

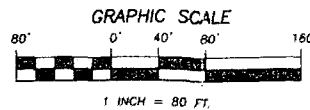
NW CORNER, SW 1/4
SEC. 5-T13S-R19E
FOUND Limestone
W/1" ON TOP
RECORD LOCATION

SW CORNER, SW 1/4
SEC. 5-T13S-R19E
FOUND 3" ALUMINUM
DISC IN CONCRETE
RECORD LOCATION

A FINAL PLAT OF

Lake Estates at Alvamar

PART OF LAKE ESTATES NO. 6, TRACT 'A' LAKE VIEW ADDITION NO. 2
AND AN UNPLATTED TRACT OF LAND IN THE SW 1/4 OF SECTION
5-T13S-R19E IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



M.E.B.O. Table:

LOT	BLOCK	M.E.B.O.
12	1	944.0
13	1	944.0
14	1	935.0
15	1	934.0
16	1	934.0
17	1	935.0
18	1	935.0

Curve Table:

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	11.21	300.00	11.21	S25°41'01"W	2°08'25"
C2	370.01	300.00	305.06	S57°18'46"W	61°07'05"
C3	80.58	200.00	80.04	S08°24'51"W	23°05'05"
C4	64.23	55.00	60.65	S52°24'51"W	68°24'55"
C5	172.79	55.00	110.00	N02°02'24"E	180°00'00"
C6	94.01	480.00	93.86	N02°02'24"E	11°11'17"
C7	198.56	480.00	197.14	N02°02'24"E	21°42'01"
C8	17.09	480.00	17.09	N48°22'22"E	2°02'24"
C9	12.92	480.00	12.92	N50°18'49"E	1°32'31"
C10	89.06	480.00	88.93	N58°22'00"E	10°37'51"
C11	84.71	480.00	84.60	N66°44'16"E	10°08'42"
C12	2.17	480.00	2.17	N71°53'23"E	0°15'31"
C13	58.51	300.01	58.41	S68°27'59"W	11°10'25"
C14	89.20	300.01	88.87	S52°21'42"W	17°02'09"
C15	158.15	300.01	156.32	S28°44'32"W	30°12'11"
C16	145.14	375.00	144.24	N01°02'25"E	22°10'33"
C17	76.27	330.00	76.10	S32°52'10"W	13°14'29"
C18	61.44	330.00	61.35	S44°54'26"W	10°40'03"
C19	61.44	330.00	61.35	S55°34'28"W	10°40'03"
C20	61.44	330.00	61.35	S66°14'33"W	10°40'03"
C21	61.44	330.00	61.35	S76°54'38"W	10°40'03"
C22	32.42	330.00	32.40	S86°03'28"W	5°37'41"
C23	9.26	230.00	9.26	S00°38'31"E	2°18'21"
C24	51.95	230.00	51.84	S08°38'24"E	12°56'32"
C25	30.64	50.00	30.16	S17°38'11"E	35°06'38"
C26	48.55	50.00	48.67	S27°44'11"W	55°38'11"
C27	48.55	50.00	48.67	S37°22'22"W	55°38'11"
C28	50.31	50.00	48.21	N38°59'07"W	57°38'53"
C29	71.43	50.00	65.51	N29°45'45"E	81°30'52"
C30	30.37	170.00	30.33	S06°21'45"W	10°14'13"
C31	10.01	170.00	10.00	S00°26'32"E	3°22'26"
C32	10.01	85.00	10.04	S24°32'46"W	7°10'45"
C33	55.05	85.00	54.09	S46°41'19"W	37°06'22"
C34	33.57	85.00	33.35	S76°33'24"W	22°37'49"
C35	48.45	85.00	47.80	N75°47'57"W	32°35'29"
C36	67.44	85.00	65.68	N36°44'30"W	45°27'25"
C37	55.05	85.00	54.09	N04°32'21"E	37°06'22"
C38	51.80	85.00	51.00	N40°33'02"E	34°24'55"
C39	44.30	85.00	43.80	N72°56'24"E	29°51'50"
C40	78.54	25.00	50.00	N02°02'24"E	180°00'00"
C41	78.54	25.00	50.00	S02°02'24"E	180°00'00"
C42	77.99	270.00	77.72	S79°35'49"W	16°32'52"
C43	92.55	270.00	92.09	S81°30'10"W	19°38'20"
C44	117.69	270.00	116.76	S38°11'45"W	24°58'28"
C45	124.99	375.00	124.41	N61°12'18"W	19°05'50"

Notes:

