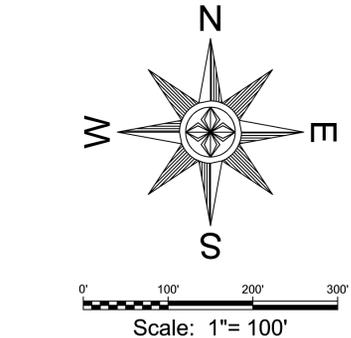
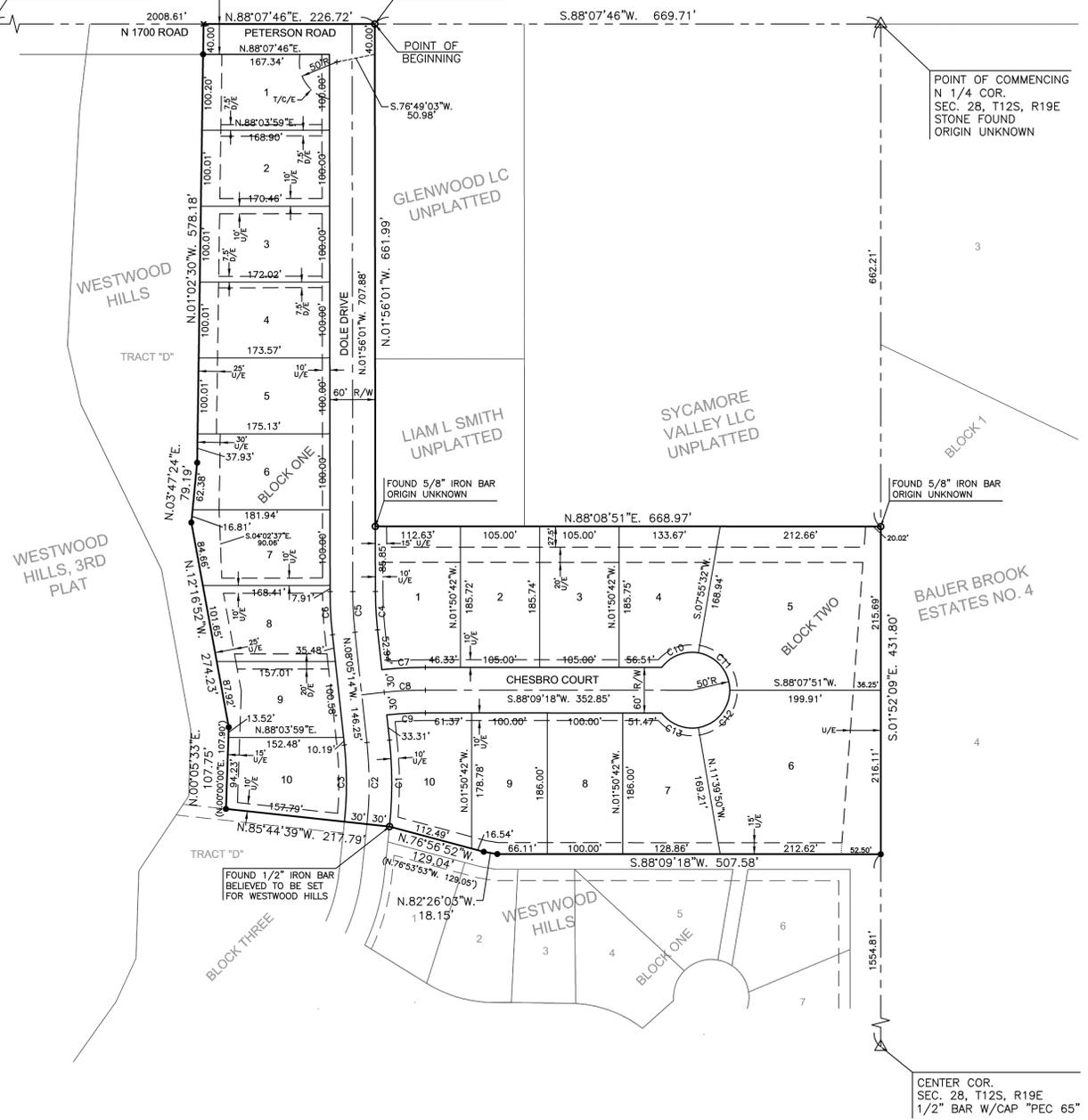


