



LOT AREA TABLE			
LOT NO.	SQ. FT.	ACRES	BLOCK
1	16,251	0.373	BLOCK ONE
2	16,042	0.368	BLOCK ONE
3	16,042	0.368	BLOCK ONE
4	16,499	0.379	BLOCK ONE
5	16,499	0.379	BLOCK ONE
6	16,042	0.368	BLOCK ONE
7	16,042	0.368	BLOCK ONE
8	16,042	0.368	BLOCK ONE
9	16,499	0.379	BLOCK ONE
10	16,499	0.379	BLOCK ONE
11	16,042	0.368	BLOCK ONE
12	16,042	0.368	BLOCK ONE
13	16,042	0.368	BLOCK ONE
14	16,042	0.368	BLOCK ONE
15	15,897	0.365	BLOCK ONE
1	7,148	0.164	BLOCK TWO
2	6,479	0.149	BLOCK TWO

LOT AREA TABLE			
LOT NO.	SQ. FT.	ACRES	BLOCK
3	6,446	0.148	BLOCK TWO
4	6,414	0.147	BLOCK TWO
5	6,381	0.146	BLOCK TWO
6	6,348	0.146	BLOCK TWO
7	6,388	0.147	BLOCK TWO
8	8,890	0.204	BLOCK TWO
9	11,888	0.273	BLOCK TWO
10	18,571	0.426	BLOCK TWO
11	12,892	0.296	BLOCK TWO
12	9,208	0.211	BLOCK TWO
13	8,880	0.204	BLOCK TWO
14	10,800	0.248	BLOCK TWO
1	6,760	0.155	BLOCK THREE
2	6,160	0.141	BLOCK THREE
3	6,160	0.141	BLOCK THREE
4	6,160	0.141	BLOCK THREE
5	6,160	0.141	BLOCK THREE

LOT AREA TABLE			
LOT NO.	SQ. FT.	ACRES	BLOCK
6	6,160	0.141	BLOCK THREE
7	6,199	0.142	BLOCK THREE
8	12,472	0.286	BLOCK THREE
9	9,500	0.218	BLOCK THREE
10	9,360	0.215	BLOCK THREE
11	9,360	0.215	BLOCK THREE
12	9,360	0.215	BLOCK THREE
13	9,360	0.215	BLOCK THREE
14	10,637	0.244	BLOCK THREE
15	6,161	0.141	BLOCK THREE
16	6,135	0.141	BLOCK THREE
17	6,135	0.141	BLOCK THREE
18	6,135	0.141	BLOCK THREE
19	6,135	0.141	BLOCK THREE
20	6,135	0.141	BLOCK THREE
21	6,735	0.155	BLOCK THREE
22	13,500	0.310	BLOCK THREE

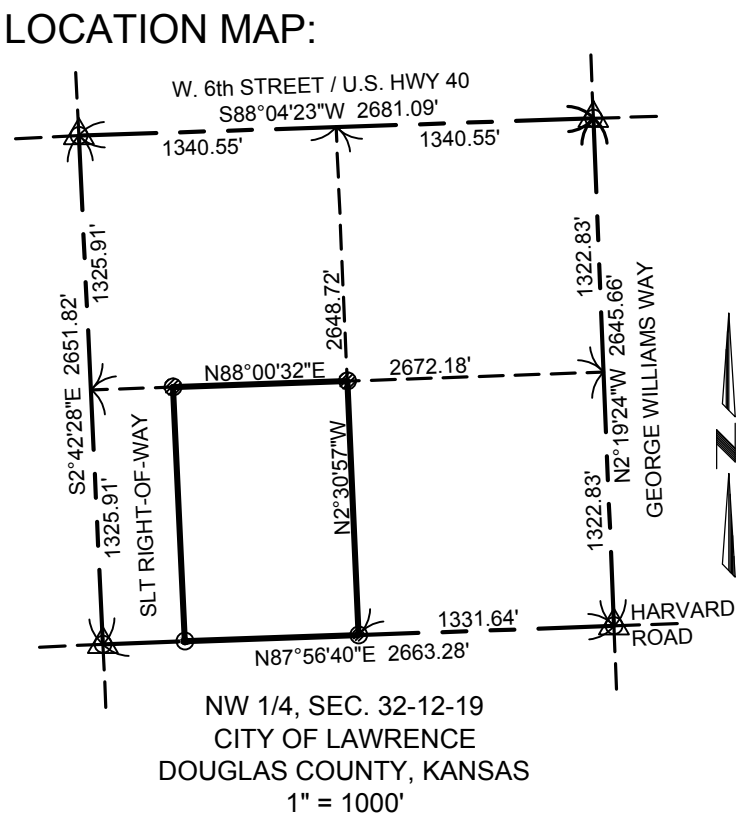
LOT AREA TABLE			
LOT NO.	SQ. FT.	ACRES	BLOCK
23	11,794	0.271	BLOCK THREE
24	14,607	0.335	BLOCK THREE
25	16,210	0.372	BLOCK THREE
26	16,314	0.375	BLOCK THREE
27	14,607	0.335	BLOCK THREE
28	11,794	0.271	BLOCK THREE
29	13,500	0.310	BLOCK THREE
1	13,361	0.307	BLOCK FOUR
2	11,748	0.270	BLOCK FOUR
3	14,775	0.339	BLOCK FOUR
4	15,846	0.364	BLOCK FOUR
5	15,931	0.366	BLOCK FOUR
6	14,607	0.335	BLOCK FOUR
7	11,794	0.271	BLOCK FOUR
8	13,500	0.310	BLOCK FOUR
9	6,720	0.154	BLOCK FOUR
10	6,120	0.140	BLOCK FOUR

