

Clinton Parkway

N88°17'10"E 2662.26'

NE CORNER, NW 1/4,
SECTION 10-T13S-R19E
FOUND DOUGLAS CO. DEPT. OF PUBLIC
WORKS ALUM. CAP IN IRON HOUSING

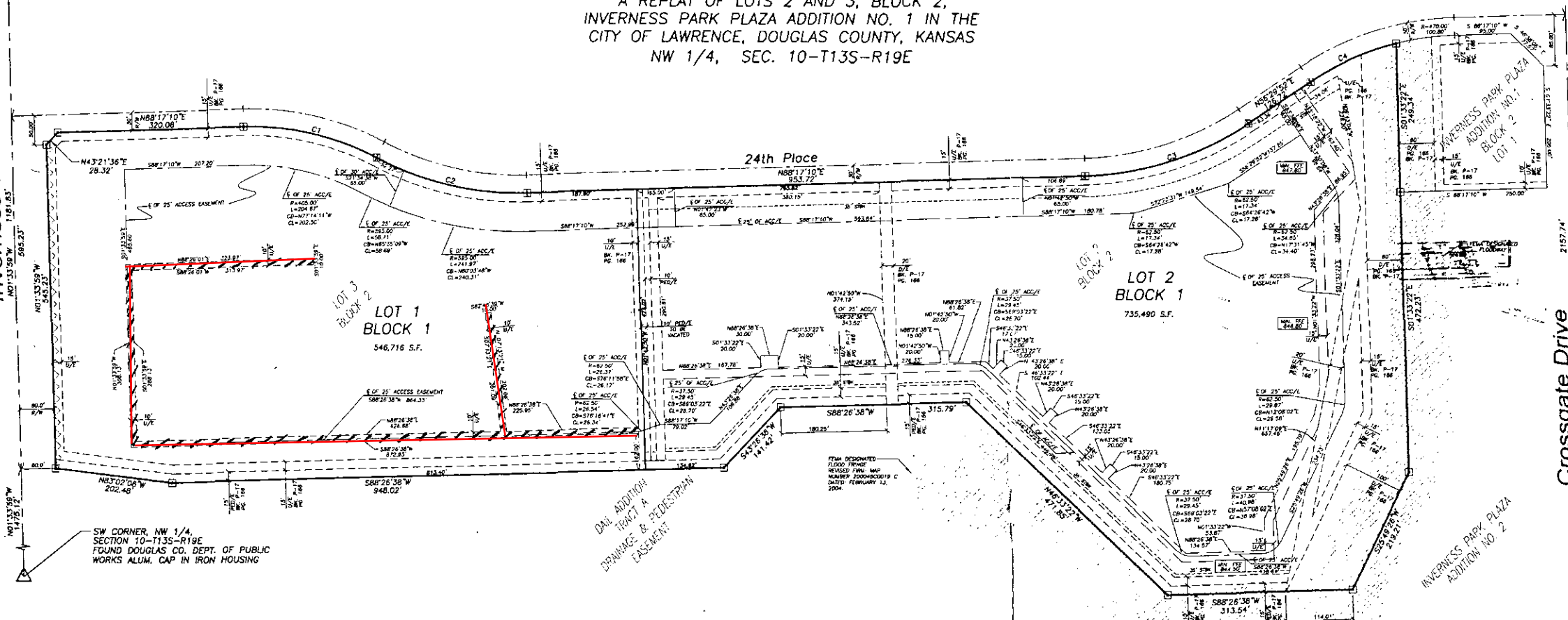
NW CORNER, NW 1/4,
SECTION 10-T13S-R19E
FOUND 1/2 REBAR IN
IRON MONUMENT BOX
RECORD LOCATION

A FINAL PLAT OF

Legends Addition No. 1

A REPLAT OF LOTS 2 AND 3, BLOCK 2,
INVERNESS PARK PLAZA ADDITION NO. 1 IN THE
CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS
NW 1/4, SEC. 10-T13S-R19E

Inverness Drive



LEGAL DESCRIPTION:

LOTS 2 AND 3, BLOCK 2, INVERNESS PARK PLAZA ADDITION NO. 1 A
SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

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
LEGENDS ADDITION NO. 1 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."

Robert W. Callaway
ROBERT W. CALLAWAY, PRESIDENT
RAYCAL KU, LTD.

ACKNOWLEDGMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS 17 DAY OF September, 2004,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID
COUNTY AND STATE, CAME ROBERT W. CALLAWAY, PRESIDENT, RAYCAL
KU, LTD., 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 HERETO SET MY HAND AND AFFIXED
MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

John Haase
JOHN HAASE, Notary Public
My Comm. Expires 10/15/04

ENDORSEMENTS:

APPROVED BY
LAWRENCE COUNTY
PLANNING COMMISSION
DOUGLAS COUNTY, KANSAS
John Haase
CHAIRMAN
JOHN HAASE

RIGHT-OF-WAY AND EASEMENTS
ACCEPTED BY
CITY COMMISSION
LAWRENCE, KANSAS
Ray Penell
DATE 10/15/04

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
22ND DAY OF October, 2004 AND IS DULY RECORDED AT
PLAT BOOK 2-11, PAGE 333.

Ray Penell 10-27-04
REGISTER OF DEEDS
RAY PENELL

NOTE:

- ALL BEARINGS ARE MODIFIED STATE PLANE GRID BEARINGS.
- ALL PROPERTIES ADJUTING 24TH PLACE SHALL TAKE ACCESS FROM
24TH PLACE ONLY. NO PROPERTY SHOWN ON THE FINAL PLAT WILL
HAVE ACCESS TO INVERNESS DRIVE OR CROSSGATE DRIVE.
- NO FENCES OR OBSTRUCTIONS SHALL BE CONSTRUCTED WITHIN
DEDICATED DRAINAGE EASEMENTS.
- THIS PLAT WAS MADE IN REFERENCE TO THE RECORDED PLAT OF
INVERNESS PARK PLAZA ADDITION NO. 1
- ALL DISTANCES AND BEARINGS SHOWN ARE CALCULATED FROM
MEASUREMENTS AND MATCH ADJACENT PLATS OF RECORD.
- ALL DESIGNATED COLLECTOR STREET TO HAVE 6' WIDE CONCRETE
WALKS BOTH SIDES PER CITY OF LAWRENCE.
- LOTS SHALL BE PINNED IN ACCORDANCE WITH SECTION 21-302.2
OF THE CODES OF THE CITY OF LAWRENCE.

ACKNOWLEDGED BY:

REVIEWED IN COMPLIANCE
WITH K.S.A. 56-2005.

Michael D. Kelly September 20, 2004
MICHAEL D. KELLY, L.S. #869
DOUGLAS CO. SURVEYOR

MASTER STREET TREE RUN RECORDED
IN BOOK 909 PAGE 120 ON
THIS 27TH DAY OF Oct., 2004.

CURVE TABLE DATA:

CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C1	237.52	470.00	235.00	S77°14'11"E	28°57'18"
C2	267.84	530.00	265.00	S77°14'11"E	28°57'18"
C3	284.05	530.00	290.29	N72°23'31"E	31°47'18"
C4	159.96	530.00	159.19	N85°14'52"E	19°30'00"

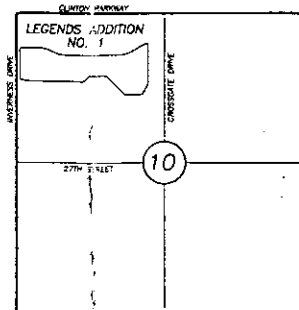
LEGEND:

- 1/2" x 24" REBAR RESET WITH PERIDIAN PG KS
CLS 131 PERM CAP
- MONUMENT SET IN CONCRETE
- QUARTER SECTION CORNER
- U/E UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- D/E DRAINAGE EASEMENT
- ACC/E ACCESS EASEMENT
- CL CENTER LINE
- R RADIUS
- L LENGTH
- CB CHORD BEARING
- CL CHORD LENGTH
- FEE FINISHED FLOOR ELEVATION
- NO ACCESS

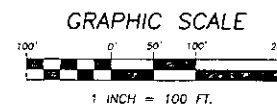
CERTIFICATION:

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 FEBRUARY, 2004 AND THAT IT REPRESENTS
A CLOSED TRAVERSE.

Donna E. Boltz
DONNA E. BOLTZ, L.S. #1158
PERRIN GROUP, INC.
500 ROCKLEDGE ROAD, SUITE A
LAWRENCE, KANSAS 66049
(785) 838-3336



SECTION 10-T13S-R19E
NOT TO SCALE



BENCH MARK:

CHISELED SQUARE ON SW CORNER OF 4'-8"x10' RCB UNDER
24TH PLACE x 250 FEET WEST OF CROSSGATE DRIVE.
ELEVATION 849.88