

CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C1	267.84	530.00	265.00	N77°14'11\"W	28°57'18\"
C2	252.68	500.00	250.00	N77°14'11\"W	28°57'18\"
C3	237.52	470.00	235.00	N77°14'11\"W	28°57'18\"
C4	237.52	470.00	235.00	N77°14'11\"W	28°57'18\"
C5	252.68	500.00	250.00	N77°14'11\"W	28°57'18\"
C6	267.84	530.00	265.00	N77°14'11\"W	28°57'18\"
C7	260.76	470.00	257.43	S72°23'31\"W	31°47'18\"
C8	277.41	500.00	273.86	S72°23'31\"W	31°47'18\"
C9	294.05	530.00	290.29	S72°23'31\"W	31°47'18\"
C10	176.33	530.00	175.51	S66°01'44\"W	19°03'43\"
C11	277.41	500.00	273.86	S72°23'31\"W	31°47'18\"
C12	159.96	470.00	159.19	S66°14'52\"W	19°30'00\"
C13	117.72	530.00	117.48	S81°55'23\"W	12°43'35\"
C14	100.80	470.00	100.61	S82°08'31\"W	12°17'18\"

CERTIFICATION:

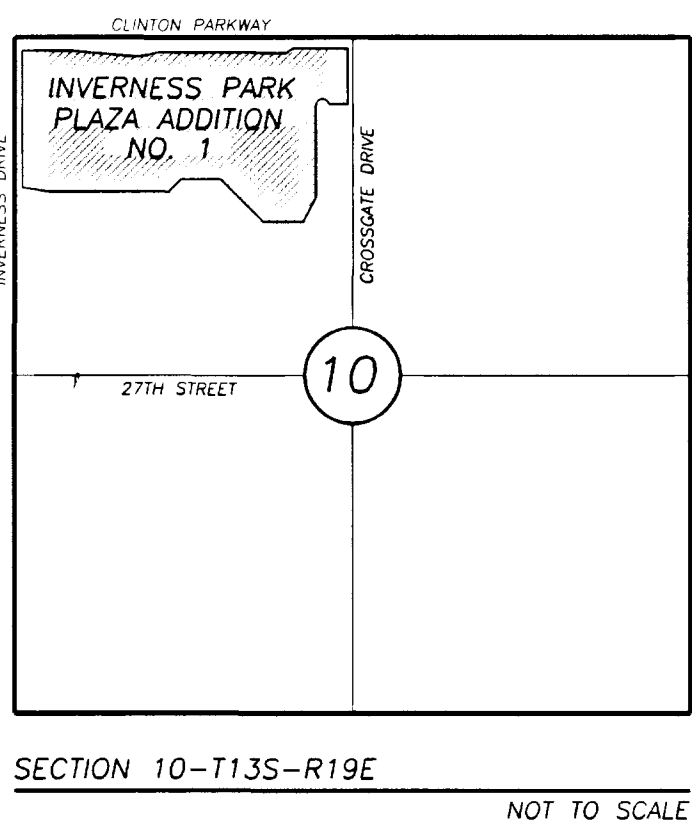
I HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON IS THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY DONE UNDER MY PERSONAL SUPERVISION IN SEPT. 1999.

