

NOTES

1. Basis of Bearings for this Minor Subdivision is the west line of Lot 19 of Commerce Park East, in the City of Lawrence (N00°00'02"E).
2. This Minor Subdivision is a replat of Lots 19 & 20 of Commerce Park East.
3. Further division or consolidation of any lots contained in this Minor Subdivision is prohibited, and shall be processed as a Major Subdivision, unless the action meets the exception noted in Section 20-808(c)(5)(i).
4. Aerial and topographic information obtained from aerial survey performed by Sanborn Mapping for the City of Lawrence and Douglas County 2006 & 2013. Specific boundary and topographic information for property & directly adjacent obtained from field survey provided by Stebbins Surveying, May 2015.
5. 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. Trees shown graphically are limited to those considered as street trees or those whose canopy would be affected by street trees. Remaining trees on site are omitted for clarity.
6. The City is hereby granted a temporary right of entry to plant the required street trees pursuant to Section 20-811(g) of the City Subdivision Regulations.
7. Typical Soil Types: Ws - Woodson Silt Loam
8. The property within this Minor Subdivision/Replat is zoned CS. All new construction shall conform to the setback regulations of the CS zoned district as defined by the City of Lawrence Development Code.
9. The lots will be pinned prior to recordation of the Minor Subdivision/Replat at the Register of Deeds Office (per Section 20-811(g)(8)).
10. No portion of this property is located within a designated "Special Flood Hazard Area" per FEMA Map Number: 20045C0178D, Map Revised: August 5, 2010.
11. No public improvements are proposed with Minor Subdivision/Replat.
12. Existing topography and improvements, and proposed improvements shown for review purposes only. Topography contours and improvements will be removed from final documents.

BENCHMARK

BM - T/rim of curb inlet on west side of cul-de-sac at west end of E. 25th Street. ELEV. = 884.77

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 May, 2015.

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

SURVEYOR'S CERTIFICATION

I hereby certify that the platred area shown hereon is the true and accurate result of a field survey performed under my direct supervision in May, 2015, and that the plat is a closed traverse. This Minor Subdivision/Replat conforms to the Kansas Minimum Standards for Boundary Surveys.

Danny L. Stebbins, P.S. #1356
4778 Decatur Road
Meriden, KS 66512
(785) 246-3513

LEGAL DESCRIPTION

LOTS 19 & 20 OF COMMERCE PARK EAST, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS. THE ABOVE CONTAINS 0.80 ACRES, MORE OR LESS.

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 _____.

Register of Deeds
Kay Pesnell

ENDORSEMENTS

Approved as a Minor Subdivision under the Subdivision Regulations of the City of Lawrence & the Unincorporated area of Douglas County. Reviewed in accordance with K.S.A. 58-2005

Planning Director Date
Scott McCullough

Michael D. Kelly, P.S. #869 Date
Douglas County Surveyor

Vacations and dedications of Easements and Rights-of-Way Accepted by City Commission, Lawrence, Kansas

Jeremy Farmer Date
Mayor

Diane Bucia Date
Acting City Clerk

DEDICATION

Be it known to all men that I, the undersigned owner of the above described tract of land, have had cause for the same to be surveyed and platted as a Minor Subdivision under the name of "COMMERCE PARK EAST NO. 2" and have caused the same to be subdivided into lot(s) as shown and fully defined on this plat.

Roger D. Johnson, Manager
Hedge Tree, LLC

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 Roger D. Johnson, Manager, Hedge Tree, LLC, who is personally known to me to be the same person 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

REFERENCED DOCUMENTS

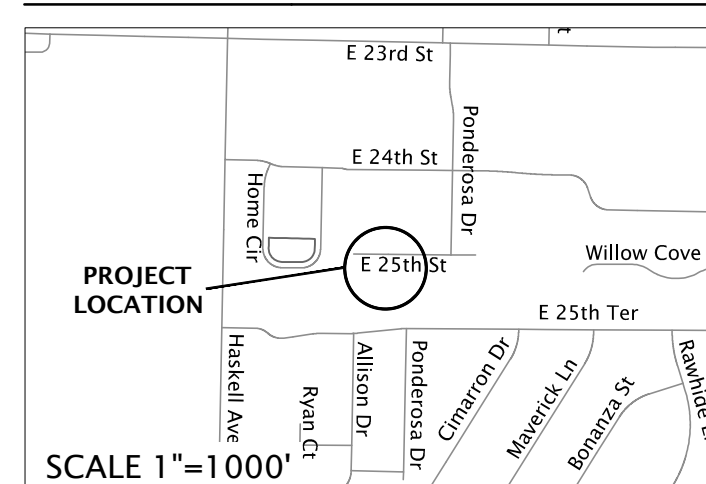
1. Commerce Park East, an addition to the City of Lawrence, Kansas, recorded March 3, 1977 in Book P-13, Page 7.

