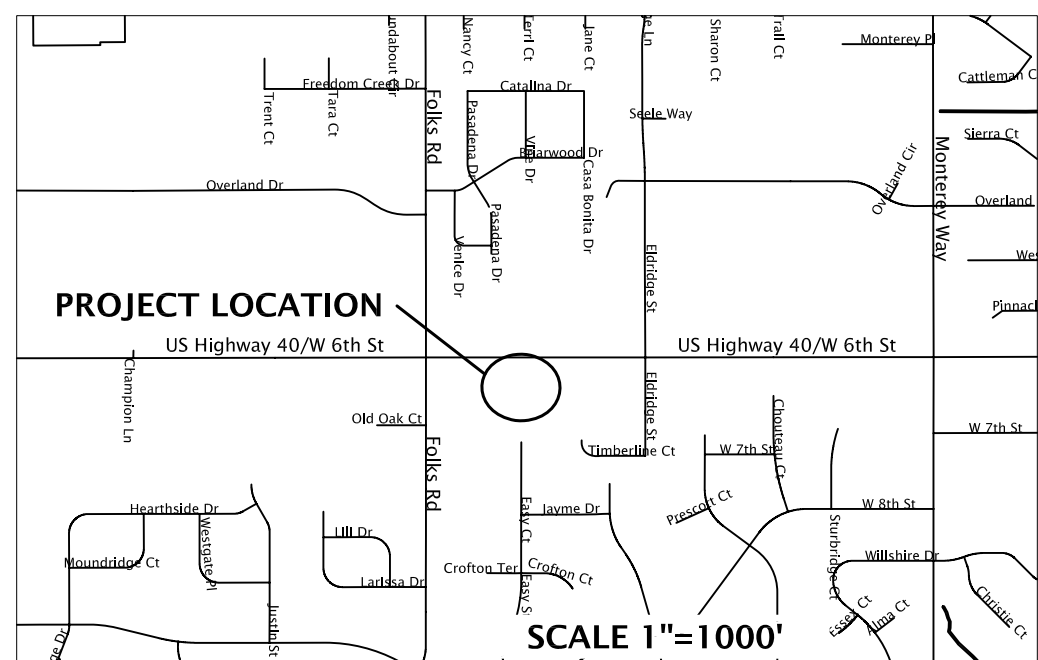


LEGEND		
— UGE —	UGE	UNDERGROUND ELECTRIC
— OHE —	OHE	OVERHEAD ELECTRICAL
— UCT —	UCT	UNDERGROUND TELEPHONE
— GAS —	GAS	GAS
— W —	W	WATERLINE
— SAN —	SAN	SANITARY SEWER LINE
— FM —	FM	SANITARY FORCE MAIN
— STM —	STM	STORMWATER LINE
— — —	SECTION LINE	
— — —	CENTER LINE	
— — —	PROPERTY LINE	
— — —	EASEMENT	
— — —	FEATURE BOUNDARY	
— BSB —	BSB	BUILDING SETBACK
NOTE: "X" IN UTILITY LINES DENOTES EXISTING FEATURE		
B/B	BACK OF CURB TO BACK OF CURB	
ROW	RIGHT-OF-WAY	
C/L	CENTERLINE	
D/E	DRAINAGE EASEMENT	
U/E	UTILITY EASEMENT	
A/E	CROSS-ACCESS EASEMENT	
(P)	PLATTED	
(M)	MEASURED	
(C)	CALCULATED	
(CM)	CALCULATED FROM MEASUREMENTS	
●	BAR FOUND - ORIGIN UNKNOWN	
■	1/2" x 24" BAR SET W/CAP "APS 1391"	
⊗	1/2" BAR FOUND W/CAP "PLS 610"	

LOCATION MAP



COMMUNITY FEATURES WITHIN ONE MILE:
DAD PERRY PARK - HARVARD ROAD AND MONTEREY WAY
LAWRENCE AQUATIC CENTER - FREE STATE HIGH SCHOOL
LAWRENCE NATURE PARK - .75 MILES NORTH ON FOLKS ROAD

LEGAL DESCRIPTION - LOT 1, BLOCK ONE, PINNACLE WEST NO. 10

A REPLAT OF PART OF LOT 11A, BLOCK ONE, PINNACLE WEST NO. 9 IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH MERIDIAN, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11A, BLOCK ONE, THENCE S00°02'01"E ALONG THE EAST LINE OF SAID LOT 11A, 232.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11A; THENCE S89°57'23"W ALONG THE SOUTH LINE OF SAID LOT 11A, 97.30 FEET; THENCE N00°02'01"W, 232.14 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11A, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF 6TH STREET; THENCE N89°54'45"E, ALONG THE NORTH LINE OF SAID LOT 11A 97.30 FEET, TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 0.519 ACRES, MORE OR LESS.