LOT AREA TABLE			
LOT NO.	SQ. FT.	ACRES	BLOCK
11	6,120	0.140	BLOCK FOUR
12	6,120	0.140	BLOCK FOUR
13	6,120	0.140	BLOCK FOUR
14	6,120	0.140	BLOCK FOUR
15	6,181	0.142	BLOCK FOUR
16	10,777	0.247	BLOCK FOUR
17	9,360	0.215	BLOCK FOUR
18	9,360	0.215	BLOCK FOUR
19	9,360	0.215	BLOCK FOUR
20	9,360	0.215	BLOCK FOUR
21	9,714	0.223	BLOCK FOUR
1	10,800	0.248	BLOCK FIVE
2	8,880	0.204	BLOCK SIX
3	8,880	0.204	BLOCK SIX
4	8,880	0.204	BLOCK SIX

LOT AREA TABLE			
LOT NO.	SQ. FT.	ACRES	BLOCK
5	8,880	0.204	BLOCK SIX
6	8,880	0.204	BLOCK SIX
7	8,880	0.204	BLOCK SIX
8	10,800	0.248	BLOCK SIX

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	11.31'	S2° 31' 23"E
L2	13.63'	N87° 17' 32"E
L3	12.47'	N87° 17' 32"E
L4	11.51'	N87° 17' 32"E
L5	8.47'	S87° 56' 47"W
L6	14.14'	S42° 17' 32"W
L7	14.14'	S42° 17' 32"W
L8	14.14'	S42° 17' 32"W
L9	21.21'	S42° 28' 37"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	196.75'	125.00'	177.06'	N47° 36' 56"W
C2	33.99'	155.00'	33.92'	S86° 29' 31"E
C3	55.10'	155.00'	54.81'	S69° 57' 02"E
C4	54.74'	155.00'	54.46'	S49° 38' 52"E
C5	54.90'	155.00'	54.61'	S29° 23' 00"E
C6	45.21'	155.00'	45.05'	S10° 52' 47"E
C7	57.83'	60.00'	55.61'	S54° 54' 08"W
C8	50.56'	60.00'	49.08'	N73° 20' 52"W
C9	48.69'	60.00'	47.37'	N25° 57' 28"W
C10	48.69'	60.00'	47.37'	N20° 32' 32"E
C11	50.56'	60.00'	49.08'	N67° 55' 56"E
C12	57.83'	60.00'	55.61'	S60° 19' 04"E
C13	149.53'	95.00'	134.57'	S47° 36' 56"E
C14	57.83'	60.00'	55.61'	S54° 54' 08"W
C15	50.56'	60.00'	49.08'	N73° 20' 52"W
C16	48.69'	60.00'	47.37'	N25° 57' 28"W
C17	48.69'	60.00'	47.37'	N20° 32' 32"E
C18	50.56'	60.00'	49.08'	N67° 55' 56"E
C19	57.83'	60.00'	55.61'	S60° 19' 04"E



MONUMENTATION:

- FOUND 1/2" x 24" REBAR W / "PLS 1558" CAP FROM UNRECORDED BOUNDARY SURVEY, SEPT., 2012
- FOUND 1/2" IRON BAR W / "PLS 610" CAP
- FOUND SECTION CORNER FROM REFERENCE TIES, OR AS NOTED

LEGEND:

- (D) DEEDED DIMENSION
- (M) MEASURED DIMENSION
- (P) PLATTED DIMENSION
- D/E DRAINAGE EASEMENT
- L/E LANDSCAPE EASEMENT
- U/E UTILITY EASEMENT
- R/W RIGHT-OF-WAY