LEGEND

— OHW —	— OHW —	OVERHEAD WIRE	⊕	SANITARY MANHOLE	B/B	BACK OF CURB TO BACK OF CURB
— OHE —	— OHE —	OVERHEAD ELECTRICAL	⊕	STORM MANHOLE	R/W	RIGHT OF WAY
— UGT —	— UGT —	UNDERGROUND TELEPHONE	⊕	STORM DRAIN	C/L	CENTERLINE
— GAS —	— GAS —	GAS	⊕	GUY ANCHOR	U/E	UTILITY EASEMENT
— W —	— W —	WATERLINE	⊕	UTILITY POLE	(D)	DEEDED
— SAN —	— SAN —	SANITARY SEWER LINE	⊕	WATER METER	(P)	PLATTED
— SS —	— SS —	SANITARY SEWER SERVICE	⊕	WATER VALVE	(M)	MEASURED
— STM —	— STM —	STORMWATER LINE	⊕	FIRE HYDRANT	(CM)	CALCULATED FROM MEASUREMENTS
— — —	— — —	PROPERTY LINE	⊕	TRAFFIC SIGNAL STR.	●	FOUND 1/2" BAR - ORIGIN UNKNOWN
— — —	— — —	CENTERLINE	⊕	GAS VALVE	■	FOUND 1/2" BAR WITH CAP "1391"
— — —	— — —	PAVEMENT	⊕	GAS METER	○	SET 1/2" X 24" BAR WITH CAP "1356"
— — —	— — —	UTILITY EASEMENT	⊕	LIGHT POLE		
— BSB —	— BSB —	BUILDING SETBACK LINE	⊕	SIGN		
			⊕	ELECTRIC BOX		
			⊕	CABLE TV BOX		

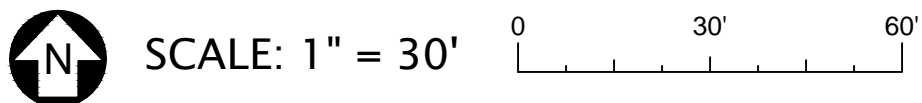
NOTE: "X" IN UTILITY LINE DENOTES EXISTING FEATURE

