

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BAKER ADDITION, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE SOUTH 02°03'11" EAST, ALONG THE WEST LINE OF SAID BAKER ADDITION, 500.08 FEET TO THE SOUTHWEST CORNER OF SAID ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF THE KANSAS TURNPIKE AUTHORITY; THENCE SOUTH 89°09'15" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 160.04 FEET TO THE SOUTHEAST CORNER OF RIVERRIDGE ADDITION NO. 2, A SUBDIVISION IN THE CITY OF LAWRENCE; THENCE NORTH 02°01'50" WEST, ALONG THE EAST LINE OF SAID RIVERRIDGE ADDITION NO. 2, AND ITS NORTHERN EXTENSION, 550.08 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 89°09'15" EAST, ALONG SAID NORTH LINE, 158.84 FEET TO THE POINT OF BEGINNING, CONTAINS 2.019 ACRES, MORE OR LESS, ALL 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 PLATED UNDER THE NAME OF RIVERRIDGE ADDITION NO. 3, 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."

DAVID D. DAVISON

ACKNOWLEDGEMENT

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS 15TH DAY OF November 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME DAVID D. DAVISON, 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

LISA R. STONING
Notary Public, State of Kansas
My Commission Expires 08/20/05

ENDORSEMENTS

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

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

CHUBBIE
TOM JESSUP

DAVID D. DAVISON
11/26/02

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

MICHAEL B. KELLY, P.L.S.
COUNTY SURVEYOR

DATE
11/26/02

FLING RECORD 244358

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 15TH DAY OF November 2002, AND IS DULY RECORDED AT 3:53 PM, IN PLAT BOOK 211, PAGE 358.

KAY PESNELL
REGISTER OF DEEDS

CERTIFICATION

I HEREBY CERTIFY THAT THE PLATED 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 SEPTEMBER, 2002 AND THAT THE PLAT IS A CLOSED TRAVERSE.



PLAT PREPARED SEPTEMBER, 2002

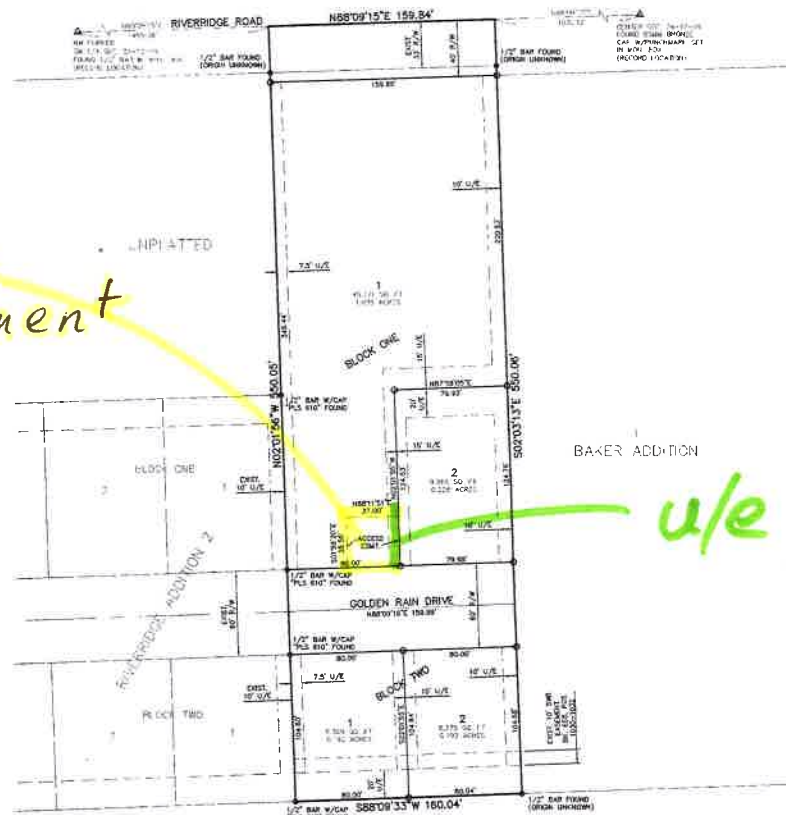
JOHN E. COLE
1310 BAKERMAN DRIVE
LAWRENCE, KANSAS 66044
(785) 843-7530

LOCATION MAP



NOT TO SCALE

Access
easement

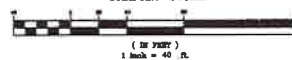


KANSAS TURNPIKE AUTHORITY

MONUMENTATION

- FOUND MONUMENT
- 1/2" X 24" BAR W/CAP "PLS 610" SET

GRAPHIC SCALE



A FINAL PLAT OF RIVERRIDGE ADDITION NO. 3

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

SW 1/4, SEC. 24-T12S-R19E



Riverridge Rd

School Ln

Golden Rain Dr

Access Easement