LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 02°22'03" EAST, ALONG THE EAST LINE OF SAID QUARTER SECTION, 346.65 FEET TO THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN BOOK 377, PAGE 1002, DOUGLAS COUNTY REGISTER OF DEEDS; THENCE SOUTH 88°31'09" WEST, ALONG THE NORTH LINE OF SAID TRACT, 330.04 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 02°25'32" EAST, ALONG THE WEST LINE OF SAID TRACT, 132.04 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE NORTH LINE OF THAT TRACT DESCRIBED IN BOOK 954, PAGE 934, DOUGLAS COUNTY REGISTER OF DEEDS; THENCE SOUTH 88°25'21" WEST, ALONG THE NORTH LINE OF SAID TRACT, 165.01 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 02°20'48" EAST, ALONG THE WEST LINE OF SAID TRACT, 191.47 FEET TO THE NORTH LINE OF BLOCK 1, HOMEWOOD GARDENS SUBURBAN ADDITION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE SOUTH 87°47'49" WEST, ALONG SAID NORTH LINE, 284.26 FEET TO THE CENTERLINE OF THE ABANDONED AT&SF RAILWAY COMPANY RIGHT-OF-WAY; THENCE ALONG SAID CENTERLINE ON AN 11,459.16 FOOT RADIUS CURVE TO THE RIGHT WITH A 149.42 FOOT CHORD BEARING NORTH 06°12'20" EAST, AN ARC DISTANCE OF 149.42 FEET; THENCE NORTH 06°34'45" EAST, ALONG SAID CENTERLINE, 530.80 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 88°29'36" EAST, ALONG SAID NORTH LINE, 674.45 FEET TO THE POINT OF BEGINNING. CONTAINS 8.018 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 "HANSCOM-TAPPAN 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 "DRAINAGE EASEMENT" OR "D/E" AND "PEDESTRIAN EASEMENT" OR "P/E."

ALLEN BELOT
PARNELL INVESTORS, LLC

TIM KELLER
PARNELL INVESTORS, LLC

ACKNOWLEDGEMENT

RUSTY THOMAS
Notary Public - State of Kansas
My Appt. Expires 9/5/2008

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS 15th DAY OF March, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ALLEN BELOT, PARNELL INVESTORS, LLC, 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

9/5/2008
MY COMMISSION EXPIRES

ACKNOWLEDGEMENT

RUSTY THOMAS
Notary Public - State of Kansas
My Appt. Expires 9/5/2008

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS 15th DAY OF March, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME TIM KELLER, PARNELL INVESTORS, LLC, 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

9/5/2008
MY COMMISSION EXPIRES

ENDORSEMENTS

APPROVED BY
LAWRENCE-DOUGLAS COUNTY
PLANNING COMMISSION
DOUGLAS COUNTY, KANSAS

CHAIR — DATE 1/26/05
JOHN HAASE

CITY CLERK — DATE
FRANK S. REEB

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

MAYOR — DATE 2/15/04
MIKE RUNDLE

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

MICHAEL D. KELLY, P.L.S. #869
DOUGLAS COUNTY SURVEYOR
March 22, 2005

FILING RECORD 314756

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 5th DAY OF April, 2005, AND IS DULY RECORDED AT 10:09 AM/PM, IN PLAT BOOK P-17 PAGE 240.

REGISTER OF DEEDS
KAY PESNELL

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

MONUMENTATION

- ● FOUND MONUMENT (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
- ◉ FOUND MONUMENT PLACED IN CONCRETE (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
- ○ 1/2" X 24" BAR W/CAP "PLS 610" SET IN CONCRETE

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.

NOTES

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS. BOOK 984 , PAGE 2122 .

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.

BASIS OF BEARINGS FOR THIS PLAT IS NAD83-MODIFIED STATE PLANE COORDINATES. (KANSAS NORTH ZONE)

ERROR OF CLOSURE = 1 : 1,219,687

NO ACCESS SHALL BE PROVIDED ONTO 15TH STREET FOR LOTS 9-16, BLOCK ONE AND LOT 1, BLOCK TWO.

NO ACCESS SHALL BE PROVIDED ONTO HASKELL AVENUE FOR LOTS 7-9, BLOCK ONE.

REFER TO THE FINAL DEVELOPMENT PLAN OF HANSCOM-TAPPAN I PRD FOR THE OWNERSHIP, USE, AND MAINTENANCE OF TRACTS A-D.

LOT TABLE

	LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES
BLOCK ONE	1	5,467	0.125	BLOCK TWO	1	5,080	0.116
	2	6,510	0.149		2	4,120	0.094
	3	5,727	0.131		3	4,539	0.104
	4	5,731	0.131		4	4,698	0.107
	5	5,521	0.126		5	4,130	0.094
	6	8,173	0.187		6	4,336	0.099
	7	12,472	0.286		7	4,543	0.104
	8	7,886	0.181		8	5,162	0.118
	9	10,549	0.242		9	4,175	0.095
	10	6,869	0.158		10	4,141	0.095
	11	5,039	0.115		11	5,000	0.114
	12	6,311	0.144		12	11,758	0.269
	13	5,554	0.127		13	6,565	0.150
	14	6,311	0.144		14	8,190	0.188
	15	5,554	0.127	TRACT D		31,354	0.719
	16	6,565	0.150				
TRACT A		6,583	0.151				
TRACT B		29,006	0.665				
TRACT C		1,211	0.027				