NW COR.
SEC. 28, T12S, R19E
1/2" BAR FOUND
DOUGLAS COUNTY TIES
ORIGIN UNKNOWN



CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	114.18'	530.00'	113.96'	N.01°54'56"W.
C2	107.71'	500.00'	107.50'	N.01°54'56"W.
C3	101.25'	470.00'	101.05'	N.01°54'56"W.
C4	50.48'	470.00'	50.45'	S.05°00'37"E.
C5	53.70'	500.00'	53.67'	S.05°00'37"E.
C6	56.92'	530.00'	56.89'	S.05°00'37"E.
C7	57.74'	530.00'	57.71'	N.85°02'02"E.
C8	54.47'	500.00'	54.45'	N.85°02'02"E.
C9	51.20'	470.00'	51.18'	N.85°02'02"E.
C10	54.89'	50.00'	52.18'	S.66°28'31"W.
C11	69.99'	50.00'	64.42'	N.41°58'19"W.
C12	69.99'	50.00'	64.42'	N.38°14'01"E.
C13	54.93'	50.00'	52.21'	S.70°11'22"E.

LOT	BLOCK	MEBO
1	ONE	930
2	ONE	930
3	ONE	930
4	ONE	930
5	ONE	930
6	ONE	930
7	ONE	933
8	ONE	935
9	ONE	936
10	ONE	938

LOT	BLOCK	S.F.	Ac.
1	1	16,828	0.386
2	1	16,968	0.390
3	1	17,124	0.393
4	1	17,280	0.397
5	1	17,435	0.400
6	1	17,590	0.404
7	1	17,745	0.407
8	1	17,900	0.410
9	1	18,055	0.413
10	1	18,210	0.416
1	2	20,641	0.474
2	2	19,502	0.448
3	2	19,503	0.448
4	2	21,164	0.486
5	2	48,144	1.105
6	2	48,216	1.107
7	2	20,278	0.466
8	2	18,600	0.427
9	2	18,492	0.425
10	2	17,666	0.406

LEGEND

- SET 1/2" x 24" IRON BAR WITH PLASTIC CAP MARKED "BG CONS RLS-758"
- FOUND 1/2" IRON BAR UNLESS NOTED OTHERWISE
- × POINT NOT SET (COMPUTED POSITION)
- △ FOUND MONUMENT AS NOTED
- U/E UTILITY EASEMENT
- T/C/E EASEMENT FOR TEMPORARY CUL-DE-SAC
- BK., PG. REFERS TO BOOK AND PAGE AT THE DOUGLAS COUNTY REGISTER OF DEEDS
- (XX.XX') WESTWOOD HILLS FINAL PLAT

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M. DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28

S.88°07'46"W. (BEING AN ASSUMED BEARING) 669.71 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF A TRACT CONVEYED TO GLENWOOD, L.C., RECORDED IN BOOK 1069 ON PAGE 2614 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG THE WEST LINE OF SAID GLENWOOD TRACT AND THE WEST LINE OF A TRACT CONVEYED TO LIAM L. SMITH RECORDED IN BOOK 1098 ON PAGE 2961 AT THE DOUGLAS COUNTY REGISTER OF DEEDS

S.01°56'01"E. 661.99 FEET TO THE SOUTHWEST CORNER OF THE SAID SMITH TRACT; THENCE ALONG THE SOUTH LINE OF SAID SMITH TRACT AND THE SOUTH LINE OF A TRACT CONVEYED TO SYCAMORE VALLEY LLC, RECORDED IN BOOK 1110 ON PAGE 2222 AT THE DOUGLAS COUNTY REGISTER OF DEEDS

N.88°08'51"E. 668.97 FEET TO THE SOUTHWEST CORNER OF THE SAID SYCAMORE VALLEY TRACT AND THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28

S.01°52'09"E. 431.80 FEET TO THE NORTHEAST CORNER OF WESTWOOD HILLS SUBDIVISION; THENCE ALONG THE NORTH AND EAST LINES OF SAID WESTWOOD HILLS SUBDIVISION THE FOLLOWING EIGHT COURSES

- (1) S.88°09'18"W. 507.58 FEET; THENCE
- (2) N.82°26'03"W. 18.15 FEET; THENCE
- (3) N.76°56'52"W. 129.04 FEET SAID WESTWOOD HILLS PLAT; N.76°53'53"E. 129.05 FEET; THENCE
- (4) N.85°44'39"W. 217.79 FEET; THENCE
- (5) N.00°05'33"E. 107.75 FEET SAID WESTWOOD HILLS PLAT; N.00°00'00"E. 107.90 FEET; THENCE
- (6) N.12°16'52"W. 274.23 FEET; THENCE
- (7) N.03°47'24"E. 79.19 FEET; THENCE
- (8) N.01°02'30"W. 578.18 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28

N.88°07'46"E. 226.72 FEET TO THE POINT OF BEGINNING, CONTAINING 11.95 ACRES.

