



NOTES

- Basis for hearings for this plat is the North line of the Southeast Quarter of Section 30, Township 12 South, Range 20 East (N 90° 00' 00" E Assumed).
- 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 21-706a of the City Subdivision Regulations.
- Property is located within Floodplain Zone X per FEMA Map # 2004SC0036C Effective Date: November 7, 2001. Per FEMA Map, "This area is protected from the one percent annual chance (100-year) flood by levee, dike, or other structures subject to possible failure or overtopping during larger floods. Since property is protected from the 100-year storm, no MIBD's will be designated."
- As this property is located within the 1000-foot levee official zone, a permit from the U.S. Army Corps of Engineers is required prior to any digging or excavation.
- The owner of this property has signed an Agreement Not to Protest the formation of a benefit district for improvements to 6th Street and Walnut Street.
- 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.
- A variance has been granted from Ordinance No. 7743 as Chapter 19, Section 21.4 of the City of Lawrence Code, for direct connection of sanitary sewer services to an existing City of Lawrence gravity main within the right-of-way of Walnut Street but greater than 15 feet from the property line for Lots 2, 3, Block 1, 6th & Walnut Addition, which is a subdivision plat of Block 17, North Lawrence Addition.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS NOW DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1352.82 FEET SOUTH AND 1902.95 FEET EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT BEING THE NORTHWEST CORNER OF THE WEST HALF OF BLOCK 17 IN NORTH LAWRENCE; THENCE NORTH 89 DEGREES, 32 MINUTES, 54 SECONDS EAST ALONG THE NORTH LINE OF SAID WEST HALF, 302.42 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF; THENCE SOUTH 00 DEGREES, 29 MINUTES, 08 SECONDS EAST ALONG THE EAST LINE OF SAID WEST HALF, 427.93 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE NORTH 77 DEGREES, 28 MINUTES, 12 SECONDS WEST ALONG THE SOUTH LINE OF SAID WEST HALF, 298.98 FEET TO THE SOUTHWEST CORNER OF SAID WEST HALF; THENCE SOUTH 42 DEGREES, 42 MINUTES, 50 SECONDS WEST ALONG THE WEST LINE OF SAID WEST HALF, 45.95 FEET; THENCE NORTH 00 DEGREES, 10 MINUTES, 32 SECONDS WEST ALONG SAID WEST LINE, 316.66 FEET TO THE POINT OF BEGINNING.

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 "6th & Walnut Addition" and have caused the same to be subdivided into lots(s) 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 "utility easement" or "U/E".

Matthew F. Gilhousen

ACKNOWLEDGEMENT

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 Matthew F. Gilhousen, who is 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 _____

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 _____, in plat book _____, page _____.

Register of Deeds
Kay Pensell

ENDORSEMENTS

Approved by _____ Rights-of-Way and Easements
City of Lawrence Accepted by _____
Planning Commission City Commission
Douglas County, Kansas Lawrence, Kansas

Chairperson Date Mayor
Holly Krebs Mike Amyx

City Clerk Date Michael D. Kelly, P.L.S. #869
Frank S. Reeb Douglas County Surveyor
Reviewed in accordance with K.S.A. 58-2005.

ENGINEER'S CERTIFICATION

I hereby certify that the information and area map shown herein are true and accurate to the best of my knowledge.

John Dean Grob Plat Prepared December, 2006
Professional Engineer #12769

SURVEYOR'S CERTIFICATION

I hereby certify that the platted area shown herein is the true and accurate result of a field survey performed under my direct supervision in the presence of the witnesses named herein and that the plat is a true and correct survey complies with the State of Kansas minimum standards for boundary surveys.

Steven D. Williams, P.L.S. #1391 Prepared December, 2006

a final plat of 6th & WALNUT ADDITION

an unplatted tract of land in the SE¼ of Section 30, Township 12 S., Range 20 E.,
in the City of Lawrence, Kansas