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LESS SOUTH LAWRENCE TRAFFICWAY RIGHT-OF-WAY, IN DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE ON A MEASURED BEARING OF NORTH 87°56'47" EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 427.54 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE SOUTH LAWRENCE TRAFFICWAY BEING THE POINT OF BEGINNING; THENCE ON A MEASURED BEARING OF NORTH 02°42'28" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 1325.35 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK ONE, DIAMONDHEAD, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE ON A MEASURED BEARING OF NORTH 88°00'28" EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A MEASURED DISTANCE OF 908.48 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION, AS DESCRIBED ON THE FINAL PLAT OF DIAMONDHEAD SUBDIVISION; THENCE ON A MEASURED BEARING OF SOUTH 02°31'23" EAST A MEASURED DISTANCE OF 1324.34 FEET, ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTH QUARTER CORNER OF SAID NORTHWEST QUARTER, AS DESCRIBED ON THE FINAL PLAT OF SAID SUBDIVISION; THENCE ON A MEASURED BEARING OF SOUTH 87°56'47" WEST A MEASURED DISTANCE OF 904.20 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING. CONTAINS 27.564 ACRES, MORE OR LESS.

NOTES:

THE BASIS OF BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE ZONE 1501.

ERROR OF CLOSURE = 1:1,859,000

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

THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO SECTION 20-811(g) OF THE SUBDIVISION REGULATIONS, EXCLUDING THOSE STREET TREES ASSOCIATED WITH LOT 1, BLOCK ONE, THE PLANTING OF WHICH WILL OCCUR AT THE TIME OF SITE PLANNING.

THE LOTS WILL BE PINNED PRIOR TO THE RECORDATION OF THE FINAL PLAT AT THE REGISTER OF DEEDS OFFICE, PER SECTION 20-811(K).

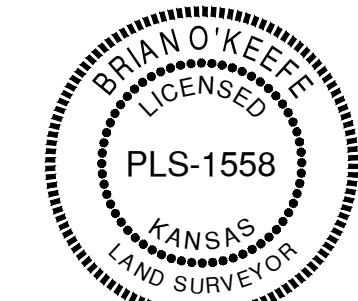
ALL UTILITIES WILL BE UNDERGROUND, PER SECTION 20-809(f)(4)(iv).

TRACT A, BLOCK FIVE IS RESERVED FOR FUTURE DEVELOPMENT. SAID TRACT A SHALL BE MAINTAINED IN ITS NATURAL STATE UNTIL SUCH TIME THAT IT IS DEVELOPED OR IMPROVED IN ACCORDANCE WITH APPLICABLE ORDINANCES AND REGULATIONS. AT ALL TIMES MAINTENANCE OF TRACT A SHALL REMAIN THE RESPONSIBILITY OF THE OWNER OF RECORD.

ON JULY 11, 2013 THE LAWRENCE BOARD OF ZONING APPEALS, PER CASE NUMBER B-13-00223, GRANTED A VARIANCE FROM SEC. 20-908(b)(3) OF THE LAND DEVELOPMENT CODE TO ALLOW DRIVEWAYS ON LOTS ZONED RSS TO EXCEED 12 FEET IN WIDTH.

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN HEREON ARE THE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN NOVEMBER, 2013. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



BRIAN O'KEEFE, P.L.S. #1558
LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE, SUITE 100
LAWRENCE, KS 66049
785.843.7530

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 "LANGSTON HEIGHTS 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." AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE TO ENTER UPON, CONSTRUCT AND MAINTAIN SIDEWALKS AND PATHWAYS UPON AND OVER THOSE AREAS OUTLINED ON THIS PLAT AS "PEDESTRIAN EASEMENT" OR "P/E." AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE TO ENTER UPON, INSTALL AND MAINTAIN STREET TREES UPON AND OVER THOSE AREAS OUTLINED ON THIS PLAT AS "LANDSCAPE EASEMENT" OR "L/E."

DOUGLAS W. RANEY, OFFICER
LANGSTON HEIGHTS DEVELOPMENT, LLC

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME DOUGLAS W. RANEY, OFFICER OF LANGSTON HEIGHTS DEVELOPMENT, 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

MY COMMISSION EXPIRES

ENDORSEMENTS:

APPROVED AS A MAJOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE & THE UNINCORPORATED AREAS OF DOUGLAS COUNTY

APPROVED BY THE LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION, DOUGLAS COUNTY, KANSAS ON DECEMBER 18, 2013

SCOTT McCULLOUGH, DATE
DIRECTOR, PLANNING & DEVELOPMENT SERVICES

BRYAN CULVER, DATE
CHAIR

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

MICHAEL DEVER, DATE
MAYOR

DIANA TRYBOM, DATE
ACTING CITY CLERK

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

MICHAEL D. KELLY, P.L.S. #869, DATE
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 _____, 2014, AND IS DULY RECORDED AT _____ AM/PM, IN PLAT BOOK _____, PAGE _____.

KAY PESNELL
REGISTER OF DEEDS

A FINAL PLAT OF LANGSTON HEIGHTS ADDITION

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

NW 1/4, SEC. 32-T12S-R19E