

6WAK Addition

A REPLAT OF LOTS 1, 2A, 2B, 3 AND 4, BLOCK 2,
WAKARUSA PLACE ADDITION IN THE CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS

NOTES:

- LOTS 1, 4, 5, AND 6, BLOCK 1 SHALL HAVE NO DIRECT ACCESS TO W. 6TH STREET.
- THIS PLAT IS REFERENCED TO WAKARUSA PLACE ADDITION AND FREE STATE ADDITION.
- ALL DISTANCES AND BEARINGS ARE CALCULATED FROM MEASUREMENTS, UNLESS NOTED OTHERWISE.
- ADDITIONAL INFORMATION CONCERNING DRAINAGE AND STRUCTURAL ELEVATIONS ARE PLACED ON THE PRELIMINARY PLAT.
- TELEPHONE, CABLE TELEVISION AND/OR ELECTRIC LINES WILL BE LOCATED UNDERGROUND, PURSUANT TO CITY LAWS.
- THE DETENTION POND WILL BE PRIVATELY OWNED AND MAINTAINED. THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF DETENTION AREA VIA INDIVIDUAL OWNER MAINTENANCE.
- EASEMENTS DEDICATED BY THE PLAT "WAKARUSA PLACE ADDITION", WHICH ARE OMITTED ON THIS PLAT ARE HEREBY VACATED BY THIS PLAT.

REVIEWED BY:

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

MICHAEL D. KELLY, LS #869
DOUGLAS COUNTY SURVEYOR

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON IS THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION THIS SURVEY WAS COMPLETED IN THE FIELD AUGUST 11, 2006, AND THIS PLAT REPRESENTS A CLOSED TRAVERSE.

DENNIS E. BOLTZ, R.L.S. #1158
PERIDIAN GROUP, INC.
500 ROCKLEDGE ROAD, SUITE A
LAWRENCE, KANSAS 66049
(785) 838-3338

ENDORSEMENTS:

APPROVED BY
CITY OF LAWRENCE
PLANNING COMMISSION
DOUGLAS COUNTY, KANSAS

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

CHAIRPERSON
GRANT EICHHORN

DATE

MAYOR
SUE HACK

DATE

CITY CLERK
FRANK S. REEB

DATE

MONUMENTATION:



SECTION CORNER FOUND AS NOTED
(ORIGIN UNKNOWN UNLESS)



SUBDIVISION CORNER SET IN CONCRETE



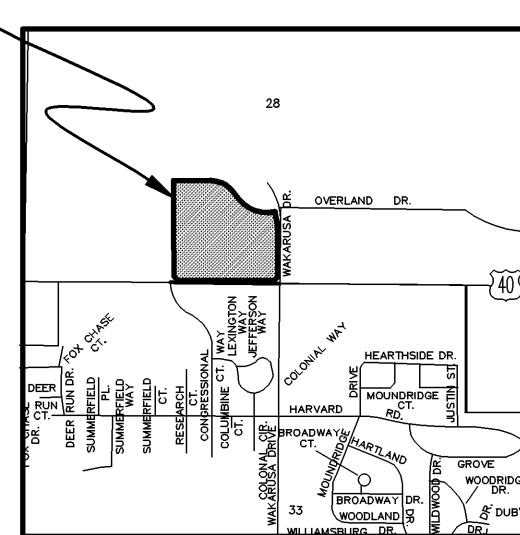
1/2" x 24" REBAR FOUND
WITH PERIDIAN GROUP CLS 131 CAP



1" ALUMINUM CAP ON UNKNOWN SIZE MAGNETIC BAR
UNKNOWN ORIGIN

LOCATION MAP:

6WAK ADDITION



Scale 1"=2000'

SCALE: 1" = 60'



PLAT BEARINGS
WAKARUSA PLACE ADDITION
SOUTH LINE OF SW 1/4 SEC.28-12-19

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	90.00'	97.39'	S41°37'08"E	92.71'	61°59'58"
C2	88.00'	116.50'	N48°32'42"W	108.18'	75°51'04"
C3	130.00'	18.75'	S82°20'19"E	18.73'	8°15'50"

LEGEND:

DCDPW DOUGLAS COUNTY DEPARTMENT OF
PUBLIC WORKS
U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT
A/E ACCESS EASEMENT
R/W RIGHT-OF-WAY
CM CALCULATED BY MEASUREMENT
R RECORD OR PLAT MEASUREMENT
CR CALCULATED FROM RECORDED VALUE
MEBO MINIMUM ELEVATION OF BUILDING OPENING
PED/E PEDESTRIAN EASEMENT
ACCESS RESTRICTED
r CURVE RADIUS
L CURVE LENGTH
CHL CHORD LENGTH
CHB CHORD BEARING
EX. EXISTING

