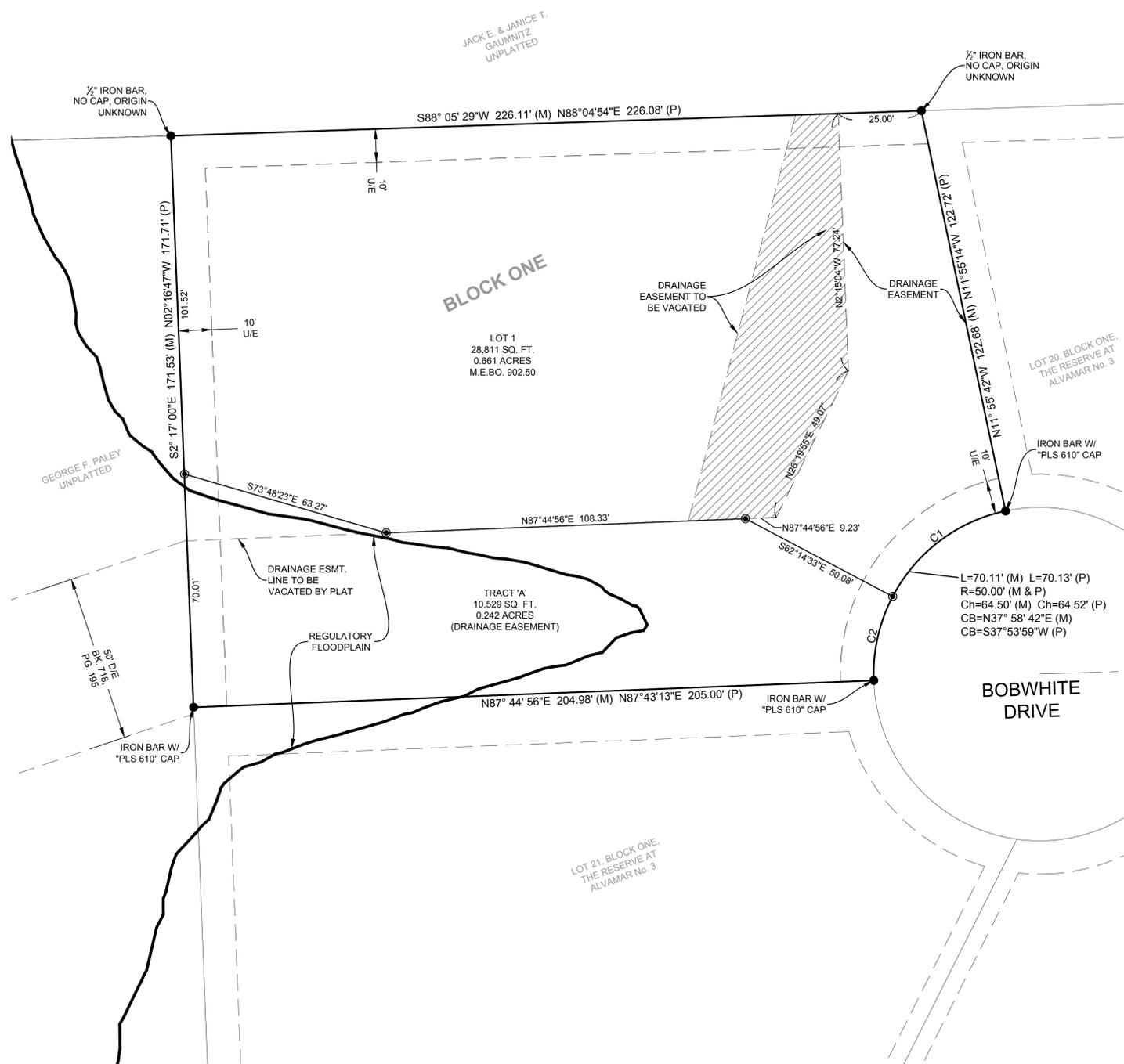
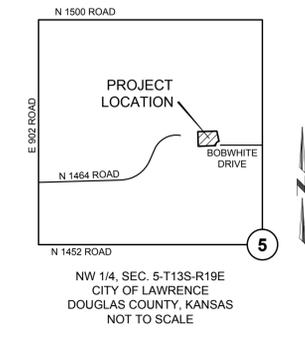


FILE NAME: Z:\20152002\CAD\Planning\FF\152002C-FP.dwg LAST SAVED BY: Brian Sturm SAVED DATE: 6/10/2015 9:28 AM PLOTTED: 6/12/2015 3:45 PM



LOCATION MAP:



MONUMENTATION:

- FOUND 1/2" IRON BAR W/ "PLS 610" CAP, UNLESS OTHERWISE NOTED

LEGEND:

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

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	43.97'	50.00'	42.57'	N52° 57' 06"E
C2	26.13'	50.00'	25.84'	N12° 47' 03"E

NOTES:

THE BASIS OF BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE NORTH.
 ERROR OF CLOSURE = 1:1,380,549
 STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS IN BOOK _____, PAGE _____.
 ALL UTILITIES WILL BE UNDERGROUND, PER SECTION 20-809(f)(4)(iv) OF THE CITY CODE.
 A PORTION OF THIS PROPERTY DOES LIE WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 154, MAP NUMBER 20045C0154D, DOUGLAS COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF AUGUST 5, 2010.
 LOT 1 REQUIRES A DRIVEWAY CAPABLE OF SUPPORTING FIRE APPARATUS AND PROVIDING FIRE DEPARTMENT ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF ANY PROPOSED BUILDING.

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



BRAD C. ZILLOX, P.S. #889
 LANDPLAN ENGINEERING, P.A.
 1310 WAKARUSA DRIVE, SUITE 100
 LAWRENCE, KS 66049
 785.843.7530

PLAT PREPARED IN MAY, 2015

LEGAL DESCRIPTION:

TRACT 'A', BLOCK ONE, THE RESERVE AT ALVAMAR NO. 3, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

DEDICATION:

BE IT KNOWN TO ALL MEN THAT WE, 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 "THE RESERVE AT ALVAMAR No. 4" 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 FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES OVER, UNDER AND ACROSS THOSE AREAS OUTLINED ON THIS PLAT AS "DRAINAGE EASEMENT" OR "D/E."

CHRISTOPHER M. STORM
 AMANDA M. STORM

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 CHRISTOPHER M. STORM AND AMANDA M. STORM, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS 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 UNINCORPORATED AREAS OF DOUGLAS COUNTY
 ASSOCIATED PRELIMINARY PLAT APPROVED BY THE LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION, DOUGLAS COUNTY, KANSAS

SCOTT McCULLOUGH, DATE
 DIRECTOR, PLANNING & DEVELOPMENT SERVICES
 BRUCE LIESE, DATE
 CHAIR

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

JEREMY FARMER, DATE
 MAYOR
 DIANE BUCIA, DATE
 ACTING CITY CLERK

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

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 _____.

KAY PESNELL
 REGISTER OF DEEDS

A FINAL PLAT OF
THE RESERVE AT ALVAMAR No. 4
 A SUBDIVISION IN THE CITY OF LAWRENCE,
 DOUGLAS COUNTY, KANSAS
 NW 1/4, SEC. 5-T13S-R19E

