

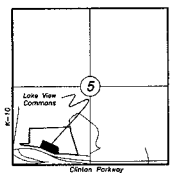
SW CORNER, SW 1/4  
SEC. 5-T13S-R19E  
FOUND 3" ALUMINUM  
DISC IN CONCRETE  
RECORD LOCATION

A FINAL PLAT OF

# Lake View Commons

A REPLAT OF LOTS 1-2, BLOCK 2 OF LAKE VIEW ADDITION NO. 2 IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 19 EAST IN THE CITY OF LAWRENCE, DOUGLAS COUNTY KANSAS

## Location Map:



SECTION 5-T13S-R19E  
NOT TO SCALE

SCALE: 1" = 60'

SE CORNER, SW 1/4  
SEC. 5-T13S-R19E  
FOUND 3" ALUMINUM  
DISC IN CONCRETE  
RECORD LOCATION

## NOTES:

- ALL BEARINGS ARE MODIFIED STATE PLANE GRID BEARINGS
- THE STATE OF KANSAS HAS PURCHASED ACCESS RIGHTS FROM THE PROPERTY LINE TO CLINTON PARKWAY AND NO DIRECT ACCESS TO CLINTON PARKWAY IS ALLOWED, EXCEPT AS SHOWN
- NO FENCES OR OBSTRUCTIONS SHALL BE CONSTRUCTED WITHIN DEDICATED DRAINAGE EASEMENTS
- LOTS SHALL BE PLANNED IN ACCORDANCE WITH SECTION 21-302.2 OF THE CODES OF THE CITY OF LAWRENCE
- MASTER STREET TREE PLAN REGISTER, BOOK \_\_\_\_\_, PAGE \_\_\_\_\_
- THERE SHALL BE NO DIRECT ACCESS FROM LOTS 1, 2, AND 3 TO CLINTON PARKWAY
- DIMENSIONS SHOWN ARE MEASURED RECORDED VALUES UNLESS OTHERWISE NOTED
- THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-706A OF THE CITY SUBDIVISION REGULATIONS

## CURVE TABLE:

CURVE	LENGTH	PIVOT	CHORD	CHORD BEARING	DELTA
1	100.00	295.00	112.25	N103°43'55"W	43°24'41"
2	43.99	375.00	72.23	N56°32'42"E	40°43'11"

## LEGEND:

- FOUND IN IN ITS CLS GAP IN CONCRETE LAKE VIEW ADDITION NO. 2 CORNER
- 1/4" X 24" REBAR SET WITH PERIODIC CLS 121 CAP
- SUBDIVISION CORNER SET IN CONCRETE
- QUARTER SECTION CORNER AS RECORDED
- D/E DRAINAGE EASEMENT
- U/E PUBLIC UTILITY EASEMENT
- R RECORDED VALUE LAKE VIEW ADDITION NO. 2
- CM CALCULATED VALUE FROM MEASUREMENTS
- NO ACCESS
- ACCESS/E ACCESS EASEMENT

## LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 2 OF LAKE VIEW ADDITION NO. 2, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS CONTAINING 200,805 SQUARE FEET OR 4.725 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 AND CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF LAKE VIEW COMMONS AND HAVE CAUSED THE SAME TO BE SURVEYED AS SHOWN AND FULLY DEFINED ON THIS PLAT. 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 SHOWN ON THIS PLAT AS UTILITY EASEMENT OR "U/E" AND AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE AND THE PUBLIC TO CONSTRUCT DRAINAGE DITCHES, DRAINS AND APPURTENANCES IN THOSE AREAS OUTLINED ON THIS PLAT AS DRAINAGE EASEMENT OR "D/E".

BRUCE CHINDEN  
PRESIDENT  
CENTRAL NATIONAL BANK  
LOT 1, BLOCK 2  
LAKE VIEW ADDITION NO. 2

PHILIP A. DUBISS  
MANAGING MEMBER  
BRISTOL, HARTSHORN & CO., L.L.C.  
A KANSAS LIMITED LIABILITY COMPANY  
LOT 2, BLOCK 2  
LAKE VIEW ADDITION NO. 2

## ACKNOWLEDGMENT:

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, CALE PHILIP A. DUBISS, MANAGING MEMBER, BRISTOL, HARTSHORN & CO., L.L.C., A KANSAS LIMITED LIABILITY COMPANY, AND BRUCE CHINDEN, PRESIDENT, CENTRAL NATIONAL BANK, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND FULLY KNOWLEDGE 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

CHIEFMAN  
TERRY BURDAN

DATE \_\_\_\_\_

MAJOR  
MARK ARMY

DATE \_\_\_\_\_

CITY CLERK  
FRANK S. REEB

DATE \_\_\_\_\_

## 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 FILED RECORDED AT \_\_\_\_\_ PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

REGISTER OF DEEDS  
DAY RECORD

## 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 2006, AND THAT REPRESENTS A CLOSED TRIANGULAR

DEWITT E. KELLY, L.S. #1158  
SURVEYOR GROUP, INC.  
5100 KENTUCKY BOULEVARD, SUITE A  
LAWRENCE, KANSAS 66049  
(785) 838-3338

DOUGLAS COUNTY  
L.S. #1158  
PLAT BOOK  
PAGE

## ACKNOWLEDGED BY:

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

MICHAEL D. KELLY, L.S. #969  
DOUGLAS CO. SURVEYOR