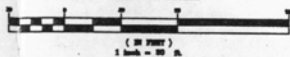
JOHN E. BELK, P.E., P.L.S. #810 PLAT PREPARED APRIL, 2006
1310 WAGANUA DRIVE
LAWRENCE, KANSAS 66044
(785) 843-7530

LOCATION MAP

NO SCALE



GRAPHIC SCALE



MONUMENTATION

- B.M. FOUND - SIZE AS NOTED (ORIGIN UNKNOWN WHERE NO CHP)
- 1/2" X 24" B.M. W/CHP "PLS 889" SET
- X "x" SET ON CONCRETE SLAB

A FINAL PLAT OF
**MP BUILDERS
ADDITION**

A REPLAT OF LOT 40 LESS THE SOUTH 115 FEET, IN ADDITION NO. 11
IN THAT PART OF THE CITY OF LAWRENCE, KNOWN AS NORTH
LAWRENCE, IN DOUGLAS COUNTY, KANSAS
SW 1/4, SEC. 29-T12S-R20E