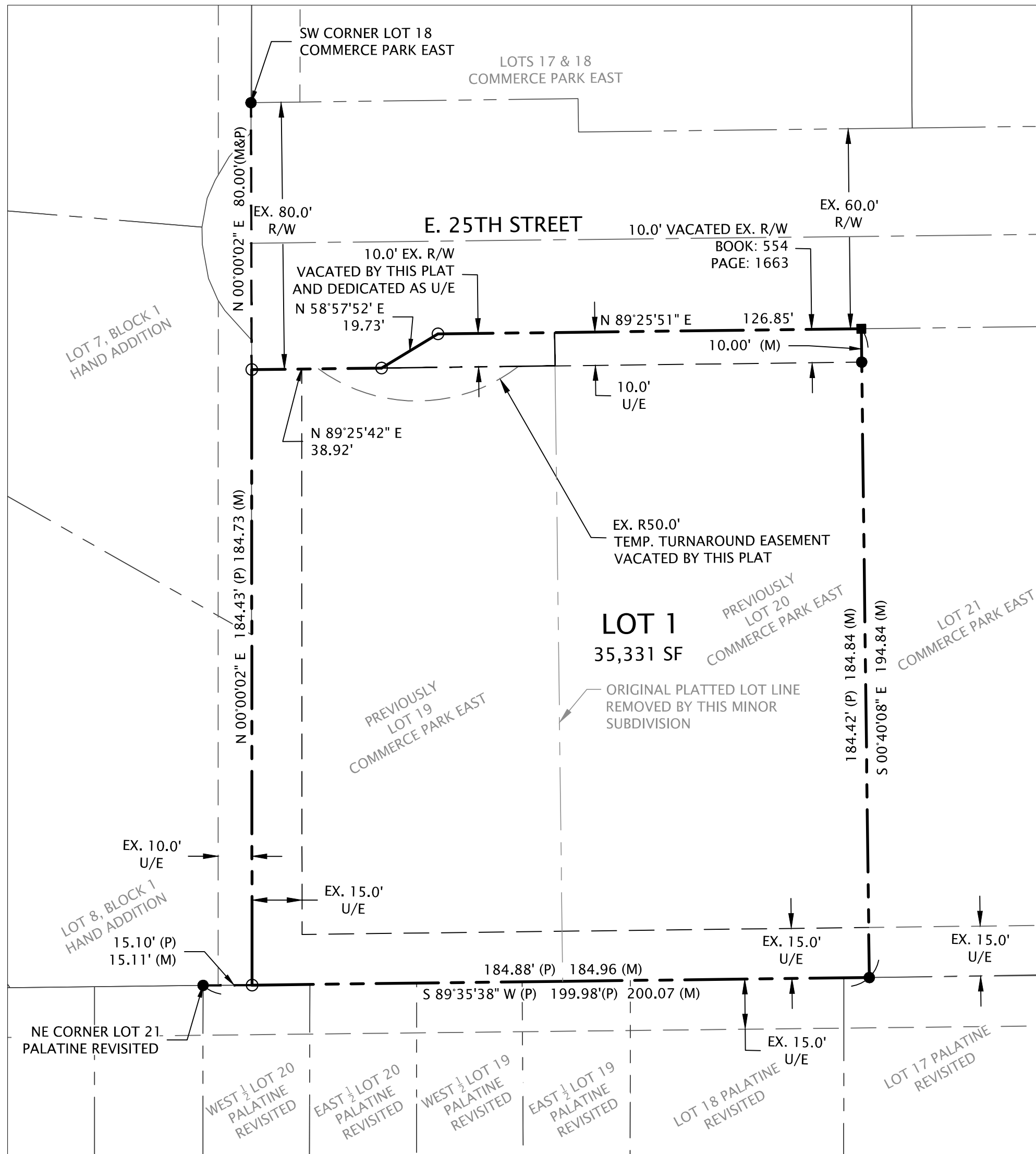
LOCATION MAP



COMMUNITY FEATURES WITHIN A MILE: EDGEWOOD PARK, PARK HILL PARKS, HASKELL RAIL TRAIL, PRAIRIE PARK, CHIEF JIM MCSWAIN PARK, BURROUGH'S CREEK TRAIL & LINEAR PARK, HAND PARK.

COMMERCE PARK EAST NO. 2
A MINOR SUBDIVISION/REPLAT OF LOTS 19 & 20 OF COMMERCE PARK EAST
a subdivision in the NW ¼ of Section 8, Township 13 S, Range 20 E, in the City of Lawrence, Douglas County, Kansas





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Planning Director Date
Scott McCullough

Michael D. Kelly, P.S. #869 Date
Douglas County Surveyor

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Jeremy Farmer Date
Mayor

Diane Bucia Date
Acting City Clerk

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Roger D. Johnson, Manager
Hedge Tree, LLC

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County of Douglas

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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

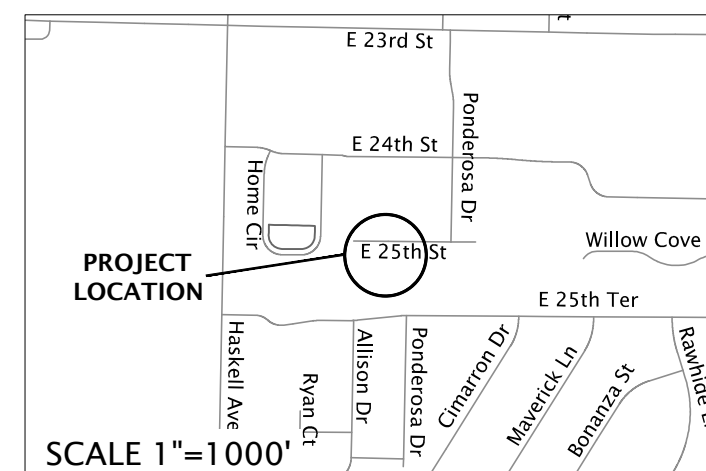
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- R/W RIGHT OF WAY
- C/L CENTERLINE
- U/E UTILITY EASEMENT
- (D) DEEDED
- (P) PLATTED
- (M) MEASURED
- (CM) CALCULATED FROM MEASUREMENTS
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