LOT 6

54,951 sq.ft.
1.262 acres
M.E.B.O. = 1005.00

LOT 1

571,776 sq.ft.
13.126 acres
M.E.B.O. = 998.00

LOT 2

129,897 sq.ft.
2.982 acres
M.E.B.O. = 995.00

LOT 3

70,934 sq.ft.
1.628 acres
M.E.B.O. = 1005.00

LOT 5

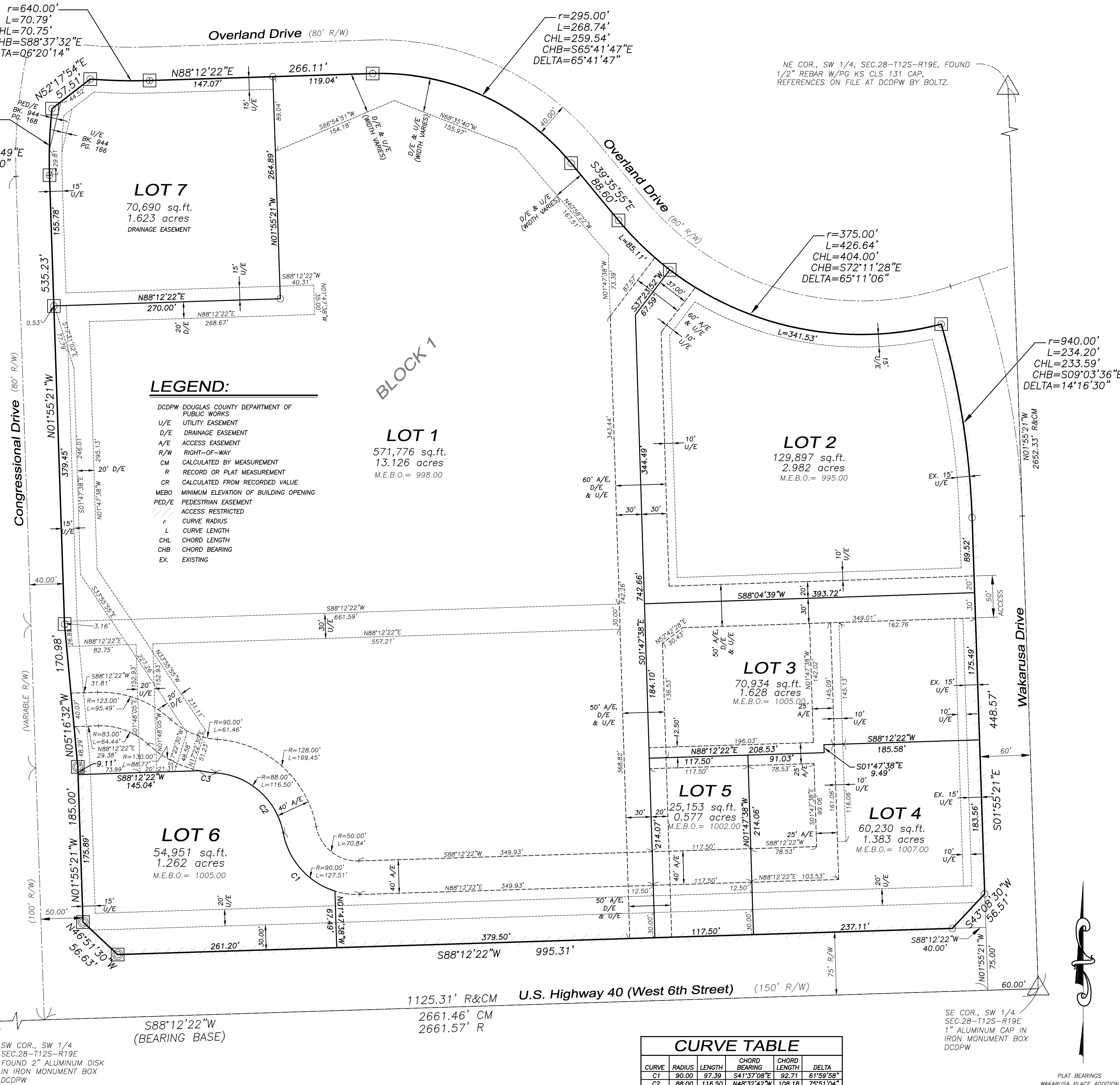
25,153 sq.ft.
0.577 acres
M.E.B.O. = 1002.00

LOT 4

60,230 sq.ft.
1.383 acres
M.E.B.O. = 1007.00

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	90.00'	97.39'	S41°37'08"E	92.71'	61°59'58"
C2	88.00'	116.50'	N48°32'42"W	108.18'	75°51'04"
C3	130.00'	18.75'	S82°20'19"E	18.73'	8°15'50"



LEGAL DESCRIPTION:

LOTS 1, 2A, 2B, 3, AND 4, BLOCK 2 IN WAKARUSA PLACE ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, CONTAINING 22.251 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 6WAK ADDITION 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 AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE AND THE PUBLIC TO CONSTRUCT DRAINAGE DITCHES, SWALES AND APPURTENANCES IN THOSE AREAS OUTLINED ON THIS PLAT AS DRAINAGE EASEMENT OR "D/E".

WILLIAM R. NEWSOME,
MANAGING MEMBER, 6WAK LAND
INVESTMENTS, L.L.C.
1/2 INTEREST IN LOT 2, AND
FULL INTEREST IN LOTS 1, 3, 4, 5
AND 6

ROBERT RUBENSTEIN
AGENT FOR BJ MELLANOR
TOWNHOUSE APARTMENTS
1/2 INTEREST IN LOT 2

CHARLES BRYANT,
MANAGING MEMBER,
VILLAGE MEADOWS, L.L.C.
FULL INTEREST IN LOT 7

ACKNOWLEDGMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME WILLIAM R. NEWSOME, MANAGING MEMBER, 6WAK LAND INVESTMENTS, L.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

ACKNOWLEDGMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ROBERT RUBENSTEIN, AGENT FOR BJ MELLANOR TOWNHOUSE APARTMENTS, 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

ACKNOWLEDGMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME CHARLES BRYANT, MANAGING MEMBER, VILLAGE MEADOWS, L.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

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 _____, 2007 AND IS DULY RECORDED AT _____ PLAT BOOK _____, PAGE _____.

REGISTER OF DEEDS
KAY PESNELL

DATE