

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, BOBWHITE ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, THENCE NORTH 88°20'16" EAST, ALONG THE SOUTH LINE OF BOB BILLINGS PARKWAY, 343.08 FEET TO THE WEST LINE OF RESEARCH PARK DRIVE; THENCE SOUTH 87°17'43" EAST, ALONG SAID WEST LINE, 344.76 FEET; THENCE SOUTH 89°17'43" WEST, 339.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 87°17'43" WEST, ALONG THE EAST LINE OF SAID LOT 1, 339.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.678 ACRES, MORE OR LESS.

DEDICATION

BE IT KNOWN TO ALL WHOM THAT I, ONE OF THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED FOR THE SAME TO BE SURVEYED AND PLANTED UNDER THE NAME OF "STEPHENS - NOLLER ADDITION" AND HAVE CAUSED THE SAME TO BE SUBMITTED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL STREETS, DRIVEWAYS, ROADS, ETC. SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AND HEREIN 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 "5/8".

SAID D. CAMPBELL, PARTNER
BOBWHITE MEADOW LP

MARK A. BUEHLER CONTRACT PURCHASERS MARSHA G. BUEHLER

ACKNOWLEDGEMENTS

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 MARK A. BUEHLER AND MARSHA G. BUEHLER, 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 HEREON SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

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 MARK A. BUEHLER AND MARSHA G. BUEHLER, 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 HEREON 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

OWNER DATE MAYOR DATE
MIRE AMTX

REVIEWED BY: CITY CLERK DATE
FRANK S. REEB

MICHAEL D. KELLY, P.L.S. #868 DATE
DOUGLAS COUNTY SURVEYOR

FILING RECORD

STATE OF KANSAS
COUNTY OF DOUGLAS

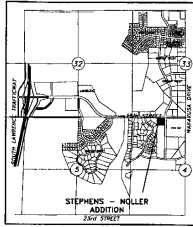
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS ON THIS _____ DAY OF _____, 2006, AND IS DULY RECORDED AT _____ AM (P.M.) IN PLAT BOOK _____ PAGE _____.

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 DIRECTION IN THE MONTH OF JULY, 2006 AND THAT THE PLAT IS A CLOSED TRAVERSE.

JOHN E. SELLS, P.E., P.L.S. #810
1310 WASHINGTON DRIVE
LAWRENCE, KANSAS 66044
(785) 843-7530

PLAT PREPARED JULY 19, 2006



LOCATION MAP
NOT TO SCALE

MONUMENTATION

- 1/2" X 24" BAR W/CAP "PLS 610" SET
- 1/2" BAR W/CAP "PLS 610" FOUND (ORIGINAL LOT CORNER SET BY LANDPLAN ENGINEERING)

NOTES

- NO ACCESS SHALL BE ALLOWED TO OR FROM BOB BILLINGS PARKWAY.
- NO ACCESS SHALL BE ALLOWED ONTO RESEARCH PARK DRIVE FOR A DISTANCE OF 300 FEET SOUTH OF THE CENTERLINE OF BOB BILLINGS PARKWAY (SEE DRAWING FOR LOCATION).
- 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 21-708B OF THE CITY SUBDIVISION REGULATIONS.
- BASIS OF BEARINGS FOR THIS PLAT IS MODIFIED STATE PLANE COORDINATES (KANSAS NORTH ZONE).
- ERROR OF CLOSURE = 1 : 198,019
- SOIL INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERRECTED ON LOTS WITH SLOPES GREATER THAN 3:1. IF NON-ENGINEERED FULL GREATER THAN 10 FEET, 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 UNSTABLE CONDITIONS.

SCALE: 1" = 30'



OREAD WEST
NO. 7

BOB BILLINGS PARKWAY

N88°20'16"E 343.08'

LOT ONE
BLOCK ONE
116,673 S. F.
2.678 ACRES

S00°42'17"E 344.76'

RESEARCH PARK DRIVE

LOT ONE
OREAD WEST NO. 8

MARK C. AND GRETCHEN R.
EDWARDS (UNPLATTED)

A FINAL PLAT OF STEPHENS - NOLLER ADDITION

AN ADDITION TO THE CITY OF
LAWRENCE, DOUGLAS COUNTY, KANSAS
NW 1/4, SEC. 4-T13S-R19E