

LEGAL DESCRIPTION

A TRACT OF LAND IN THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK THREE, FOX CHASE ADDITION NO. 5, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, THENCE SOUTH 33°14'07" WEST, 43.00 FEET, THENCE NORTH 88°44'44" WEST, 224.74 FEET, THENCE ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 275.30 FOOT CHORD BEARING NORTH 29°27'08" WEST, AN ARC DISTANCE OF 286.01 FEET, THENCE NORTH 03°02'28" WEST, 468.35 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST 6TH STREET, THENCE NORTH 87°51'34" EAST, ALONG SAID RIGHT-OF-WAY LINE, 40.00 FEET, THENCE NORTH 02°07'12" WEST, ALONG SAID RIGHT-OF-WAY LINE, 236.07 FEET, THENCE NORTH 42°40'52" EAST, ALONG SAID RIGHT-OF-WAY LINE, 48.73 FEET, THENCE NORTH 88°04'34" EAST, ALONG SAID RIGHT-OF-WAY LINE, 787.75 FEET TO THE WEST LINE OF SEVENTH DAY ADVENTIST CHURCH, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, THENCE SOUTH 01°57'18" EAST, ALONG SAID WEST LINE, 445.34 FEET TO THE NORTH LINE OF FOX CHASE ADDITION NO. 6, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, THENCE ALONG SAID NORTH LINE ON A 355.00 FOOT RADIUS CURVE TO THE LEFT WITH A 156.13 FOOT CHORD BEARING SOUTH 80°07'21" WEST, AN ARC DISTANCE OF 136.98 FEET, THENCE NORTH 40°55'57" WEST, ALONG SAID NORTH LINE, 31.60 FEET, THENCE ALONG SAID NORTH LINE ON A 200.00 FOOT RADIUS CURVE TO THE LEFT WITH A 23.96 FOOT CHORD BEARING NORTH 35°49'50" WEST, AN ARC DISTANCE OF 23.99 FEET, THENCE SOUTH 88°09'05" WEST, ALONG SAID NORTH LINE, 28.49 FEET, THENCE SOUTH 88°09'05" WEST, ALONG SAID NORTH LINE, 196.32 FEET TO THE NORTHWEST CORNER OF SAID FOX CHASE NO. 6, THENCE SOUTH 02°04'54" WEST, ALONG THE WEST LINE OF SAID FOX CHASE NO. 6, 410.96 FEET, THENCE SOUTH 33°14'07" WEST, ALONG THE WEST LINE OF SAID FOX CHASE NO. 6 AND SAID FOX CHASE NO. 5, 174.09 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 14.718 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 "STONERIDGE EAST" 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 "ACCESS EASEMENT" OR "A/E."

MICHAEL D. STULTZ
MS CONSTRUCTION COMPANY, INC.

ACKNOWLEDGEMENT

STATE OF KANSAS
COUNTY OF DOUGLAS
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME MICHAEL D. STULTZ, MS CONSTRUCTION COMPANY, INC. 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

COAR _____ DATE _____ MAYOR
TERRY RIORDAN _____ DENNIS HIGHERBERGER _____

REVIEWED IN COMPLIANCE _____
WITH K.S.A. 58-2005 _____ CITY CLERK
FRANK S. REEB _____

MICHAEL D. KELLY, P.L.S. #689
DOUGLAS COUNTY SURVEYOR

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 _____, 2005, AND IS DULY RECORDED AT _____ PAGE _____

REGISTER OF DEEDS
KAY PEDERELL

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 AUGUST, 2005 AND THAT THE PLAT IS A CLOSED TRANSVERSE.

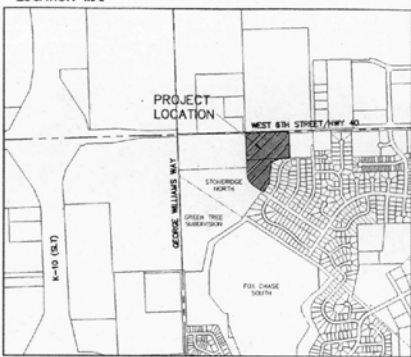
JOHN E. SELK, P.E., P.L.S. #610
1310 WARRIOR DRIVE
LAWRENCE, KANSAS 66049
(785) 843-7530
PLAT PREPARED AUGUST, 2005

LOT	AREA
1	0.174386
2	14.5081
3	15.544
4	15.544
5	15.544
6	15.544
7	15.544
8	15.544
9	15.544
10	15.544
11	15.544
12	15.544
13	15.544

WEST TABLE	WEST
1	15.544
2	15.544
3	15.544
4	15.544
5	15.544
6	15.544
7	15.544
8	15.544
9	15.544
10	15.544
11	15.544
12	15.544
13	15.544

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	28.49	136.98	275.30	N87°51'34"E
C2	43.00	180.00	35.00	N88°04'34"E
C3	23.96	100.00	23.96	N35°49'50"E
C4	48.73	180.00	48.73	N88°04'34"E
C5	45.17	25.00	44.49	N47°50'53"E
C6	28.49	136.98	275.30	N87°51'34"E
C7	8.87	75.00	8.88	N88°09'05"E
C8	46.14	75.00	45.41	N88°09'05"E
C9	43.84	75.00	43.32	N88°09'05"E
C10	45.41	75.00	44.71	N88°09'05"E
C11	44.31	75.00	43.86	N88°09'05"E
C12	45.07	75.00	45.00	N88°09'05"E
C13	57.18	125.00	56.71	N88°09'05"E
C14	12.22	250.00	12.22	N88°09'05"E
C15	118.62	250.00	117.89	N88°09'05"E
C16	37.03	250.00	37.00	N88°09'05"E

LOCATION MAP



NOT TO SCALE

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 21-708a OF THE CITY SUBDIVISION REGULATIONS.

BAGS OF BEARINGS FOR THIS PLAT IS THAT OF THE FINAL PLAT OF "FOX CHASE SOUTH".

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.

SINGLE-FAMILY RESIDENTIAL DRIVEWAY ACCESS TO STONERIDGE DRIVE IS PROHIBITED.

DRIVEWAY ACCESS TO WEST 6TH STREET IS PROHIBITED.

ERROR OF CLOSURE 1 : 469.662

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.

LEGEND

////////// NO ACCESS



MONUMENTATION

• 1/2" X 24" BAR W/CAP "PLS 610" FOUND

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.

A FINAL PLAT OF
STONERIDGE EAST
A SUBDIVISION IN THE CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS
NE 1/4, SEC. 32-T12S-R19E