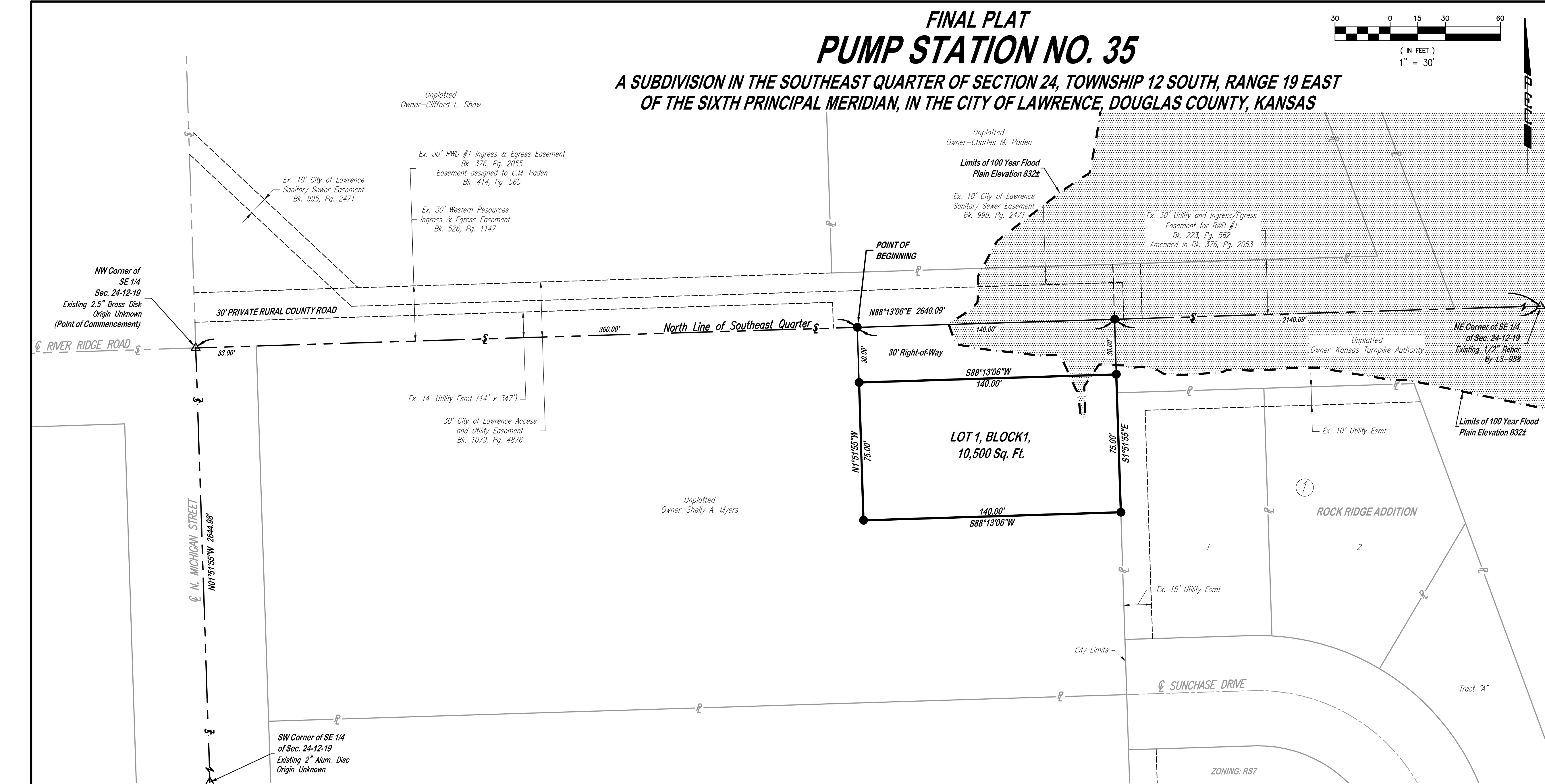


Saved: 03-30-2012 10:58:38 AM by WDL
Plot Scale 1" = 30'-00" 11:00:36 AM by DAVID LEE
F:\2008\09451-003\Survey\DWG\PS-35\09451003-PS35-Final Plat



DESCRIPTION:

That part of a tract of land recorded in Book 1024, Page 5155 in the Office of the Register of Deeds and being a part of the Southeast Quarter of Section 24, Township 12 South, Range 19 East of the Sixth Principal Meridian, City of Lawrence, Douglas County, Kansas.