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	14.24	100.00	14.22	N02°34'18"E
C2	9.47	100.00	9.46	S03°56'16"W
C3	41.37	50.00	40.20	S52°11'41"W
C4	35.00	50.00	34.29	N54°02'56"W
C5	35.00	50.00	34.29	N43°56'25"W
C6	10.02	51.00	10.00	N23°53'13"W
C7	5.01	51.00	5.01	N28°42'00"W
C8	5.01	51.00	5.01	N21°04'25"W
C9	35.00	50.00	34.29	N03°50'09"W
C10	35.00	50.00	34.29	N36°16'25"E
C11	35.00	50.00	34.29	N76°22'51"E
C12	45.43	50.00	43.88	S87°32'10"E
C13	17.79	125.00	17.78	N02°34'18"E
C14	9.13	75.00	9.13	S03°09'39"W
C15	20.70	13.00	18.58	S45°57'10"E
C16	50.81	50.00	48.65	N43°40'32"E
C17	35.00	50.00	34.29	S87°09'40"E
C18	35.00	50.00	34.29	S47°03'10"E
C19	35.00	50.00	34.29	S06°56'39"E
C20	35.30	50.00	34.57	S33°19'58"W
C21	9.35	13.00	9.15	N35°48'33"E
C22	3.40	13.00	3.39	N07°42'35"E
C23	14.05	125.00	14.05	S03°25'44"W
C24	10.68	75.00	10.67	N02°34'18"E

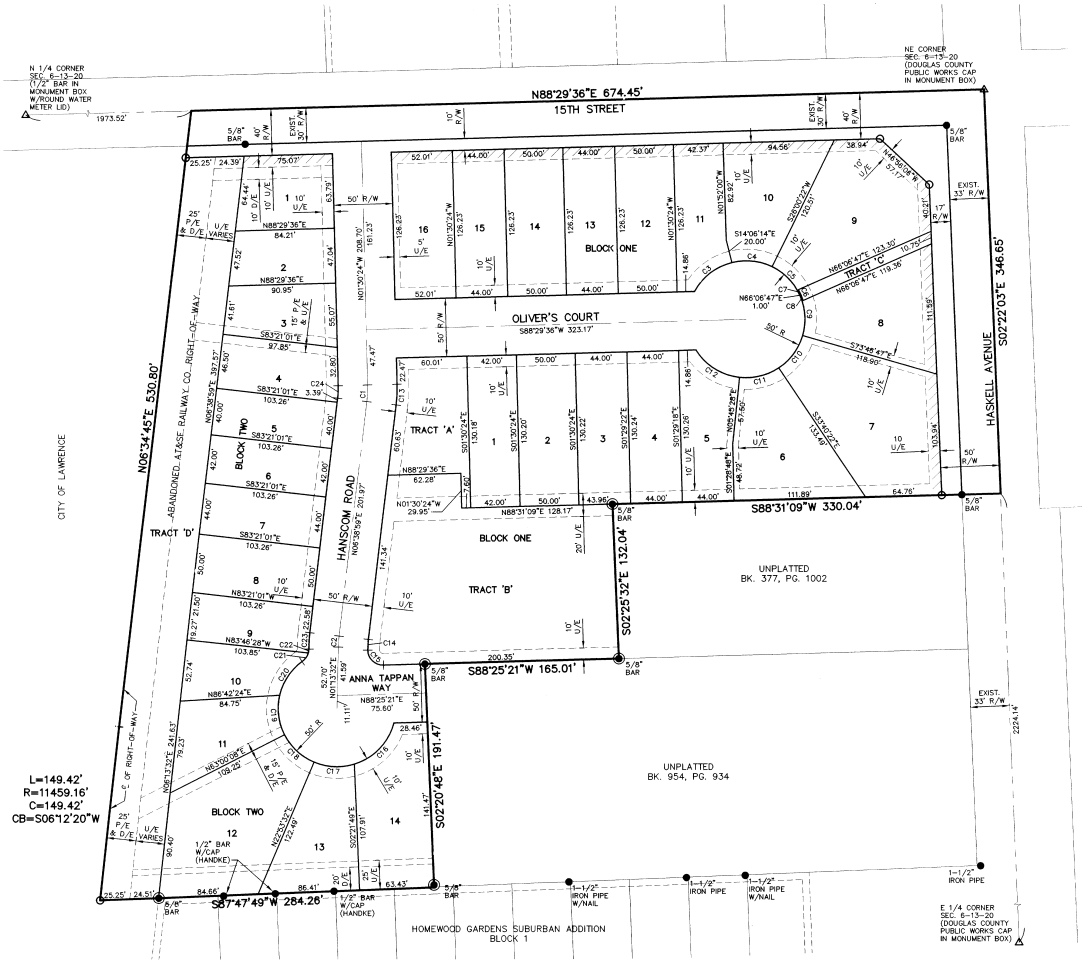
CERTIFICATION

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 DECEMBER, 2004 AND THAT THE PLAT IS A CLOSED TRAVERSE.

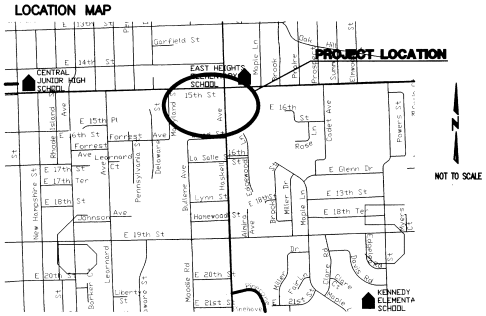
3/16/05

JOHN E. SIEK, P.E., P.L.S. #610
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
(785) 843-7530

PLAT PREPARED DECEMBER, 2004



LOCATION MAP



A FINAL PLAT OF
HANSCOM-TAPPAN ADDITION

A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

NE 1/4, SEC. 6-T13S-R20E

S:\SDSVPROJ\2004.658\dwg\Platting\fp0465BFP.dwg, 3/16/2005 2:16:34 PM, deann