- THE PROPERTY SHALL PARTICIPATE IN A CITY OF LAWRENCE SPECIAL ASSESSMENT BENEFIT DISTRICT FOR THE ACQUISITION AND CONSTRUCTION OF A STREET TO N. 90th ROAD.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS AT BOOK 994, PAGE 4.
- THERE SHALL BE NO DIRECT ACCESS TO E. 920 RD. FOR LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, AND 11. BLOCK 1 AND NO DIRECT ACCESS TO LAKE POINTE DRIVE FOR LOTS 1 AND 35, BLOCK 1.
- THIS PLAT WAS MADE IN REFERENCE TO THE FINAL PLATS OF LAKE ESTATES SUBDIVISION NO. 6, LAKE ESTATES SUBDIVISION NO. 7, AND LAKE VIEW ADDITION NO. 2.
- TRACT 'A' TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- THE CITY IS HEREBY GRANTED TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-708b OF THE CITY SUBDIVISION REGULATIONS.
- 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:

- 1/2" x 24" REBAR SET WITH PG KS CLS 131 PERMA-CAP IN CONCRETE
- FOUND SUBDIVISION BOUNDARY IN CONCRETE PG KS CLS 131 CAP (UNLESS OTHERWISE NOTED)
- SECTION CORNER
- PEDESTRIAN EASEMENT
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- RIGHT-OF-WAY
- R-1 RECORDED VALUE LAKE ESTATES SUB. NO. 6
- R-2 RECORDED VALUE LAKE VIEW ADDITION NO. 2
- CM CALCULATED FROM MEASUREMENTS
- R RADIUS OF CURVE
- L LENGTH OF CURVE
- CB CHORD BEARING
- CL CHORD LENGTH OF CURVE
- NO ACCESS

Filing Record: 316397

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 16th DAY OF September, 2005 AND IS DULY RECORDED AT 10:28AM. PLAT BOOK 917, PAGE 924.

Donna P. Pappas
REGISTER OF DEEDS
DATE 9-16-05
KAY PESHALL

Certification:

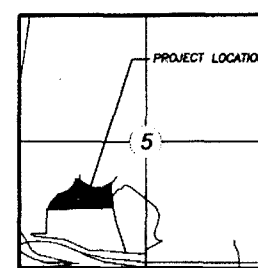
I HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON IS THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN APRIL 2005 AND THAT IT REPRESENTS A CLOSED TRAVERSE.

Michael D. Kelly, L.S. #1158
500 ROCKLEDGE, SUITE A
LAWRENCE, KANSAS 66049
(785) 636-3330



REVIEWED IN COMPLIANCE
WITH K.S.A. 58-2005.
Michael D. Kelly, L.S. #1158
DOUGLAS CO. SURVEYOR

Location Map:



SECTION 5-T13S-R19E
SCALE: 1" = 2,000'

Legal Description:

LOTS 2, 3 AND A PART OF LOT 4 IN BLOCK TWO, LOTS 2, 3, 4, 5 AND A PART OF LOT 6 IN BLOCK TWO, AND PART OF E 920 ROAD AND PARKER TANK PLACE IN LAKE ESTATES SUBDIVISION NO. 6, TRACT 'A' IN LAKE VIEW ADDITION NO. 2 AND AN UNPLATTED TRACT OF LAND ALL LYING IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 8TH P.M. IN DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE, ON PLAT RECORD BEARINGS, NORTH 00°27'13" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST CORNER, DISTANCE OF 880.00 FEET; THENCE NORTH 87°57'32" EAST, 910.00 FEET; THENCE NORTH 00°27'13" WEST, 513.06 FEET TO THE SOUTHWEST CORNER OF LOT 1, IN SAID BLOCK TWO; THENCE NORTH 87°52'19" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 41.58 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN LAKE ESTATES SUBDIVISION NO. 6 AND THE POINT OF BEGINNING; THENCE ALONG THE LINE COMMON WITH LOTS 1 AND 2 IN SAID BLOCK TWO, ON A CURVE TO THE RIGHT, 335.83 FEET, SAID CURVE HAS A RADIUS POINT BEARING SOUTH 84°54'33" EAST, 330.01 FEET AND A CHORD BEARING NORTH 34°15'16" EAST, 321.53 FEET TO A CORNER COMMON WITH SAID LOTS 1 AND 2; THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK ONE, A DISTANCE OF 231.68 FEET; SAID CURVE HAS A RADIUS POINT BEARING NORTH 79°14'02" EAST, 30.00 FEET AND A CHORD BEARING SOUTH 28°13'57" EAST, 30.01 FEET; THENCE ALONG A CURVE TO THE RIGHT, 44.41 FEET, SAID CURVE HAS A RADIUS POINT BEARING SOUTH 28°25'43" EAST, 300.01 FEET AND A CHORD BEARING NORTH 67°48'44" EAST, 44.37 FEET; THENCE NORTH 72°03'09" EAST, 110.00 FEET; THENCE ALONG A CURVE TO THE LEFT 488.51 FEET, SAID CURVE HAS A RADIUS POINT BEARING NORTH 17°56'52" WEST, 480.00 FEET AND A CHORD BEARING NORTH 42°17'59" EAST, 478.40 FEET; THENCE SOUTH 57°38'39" EAST, 10.61 FEET TO THE NORTHWEST CORNER OF LOT 2 BLOCK ONE IN LAKE ESTATES SUBDIVISION NO. 6; THENCE CONTINUE NORTH 57°38'39" EAST, 321.78 FEET TO THE NORTHWEST CORNER OF LOT 3 IN SAID BLOCK ONE; THENCE NORTH 87°14'31" EAST, 219.58 FEET TO THE NORTHWEST CORNER OF LOT 4 IN SAID BLOCK ONE; THENCE NORTH 59°24'05" EAST, ALONG THE NORTH LINE OF LOT 4 IN SAID BLOCK ONE, A DISTANCE OF 231.68 FEET; THENCE SOUTH 04°08'36" WEST, 181.28 FEET; THENCE SOUTH 07°44'08" EAST, 124.82 FEET; THENCE SOUTH 07°44'08" EAST, 238.81 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, IN LAKE VIEW ADDITION NO. 2; THENCE CONTINUE SOUTH 88°03'05" WEST, ALONG THE SOUTH LINE OF SAID BLOCK TWO, CONTIGUOUS WITH THE NORTH LINE OF LAKE VIEW ADDITION NO. 2, 27.65 FEET TO THE ANGLE POINT IN THE SOUTH LINE OF LOT 6 BLOCK TWO IN LAKE ESTATES SUBDIVISION NO. 6; THENCE CONTINUE SOUTH 88°03'05" WEST, ALONG THE SOUTH LINE OF SAID BLOCK TWO, CONTIGUOUS WITH THE NORTH LINE OF LAKE VIEW ADDITION NO. 2, 809.77 FEET TO THE NORTHEAST CORNER OF TRACT 'A' IN SAID LAKE VIEW ADDITION NO. 2; THENCE SOUTH 00°27'13" EAST, ALONG THE EAST LINE OF SAID TRACT 'A', 68.08 FEET; THENCE SOUTH 48°19'37" WEST, 44.28 FEET TO THE SOUTH MOST CORNER OF SAID TRACT 'A'; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, 155.45 FEET, SAID CURVE HAS A RADIUS POINT BEARING SOUTH 48°19'37" WEST, 375.00 FEET AND A CHORD BEARING NORTH 53°32'53" WEST, 154.34 FEET TO THE NORTH LINE OF LAKEVIEW ADDITION NO. 2; THENCE SOUTH 87°52'19" WEST, ALONG THE NORTH LINE LAKE VIEW ADDITION NO. 2, CONTIGUOUS WITH THE SOUTH LINE OF LOT 2, BLOCK TWO IN LAKE ESTATES SUBDIVISION NO. 6, 213.85 FEET TO THE POINT OF BEGINNING, CONTAINING 546,591 SQUARE FEET OR 12.548 ACRES, MORE OR LESS, AND HAS A MATHEMATICAL CLOSURE RATIO OF 1:212,335.

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 LAKE ESTATES AT ALVAMAR AND HAVE CAUSED THE SAME TO BE SUBMITTED 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 BY DEED DEDICATED TO THE CITY OF LAWRENCE AND PUBLIC UTILITY COMPANIES TO ENTER UPON, CONSTRUCT AND MAINTAIN DRAINAGE STRUCTURES AND APPURTENANCES UPON, OVER, AND UNDER THOSE AREAS OUTLINED AS "DRAINAGE EASEMENT" OR "D/E". AN EASEMENT IS HEREBY DEDICATED 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".

Lance M. Johnson, Managing Member
LAKE ESTATES AT ALVAMAR, L.L.C.

Acknowledgment:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS 31st DAY OF August, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME LANCE M. JOHNSON, MANAGING MEMBER, LAKE ESTATES AT ALVAMAR, 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 ACKNOWLEDGED 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.

Michael D. Kelly, L.S. #1158
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/6/2009

Endorsements:

APPROVED BY
CITY OF LAWRENCE
PLANNING COMMISSION
DOUGLAS COUNTY, KANSAS
Terry Pappas
CHAIRMAN
DATE 9/1/05
RIGHTS-OF-WAY AND EASEMENTS
ACCEPTED BY
CITY COMMISSION
LAWRENCE, KANSAS
Terry Pappas
CITY CLERK
FRANK S. REED
DATE