Dennis E. Boltz
DENNIS E. BOLTZ, R.L.S. #1158
500 ROCKLEDGE, SUITE A
LAWRENCE, KANSAS 66049
(785) 838-3338

Dennis E. Boltz
DENNIS E. BOLTZ, R.L.S. #1158
4-19-2000
LAWRENCE, KANSAS
LAND SURVEYOR

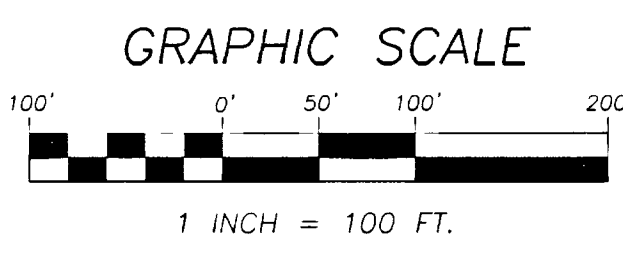
MONUMENTATION

1/2" x 24" REBAR SET IN CONCRETE



A FINAL PLAT OF
**Inverness Park Plaza
Addition No. 1**

UNPLATTED TRACT OF LAND IN THE CITY
OF LAWRENCE, DOUGLAS COUNTY, KANSAS
NW 1/4, SEC. 10-T13S-R19E



LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 01°33'59" EAST A DISTANCE OF 105.00 FEET; THENCE NORTH 88°17'10" EAST, 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°17'10" EAST ALONG THE SOUTH LINE OF CLINTON PARKWAY 375.00 FEET; THENCE SOUTH 86°34'17" EAST, 502.05 FEET; THENCE NORTH 88°17'10" EAST, 50.00 FEET; THENCE NORTH 75°09'11" EAST, 154.04 FEET; THENCE NORTH 88°17'10" EAST, 700.05 FEET; THENCE SOUTH 86°00'11" EAST, 100.50 FEET; THENCE NORTH 88°17'10" EAST, 200.02 FEET; THENCE NORTH 53°17'39" EAST, 61.03 FEET; THENCE NORTH 88°17'10" EAST, 437.19 FEET TO A POINT 90.00 FEET SOUTH AND 40.00 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 01°33'22" EAST, PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, 695.11 FEET; THENCE SOUTH 88°17'10" WEST 250.00 FEET; THENCE SOUTH 01°33'22" EAST, 472.23 FEET; THENCE SOUTH 25°49'26" WEST, 219.21 FEET; THENCE SOUTH 88°26'38" WEST, 313.54 FEET; THENCE NORTH 46°33'22" WEST, 471.85 FEET; THENCE SOUTH 88°26'38" WEST, 315.79 FEET; THENCE SOUTH 43°26'38" WEST, 141.42 FEET; THENCE SOUTH 88°26'38" WEST, 948.02 FEET; THENCE NORTH 83°02'08" WEST, 202.48 FEET TO A POINT 60.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 01°33'59" WEST 1076.99 FEET TO THE POINT OF BEGINNING CONTAINING 63.887 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 INVERNESS PARK PLAZA 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 L. Welstead
ROBERT L. WELSTEAD, PRESIDENT
INVERNESS PARK, L.P.,
A NEBRASKA LIMITED PARTNERSHIP

ACKNOWLEDGMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS 19th DAY OF April, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ROBERT L. WELSTEAD, PRESIDENT, INVERNESS PARK, L.P., 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 THE DAY AND YEAR LAST WRITTEN ABOVE.

Rob M. Cuthrie
NOTARY PUBLIC
ROBIN M. CUTHRIE
Notary Public
My Comm. Exp. 11/1/01

11/1/2001
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

Frank A. Mabe 4-21-00
CHAIRMAN
FRANK MABE
DATE

Ervin Hodges
MAYOR
ERVIN HODGES
DATE

Michael D. Kelly April 19, 2000
DOUGLAS CO. SURVEYOR
MICHAEL D. KELLY, R.L.S. #869
DATE

Raymond J. Mabe
CITY CLERK
RAYMOND J. MABE
DATE

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 25th DAY OF April, 2000 AND IS DULY RECORDED AT 10:43 AM; PLAT BOOK P-17; PAGE 166.

NOTES:

- ALL BEARINGS ARE MODIFIED STATE PLANE GRID BEARINGS.
- THE STATE OF KANSAS HAS PURCHASED ACCESS RIGHTS FROM THE PROPERTY LINE TO CLINTON PARKWAY AND NO DIRECT ACCESS TO CLINTON PARKWAY IS ALLOWED.
- ALL PROPERTIES ABUTTING 24TH STREET 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.
- ANY ADDITIONAL EASEMENTS DETERMINED TO BE REQUIRED DURING THE ENGINEERING OF PUBLIC IMPROVEMENTS FOR EACH PHASE SHALL BE DEDICATED THROUGH SEPARATE INSTRUMENT.
- DEDICATIONS OF RIGHTS-OF-WAY FOR INVERNESS DRIVE AND CROSS GATE DRIVE ARE FILED SEPARATELY AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE; BOOK 661, PAGE 429-431.
- THE EXISTING TREELINE ON THE PROPERTY SHALL BE PRESERVED IN ACCORDANCE WITH THE INFORMATION PROVIDED ON THE PRELIMINARY PLAT.
- LOTS SHALL BE PINNED IN ACCORDANCE WITH SECTION 21-302.2 OF THE CODES OF THE CITY OF LAWRENCE.
- ALL DESIGNATED COLLECTOR STREETS TO HAVE 6' WIDTH CONCRETE WALKS BOTH SIDES PER CITY OF LAWRENCE STANDARDS.