

SE 1/4, SEC. 35-T12S-R19E
CITY OF LAWRENCE
DOUGLAS COUNTY, KANSAS
SCALE: 1"=1000'

ROCKLEDGE ADDITION NO.2

A MINOR SUBDIVISION / ALL OF LOT 1 IN THE REPLAT OF LOT 2,
UNIVERSITY LUTHERAN CENTER, AN ADDITION TO THE CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS, ALL OF LOTS 13, 14, 15 AND A PORTION OF
QUARRY LANE IN ROCKLEDGE ADDITION, AN ADDITION TO THE CITY OF
LAWRENCE, DOUGLAS COUNTY, KANSAS

SE 1/4, SEC. 35-T25S-R19E

LEGAL DESCRIPTION:

ALL OF LOT 1 IN THE REPLAT OF LOT 2, UNIVERSITY LUTHERAN CENTER, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, ALL OF LOTS 13, 14, 15 AND A PORTION OF QUARRY LANE IN ROCKLEDGE ADDITION, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 15 IN SAID ROCKLEDGE ADDITION; THENCE NORTH 01°17'38" WEST, 453.36 FEET ALONG THE WEST LINE OF LOTS 15 AND 14 TO THE SOUTHWEST CORNER OF LOT 8; THENCE NORTH 88°42'22" EAST, 142.02 FEET ALONG THE SOUTH LINE OF LOT 8; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 378.71 FEET, AN ARC LENGTH OF 82.27 FEET, A CHORD LENGTH OF 82.10 FEET AND CHORD BEARING OF NORTH 08°01'16" WEST; THENCE NORTH 88°42'22" EAST, 50.00 FEET ACROSS QUARRY LANE TO THE SOUTHWEST CORNER OF LOT 9 IN SAID ROCKLEDGE ADDITION; THENCE NORTH 88°03'07" EAST, 220.91 FEET TO THE SOUTHWEST CORNER OF LOT 9; THENCE SOUTH 01°17'46" EAST, 236.32 FEET ALONG THE WEST LINE OF LOT 10 IN SAID ROCKLEDGE ADDITION TO THE NORTH LINE OF LOT 2 IN THE REPLAT OF LOT 2, UNIVERSITY LUTHERAN CENTER; THENCE SOUTH 88°07'22" WEST, 65.00 FEET TO THE NORTHWEST CORNER OF THE LOT 2 IN THE REPLAT OF LOT 2 UNIVERSITY LUTHERAN CENTER; THENCE SOUTH 01°17'36" EAST, 100.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE SOUTH 20°25'37" WEST, 102.68 FEET; THENCE SOUTH 01°17'36" EAST, 95.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 88°07'22" WEST, 90.00 FEET TO THE EAST LINE OF QUARRY LANE; THENCE SOUTH 01°17'36" EAST, 7.00 FEET; THENCE SOUTH 88°07'22" WEST, 210.32 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