Commencing at the Northwest Corner of said Southeast Quarter; thence, along the north line of said Southeast Quarter on an assumed bearing of N88°13'06"E, 360.00 feet to Point of Beginning; thence, continuing along said north line N88°13'06"E, 140.00 feet to the northeast corner of said tract; thence, along the east line of said tract S01°51'55"E, 105.00 feet; thence, S88°13'06"W, 140.00 feet; thence, N01°51'55"W, 105.00 feet to the point of beginning.

The above described contains 14,700 square feet, more or less.

As recorded in Deed Book 1080, Page 4349-4350, Douglas County Register of Deeds Office.

BASIS OF BEARINGS:

A Bearing of N88°13'06"E was assumed along the north line of the Southeast Quarter of Sec. 24, T12S, R19E, 6th P.M.

REFERENCE SURVEYS:

Survey # 1860
By L.D. Rice, County Surveyor, dated February 11, 1953. Filed in the Douglas County Public Works Office.

Survey by F. G. Rogers, LS-64, dated June 1, 1984. Filed in Book 372, Page 1686, Douglas County Register of Deeds Office.

Rock Ridge Addition by J.E. Selk, LS-610, dated September 28, 1995. Filed in plat Book P-15, Page 725. Douglas County Register of Deeds Office.

OWNER:

City of Lawrence
P.O. Box 708
Lawrence, KS. 66044
785-832-7801

SURVEYOR:

W. David Lee, LS-1343
Professional Engineering Consultants, P.A.
1263 S. Topeka Blvd.
Topeka, KS. 66612.
785-233-6300

FLOODPLAIN DATA:

A portion of this property is located within the 100 year flood plain. As shown on Flood Insurance Rate Map, Community Panel No. 20045C0176D. Effective date August 5, 2010. Base flood elevation is approximately 832.

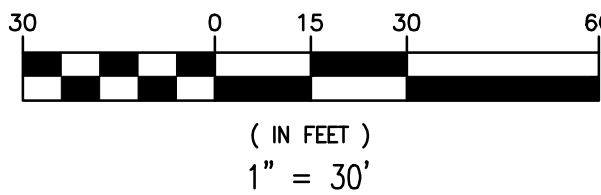
The lot lies within the -FP (Floodplain Management Regulations Overlay District).

NOTES:

- The City of Lawrence will participate in a benefit district for street improvements when other parcels annex and develop.
- A variance for Section 20-810(b) of the subdivision regulation that require each platted lot to have frontage on a public street has been approved by the Planning Commission on February 29, 2012. Access is provided via a dedicated access easement recorded in Bk. 1079, Pg. 4876, recorded in the Douglas County Register of Deeds Office.

FINAL PLAT PUMP STATION NO. 35

A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 19 EAST
OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



DEDICATION:

Be it known to all men that I, the undersigned owners of the above described tract of land, have had cause for the same to be surveyed and platted under the name of Pump Station No. 35 and have caused the same to be subdivided into lots as shown and fully defined on this plat. All streets, drives, roads and easements not heretofore dedicated to public use are hereby so dedicated.

David L. Corliss, City Manager
City of Lawrence

ACKNOWLEDGEMENT:

State of Kansas
County of Douglas

Be it known on this ____ day on _____, 2012, before me, the undersigned, a Notary Public, in and for said county and state, came David L. Corliss, City Manager, City of Lawrence, Douglas County, Kansas who is personally known to me to be the same person 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.

Notary Public

My Commission Expires

ENDORSEMENTS:

Plat approved and rights-of-way accepted by the City Commission, Lawrence, Kansas.

Robert J. Schumm - Mayor

Date

Jonathan Douglass - City Clerk

Date

Reviewed in compliance with K.S.A. 58-2005.

Michael D. Kelly, LS-869
Douglas County Surveyor

Date

Approved as Final Plat under the subdivision regulations for Lawrence and the unincorporated areas of Douglas County.

