



LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 02°04'11" EAST, ALONG THE EAST LINE OF SAID QUARTER SECTION, 1326.73 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID QUARTER SECTION; THENCE SOUTH 88°04'05" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID QUARTER SECTION, 1339.13 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 02°01'46" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID QUARTER SECTION, 1326.61 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°03'46" EAST, ALONG THE NORTH LINE OF SAID QUARTER SECTION, 1338.19 FEET TO THE POINT OF BEGINNING.

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 "Kellyn 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 "pedestrian easement" or "P/E", "utility easement" or "U/E", "drainage easement" or "D/E", and "pedestrian and right-of-way easement" or "R/W".

PRAIRIE ROSE HOLDINGS, L.C.
 TIM STULTZ, PRESIDENT

ACKNOWLEDGEMENT

State of Kansas
 County of Douglas
 Be it remembered that on this _____ day of _____, 2015, before me, the undersigned, a notary public, in and for said county and state, came Prairie Rose Holdings, L.C. by Tim Stultz, President, who is 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.

NOTES

- Basis for bearings for this plat is State Plane Coordinates - Kansas North Zone.
- Street trees shall be provided in accordance with the Master Street Tree Plan filed with the register of deeds. Book _____, Page _____.
- Adjacent property owners are required to maintain all drainage easements not owned by the City. Structures, fences, and cut/fill operations are prohibited within drainage easements.
- The lots will be pinned prior to recordation of the final plat at the Register of Deeds Office (per Section 21-302.2).
- Property is not located within Floodplain Zone X per FEMA Map # 20045C0152D Effective Date, August 5, 2010.
- Additional information is provided on the associated preliminary plat.
- Tract A (detention basin) will be privately owned and maintained. The developer is responsible for establishing ownership and maintenance of same via individual owner maintenance. Tract A will remain free of any natural or non-natural structures or vegetative barriers (including but not limited to trees, shrubbery, berms, fences, and walls).
- Block #3, Lot 27 will be required to provide detention with development.

Curve #	Length	Radius	Chord	Bearing
C1	9.85	230	9.84	S00°48'11"E
C2	60.96	60	58.37	S30°28'22"E
C3	42.35	60	41.48	S18°51'12"W
C4	43.68	60	42.72	S59°55'58"W
C5	43.70	60	42.74	N63°58'59"W
C6	42.35	60	41.48	N22°53'44"W
C7	66.07	60	62.79	N28°52'30"E
C8	7.28	170	7.28	S00°48'11"E
C9	34.87	60	34.38	S45°22'50"E
C10	55.50	60	53.54	S02°13'58"E
C11	43.47	60	42.53	S45°01'24"W
C12	46.50	60	45.35	S87°59'02"W
C13	43.45	60	42.50	N49°04'08"W
C14	55.50	60	53.54	N01°49'33"W
C15	34.87	60	34.38	N41°19'19"E
C16	34.87	60	34.38	S45°22'50"E
C17	55.50	60	53.54	S02°13'58"E
C18	43.47	60	42.53	S45°01'24"W
C19	46.50	60	45.35	S87°59'02"W
C20	43.45	60	42.50	N49°04'08"W
C21	55.50	60	53.54	N01°49'33"W
C22	34.87	60	34.38	N41°19'19"E
C23	34.87	60	34.38	S45°22'50"E
C24	55.50	60	53.54	S02°13'58"E
C25	43.47	60	42.53	S45°01'24"W
C26	46.50	60	45.35	S87°59'02"W
C27	43.45	60	42.50	N49°04'08"W
C29	55.50	60	53.54	N01°49'33"W
C30	34.87	60	34.38	N41°19'19"E
C31	8.56	200	8.56	S00°48'11"E
C32	15.04	60	15.00	S87°58'14"W

LEGEND

- BOUNDARY LINE
- OFFSITE PROPERTY LINES
- SECTION LINES
- CENTER LINE
- PROPERTY LINE
- EASEMENT

R/W RIGHT-OF-WAY
 D/E DRAINAGE EASEMENT
 U/E UTILITY EASEMENT
 L/E LANDSCAPING EASEMENT
 P/E PEDESTRIAN EASEMENT
 (P) PLATTED
 (M) MEASURED
 (C) CALCULATED
 (O) FOUND: BAR W/YELLOW PLASTIC CAP (ORIGIN UNKNOWN)
 (S) SET: 1/2" x 24" BAR W/CAP "PLS1391"
 (X) CALCULATED POSITION (NOT SET)
 (F) FOUND: 1/2" BAR W/CAP "PLS610"
 (A) SECTION CORNER

ENDORSEMENTS

Approved by	Date	Accepted by	Date
City of Lawrence Planning Commission Douglas County, Kansas		City Commission Lawrence, Kansas	
Chairperson Bruce Liese		Mayor Mike Amyx	
Acting City Clerk Diane Trybom		Reviewed In Compliance With K.S.A. 58-2005.	
		Michael D. Kelly, P.S. #869 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 _____, 2015, and is duly recorded at _____ AM/PM, in plat book _____ page _____.

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 January, 2015, and that the plat is a closed traverse. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

Steven D. Williams, P.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 January, 2015.

John Dean Grob, P.E. #12769
 3210 Mesa Way, Suite A
 Lawrence, KS 66049
 (785)856-1900

REFERENCE DOCUMENTS

- Oregon Trail Addition - 2nd Plat - A Minor Subdivision - Plat Book P-18, Page 341.

BENCHMARKS:

- CENTER OF FISH ON CURB INLET ON NORTH SIDE OF OVERLAND DRIVE APPROX. 200' EAST OF ROUNDABOUT AT OVERLAND DRIVE AND STONERIDGE DRIVE. ELEVATION = 1050.16
- NORTH RIM OF STORM MANHOLE RIM ON CURB INLET ON NORTH SIDE OF OVERLAND DRIVE APPROX. 300' WEST OF THE INTERSECTION OF OVERLAND DRIVE AND QUEENS ROAD. ELEV = 1049.36

LOCATION MAP



KELLYN ADDITION
 a final plat of
 A FINAL PLAT FOR
 A SUBDIVISION IN THE CITY OF LAWRENCE,
 DOUGLAS COUNTY, KANSAS
 SE 1/4, SEC. 29-T12S-R19E
 Prepared January 26, 2015

SCALE: 1" = 80'