LEGAL DESCRIPTION - LOT 2, BLOCK ONE, PINNACLE WEST NO. 10

A REPLAT OF PART OF LOT 11A, BLOCK ONE, PINNACLE WEST NO. 9 IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH MERIDIAN, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 11A, BLOCK ONE, THENCE S89°54'45"W, ALONG THE NORTH LINE OF SAID LOT 11A 97.30 FEET, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF 6TH STREET, TO THE POINT OF BEGINNING; THENCE S00°02'01"E, 232.14 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 11A; THENCE S89°57'23"W ALONG THE SOUTH LINE OF SAID LOT 11A, 134.45 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 11B, BLOCK ONE, PINNACLE WEST NO. 9; THENCE N00°00'29"E, ALONG THE EAST LINE OF SAID LOT 11B, 232.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 11B; THENCE N89°54'45"E, ALONG THE NORTH LINE OF SAID LOT 11A 134.28 FEET, TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 0.716 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 as PINNACLE WEST NO. 10, a Minor Subdivision of LOT 11A, BLOCK ONE, PINNACLE WEST NO. 9 and have caused the same to be subdivided into lot(s) fully defined on this plat.

Debra Clemente, Member
Bechtel Holdings, LLC
306 North Parker Circle
Lawrence, Kansas 66049

ACKNOWLEDGEMENT

State of Kansas
County of Douglas
Be it remembered that on this _____ day of _____, 2011, before me, the undersigned, a notary public, in and for said county and state, came Debra Clemente, who is personally known to me to be the same persons 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 _____

ENDORSEMENTS

Approved as a Minor Subdivision under the Subdivision Regulations of the City of Lawrence & the Unincorporated area of Douglas County.	Reviewed in compliance with K.S.A. 58-2005
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Planning Director	Date	Michael D. Kelly, P.L.S. #869	Date
Scott McCullough		Douglas County Surveyor	

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 _____, 2011, and is duly recorded at _____ AM/PM, in plat book _____ page _____.

Register of Deeds
Kay Pesnell

SURVEYOR'S CERTIFICATION

I hereby certify that the platted area shown hereon is the true and accurate result of a field survey performed under my direct supervision in May, 2011, and that the plat is a closed traverse. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

Steven D. Williams, P.L.S. #1391
P.O. Box 4444
Lawrence, KS 66046
(785)832-2121

ENGINEER'S CERTIFICATION

I hereby certify that the information and area map shown hereon are true and accurate to the best of my knowledge. Plat prepared June, 2011.

John Dean Grob
Professional Engineer #12769
P.O. Box 502
Lawrence, KS 66044
(785)856-1900

NOTES

1. Basis of Bearings for this Minor Subdivision is the South Line of the LOT 11A, BLOCK ONE, PINNACLE WEST NO. 9 (N89°57'23"E).
2. This Minor Subdivision is a replat of LOT 11A, BLOCK ONE, PINNACLE WEST NO. 9. Further division or consolidation of any lots contained in this Minor Subdivision is prohibited, and shall be processed as a Major Subdivision.
3. Aerial and topographic information obtained from aerial survey performed by Sanborn Mapping for the City of Lawrence and Douglas County 2006. Specific topographic and boundary information for property & areas directly adjacent was obtained from field survey provided by All Points Surveying, May, 2011.
4. Street trees shall be provided in accordance with the Master Street Tree Plan filed with the Register of Deeds Book _____, Page _____. If street trees die, the property owner is responsible for replanting trees within one year. No trees on the right-of-way can be removed without the permission of the City of Lawrence Parks Department. Trees within the right-of-way require tree root protection within 10' radius of the tree trunk.
5. Typical Soil Types: Ws - Woodson Silt Loam.
6. No portion of this property is located within a "Special Flood Hazard Area" per FEMA Map # 20045C0156D Map Revised: August 2010.
7. The lots will be pinned prior to recordation of the final plat at the Register of Deeds Office (per Section 20-811(g)(8)).
8. Trees shown graphically are limited to those considered as street trees. Remaining trees on site are omitted for clarity.
9. This Minor Subdivision does not modify the existing right-of-way of US HWY 40/West 6th Street. No public improvements are required or proposed with this Minor Subdivision.
10. Existing Subdivision is zoned RSO. All new construction shall conform to the setback regulations of the RSO zoning district as defined by the City Development Code.
11. Vertical Benchmark is chiseled "T", southwest corner of curb inlet on north side of 6th Street (US HWY 40) 150' east of of Folks Road, Elevation = 1022.01.
12. A new water meter service shall be installed for existing building on Lot 2. A Water Service Agreement shall be executed with the City of Lawrence prior to recording of this Minor Subdivision.
13. A Reciprocal Easement Agreement for Cross Access and Parking is filed with the Register of Deeds Book _____, Page _____. If street trees die, the property owner is responsible for replanting trees within one year. No trees on the right-of-way can be removed without the permission of the City of Lawrence Parks Department. Trees within the right-of-way require tree root protection within 10' radius of the tree trunk.
14. A variance from Section 19-214B of the City of Lawrence Code, which states that a private sanitary sewer service line shall not be located in a City public right-of-way for greater than 15 feet, was granted by the City Commission at their _____, 2011 meeting. The City of Lawrence is not responsible for maintenance of any private sewer lines within public easements.

PINNACLE WEST NO. 10, A Minor Subdivision of
LOT 11A, BLOCK ONE, PINNACLE WEST NO. 9,
a subdivision in the NW¼ of Section 34, Township 12 S,
Range 19 E, in the City of Lawrence, Douglas County, Kansas



SCALE: 1" = 20'