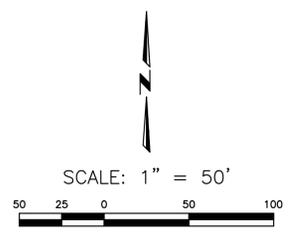
- NOTE 1. THAT NO PORTION OF THE ABOVE-DESCRIBED TRACT OF LAND SHALL BE BUILT UPON, USED OR OCCUPIED FOR OTHER THAN RESIDENTIAL PURPOSES; THAT THERE SHALL NOT BE ERECTED OR MAINTAINED ON ANY SEPARATELY PLATTED LOT OF ROCKLEDGE ADDITION, AS SUCH LOTS MAY BE SUBDIVIDED OR COMBINED, MORE THAN ONE SINGLE DETACHED DWELLING HOUSE, CONSTRUCTED FOR ONE FAMILY ONLY, EITHER WITH OR WITHOUT A GARAGE. EACH DWELLING SHALL BE ON ITS OWN INDIVIDUAL PLATTED LOT FRONTING ON A PUBLIC STREET; AND THE TERM FAMILY SHALL BE DEFINED AS CONSISTING OF NOT MORE THAN THREE UNRELATED ADULTS. NOTWITHSTANDING THE FOREGOING, A SEPARATE ACCESSORY DWELLING UNIT, WHETHER A PART OF THE PRINCIPAL DWELLING HOUSE OR A PART OF THE GARAGE SHALL BE PERMITTED AS LONG AS (i) SUCH ACCESSORY DWELLING IS NOT A SEPARATE STRUCTURE AND ITS USE IS IN STRICT COMPLIANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LAWRENCE IN EFFECT ON MARCH 1, 2007, AND (ii) EITHER THE PRINCIPAL DWELLING UNIT OR THE ACCESSORY DWELLING UNIT IS OCCUPIED BY ONE OR MORE OF THE PERSONS WHO EITHER ARE THE RECORD OWNERS OF THE LOT OR HAVE AN OWNERSHIP OR BENEFICIAL INTEREST IN THE RECORD OWNER OF THE LOT, AND THE ACCESSORY DWELLING SHALL NOT BE OCCUPIED IN A WAY THAT SHALL ADD MORE THAN ONE ADDITIONAL ADULT RESIDENT TO THE PERMITTED NUMBER OF RESIDENTS THAT CONTRIBUTE TO THE DEFINITION OF A FAMILY.
- NOTE 2. THAT NO PART OF ANY RESIDENCE AND NO BUILDING OR STRUCTURE OTHER THAN A BOUNDARY FENCE OR WALL SHALL BE ERECTED OR MAINTAINED ON ANY LOT SHOWN ON THIS PLAT, AS SUCH LOTS MAY BE SUBDIVIDED OR COMBINED, WITHIN A DISTANCE OF FIVE FEET FROM THE SIDE LOT LINE, THE DISTANCE BEING MEASURED FROM THE GREATEST OVERHANG OR EXTENSION OF SAID STRUCTURE.
- NOTE 3. ANY DWELLING HOUSE OR GARAGE SHALL BE NOT OVER TWO STORIES IN HEIGHT FROM THE BASE LEVEL OF THE MAIN ENTRANCE.
- NOTE 4. NO ZONING OR SUBDIVISION SHALL BE PERMITTED ON THIS PROPERTY OTHER THAN FOR DETACHED SINGLE FAMILY RESIDENTIAL USE AS AN RS DISTRICT UNDER THE ZONING AND SUBDIVISION LAWS IN EFFECT UNDER THE MARCH 1, 2007 LAWS OF THE CITY OF LAWRENCE, KANSAS.

MONUMENTATION:

- △ SECTION CORNER
- SET 1/2" x 24" REBAR W / "PLS 889" CAP
- FOUND IRON BAR AS NOTED

LEGEND:

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



DEDICATION:

BE IT KNOWN TO ALL MEN THAT I (WE), THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF "ROCKLEDGE ADDITION NO. 2" 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 "DRAINAGE EASEMENT" OR "D/E", "UTILITY EASEMENT" OR "U/E" AND "RIGHTS-OF-WAY" OR "R/W".

ROBERT W. LICHTWARDT AND ELIZABETH T. LICHTWARDT REVOCABLE TRUST, DATED DEC. 3, 1993
ROBERT W LICHTWARDT, CO-TRUSTEE ELIZABETH T LICHTWARDT, CO-TRUSTEE

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 DOUGLAS COUNTY AND KANSAS, CAME ROBERT W LICHTWARDT, CO-TRUSTEE 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 _____
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 DOUGLAS COUNTY AND KANSAS, CAME ELIZABETH T LICHTWARDT, CO-TRUSTEE 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 MINOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE AND THE UNINCORPORATED AREA OF DOUGLAS COUNTY

SCOTT McCULLOUGH DATE _____
DIRECTOR, PLANNING & DEVELOPMENT SERVICES

APPROVAL OF AND VACATION OF ACCESS EASEMENT:

JEREMY FARMER DATE _____ DIANE BUCIA DATE _____
MAYOR CITY CLERK

REVIEWED IN COMPLIANCE WITH K.S.A. 88-2005:

MICHAEL D. KELLY, P.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 _____, 2015, AND IS DULY RECORDED AT ____ AM/PM, IN PLAT BOOK ____ PAGE ____.

REGISTER OF DEEDS
KAY PESNELL

NOTES:

- ERROR OF CLOSURE = 1: 3.328,536
- BASIS OF BEARINGS: KANSAS STATE PLANE NORTH ZONE 1501.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS IN BOOK _____, PAGE _____.
- THE LOTS WILL BE PINNED PRIOR TO THE RECORDATION OF THE FINAL PLAT AT THE REGISTER OF DEEDS OFFICE, PER SECTION 20-811(k).
- FILING THIS PLAT WITH VACATE ALL OF QUARRY LANE WITHIN THE LIMITS OF THIS PLAT.
- FURTHER DIVISION OR CONSOLIDATION OF ANY LOTS CONTAINED IN THIS MINOR SUBDIVISION IS PROHIBITED AND SHALL BE PROCESSED AS A MAJOR SUBDIVISION, UNLESS THE ACTIONS MEET THE EXPLANATION NOTED IN SECTION 20-808(c)(5)(i).

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 MARCH 15, 2015. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



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