Scott McCullough
Lawrence-Douglas County Planning Director

Date

Associated Preliminary Plat approved by Lawrence-Douglas County Planning Commission, Douglas County, Kansas.

Richard W. Hird
Chairman

Date

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 _____, 2012, and is duly recorded at ____am/pm.

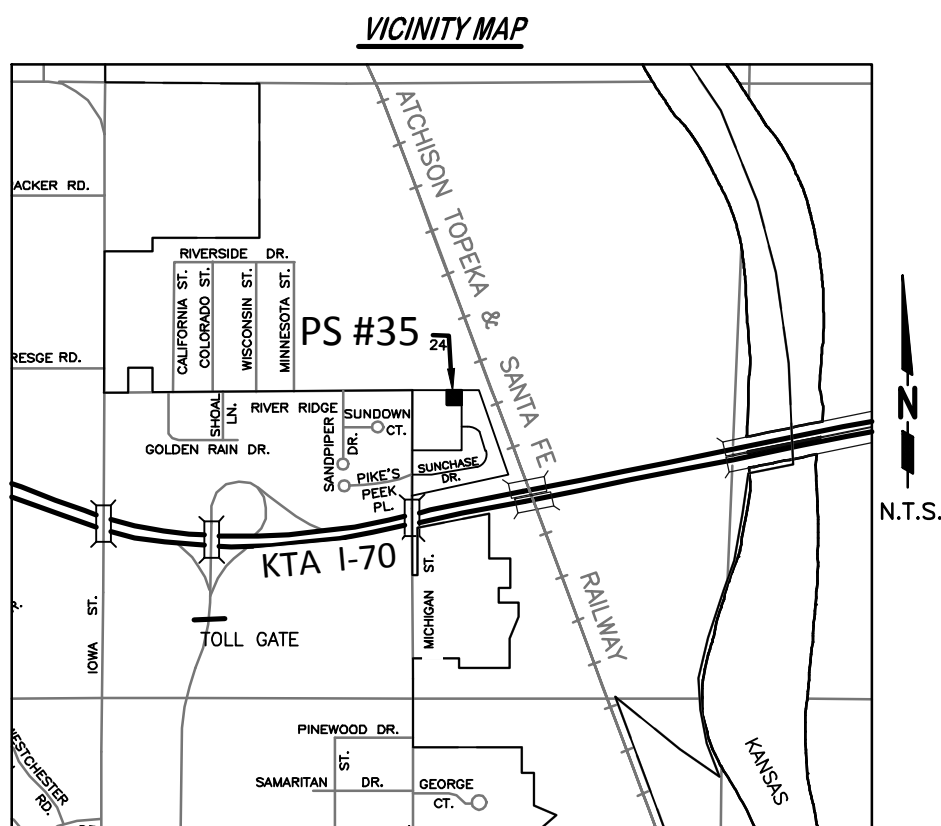
Kay Pesnell

Douglas County Register of Deeds

SURVEYOR CERTIFICATION:

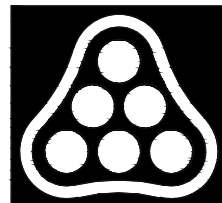
We, Professional Engineering Consultants, P.A., a professional association authorized to practice Land Surveying in the State of Kansas, do hereby certify that in February 2012 a survey was made under the direct supervision of the undersigned and, to the best of our knowledge and belief, this plat is a true and correct depiction of the measurements made and of the monuments found and set at the time of the survey. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

William David Lee LS-1343



LEGEND

- Existing Section Corner as labeled
- Set 5/8" x 24" Rebar with I.D. Cap Stamped "PEC CLS65"
- Section Line
- Property Line
- Existing Easement
- 100 Yr. Floodplain



No.	Revision	By	Date
FINAL PLAT			
PUMP STATION NO. 35			
A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS			
Professional Engineering Consultants, P.A. 1263 SW. TOPEKA BLVD. • TOPEKA, KANSAS 66612 785-233-8300 • FAX 785-233-8855			
Checked by	WDL	Job No.	09A51-003
Drawn by	CLM	Date	MARCH 2012
			Sht. 1 of 1