GENERAL NOTES:

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

ERROR OF CLOSURE FOR BOUNDARY = 1:519,300

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.

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).

NO RESIDENTIAL STRUCTURES, FENCES OR FILL SHALL BE PERMITTED IN THE DRAINAGE EASEMENT.

A TEMPORARY CUL-DE-SAC WILL BE LOCATED AT THE NORTH END OF DOLE DRIVE ON LOT 1, BLOCK ONE. ACCESS TO N 1700 ROAD WILL BE RESTRICTED WITH A GATE LOCKED WITH A KNOX PADLOCK UNTIL N 1700 ROAD IS ANNEXED AND IMPROVED TO CITY STANDARDS.

THE PROPERTIES OUTSIDE OF THE DEVELOPMENT PROJECT IN THE NORTHEAST QUARTER OF SECTION 28 SHALL BE GIVEN ACCESS TO STREETS EXTENDING INTO THE NORTHEAST CORNER OF THE RS DISTRICT. A STREET SHALL TOUCH UPON AND ALLOW DIRECT ACCESS TO THE SMITH AND GLENWOOD LC PROPERTIES IN THE NORTHEAST CORNER.

THE FIRST 500' OF THE NORTH PROPERTY LINE SHALL BE RESTRICTED. USES TO BE RESTRICTED TO SINGLE-FAMILY DETACHED UNITS.

IF A BASEMENT IS BUILT ON A LOT WHERE A MINIMUM ELEVATION OF BUILDING OPENING (MEBO) HAS BEEN ESTABLISHED, THE BUILDING DESIGN IS ENCOURAGED TO INCORPORATE A SUMP PUMP.

FLOODPLAIN DATA

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN. RE: THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION PUBLICATIONS: FLOOD INSURANCE RATE MAP, MAP NUMBER 20045C0156D, EFFECTIVE DATE AUGUST 5, 2010.

BENCHMARK

BM #DG43 - CONCRETE WITH REBAR AND DOUGLAS COUNTY CAP LOCATED 2.5 MILES WEST OF US HWY. 59 AND K-10 (INTERSECTION OF IOWA ST AND 23RD ST) AND 1/2 MILE NORTH ON WAKARUSA DR. THEN APPROXIMATELY 0.25 MILES WEST. ELEV.=994.38

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 "WESTWOOD HILLS 8TH PLAT" 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."

BY: LARRY WEDMAN, PRESIDENT
WEDMAN CONSTRUCTION, INC.

ACKNOWLEDGEMENT:

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF KANSAS, DO HEREBY CERTIFY THAT LARRY WEDMAN, PRESIDENT, WEDMAN CONSTRUCTION, INC., IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION AND DELIVERY OF THIS PLAT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D., 20____. MY COMMISSION EXPIRES _____



NOTARY PUBLIC

ENDORSEMENTS:

APPROVED AS A MAJOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE AND THE UNINCORPORATED AREA OF DOUGLAS COUNTY.

SCOTT McCULLOUGH DATE _____
PLANNING DIRECTOR

CLAY BRITTON DATE _____
PLANNING COMMISSION CHAIR

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

MIKE AMYX DATE _____
MAYOR

DIANE BUCIA DATE _____
CITY CLERK

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

MICHAEL KELLY, P.S. #869 DATE _____
DOUGLAS COUNTY SURVEYOR

FILING RECORD:

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:

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

SURVEYOR'S CERTIFICATE:

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR IN THE STATE OF KANSAS WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING, THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME, OR UNDER MY SUPERVISION, THAT ALL SUBDIVISION REGULATIONS OF DOUGLAS COUNTY, KANSAS, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT, THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE FIELD WORK WAS COMPLETED MAY 2015.

BY: ALBERT R. DIEBALL, P.S., #758



BG CONSULTANTS, INC.
1405 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
(785) 749-4474

**A FINAL PLAT OF
WESTWOOD HILLS 8TH PLAT**
A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS
NW 1/4, SEC. 28-T12S-R19E