

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 32; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32

- N.87°56'47"E. (BEING AN ASSUMED BEARING) 427.57 FEET TO THE POINT OF BEGINNING, BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY K-10 (SOUTH LAWRENCE TRAFFICWAY) AND THE SOUTHWEST CORNER OF LANGSTON HEIGHTS ADDITION A SUBDIVISION IN THE SAID CITY OF LAWRENCE; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND THE SOUTH LINE OF SAID LANGSTON HEIGHTS ADDITIONS
- N.87°56'47"E. 904.20 FEET TO THE SOUTHEAST CORNER OF TRACT A, BLOCK 5 IN SAID LANGSTON HEIGHTS ADDITION, THE SOUTHWEST CORNER OF LOT 1, BLOCK 3 IN DIAMONDHEAD, A SUBDIVISION IN THE SAID CITY OF LAWRENCE AND THE NORTHWEST CORNER OF A TRACT CONVEYED TO UNIFIED SCHOOL DISTRICT NO. 497 RECORDED IN BOOK 400 ON PAGE 1316 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG THE WEST LINE OF SAID UNIFIED SCHOOL DISTRICT TRACT
- S.2°35'10"E. 637.78 FEET TO A NORTHWEST CORNER OF A TRACT CONVEYED TO THE SECRETARY OF TRANSPORTATION OF THE STATE OF KANSAS BY WARRANTY DEED RECORDED IN BOOK 1108 ON PAGES 5289-5291 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF THE SAID SECRETARY OF TRANSPORTATION TRACT THE FOLLOWING FOUR COURSES
- (1)N.88°02'10"E. 223.34 FEET (SAID SECRETARY OF TRANSPORTATION TRACT: 223.54 FEET); THENCE (2)S.1°57'50"E. 900.00 FEET; THENCE
- (3)S.75°39'47"E. (SAID SECRETARY OF TRANSPORTATION TRACT: S.75°39'41"E.) 250.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOB BILLINGS PARKWAY A PUBLIC STREET IN THE SAID CITY OF LAWRENCE: THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BOB
- (4)S.88°01'25"W. 452.96 FEET TO THE WEST LINE OF THE SAID UNIFIED SCHOOL DISTRICT NO. 497 TRACT; THENCE ALONG THE SOUTH AND WEST LINES OF THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY K-10, SOUTH LAWRENCE TRAFFICWAY CONVEYED TO THE SECRETARY OF TRANSPORTATION OF THE STATE OF KANSAS AS PERMANENT EASEMENTS RECORDED IN BOOK 1108 ON PAGE 5299-5302 AT THE DOUGLAS COUNTY REGISTER OF DEEDS THE FOLLOWING
- (1)S.88°01'18"W. 171.59 FEET (SAID SECRETARY OF TRANSPORTATION: S.88°01'25"W. 171.60 FEET);
- (2)N.76°02'06"W. 128.70 FEET; THENCE
- (3)N.88°02'04"E. 348.31 FEET TO A POINT ON A WESTERLY LINE OF THE SAID SECRETARY OF TRANSPORTATION TRACT RECORDED IN SAID BOOK 1108; THENCE ALONG THE WESTERLY LINE OF THE SAID SECRETARY OF TRANSPORTATION TRACT THE FOLLOWING THREE COURSES
- (1)N.64°24'24"E. 87.32 FEET; THENCE
- (2)N.01°57'50"W. 840.00 FEET; THENCE
- (3)S.88°02'10"W. 684.72 FEET; THENCE
- ON A CURVE TO THE RIGHT WITH A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 105.42 FEET (CHORD OF SAID CURVE BEARS: N.75°11'07"W. 103.92 FEET); THENCE
- S.88°02'10"W. 240.93 FEET; THENCE
- N.17°13'53"W. 82.33 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY K-10; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY K-10 N.2°42'30"W. 586.95 FEET TO THE POINT OF BEGINNING, CONTAINING 16.74 ACRES.

GENERAL NOTES:

- THE BASIS OF BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE NORTH ZONE 1501.
- ERROR OF CLOSURE FOR BOUNDARY = 1:536,763
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED
- THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO SECTION 20-811(q) 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).
- ON JULY 11, 2013 (B-13-00223) THE BOARD OF ZONING APPEALS APPROVED A VARIANCE TO ALLOW RESIDENTIAL DRIVEWAYS TO EXCEED THE 12' MAXIMUM DRIVEWAY WIDTH STANDARD, SUBJECT TO THE FOLLOWING CONDITIONS:
- 1. THE FINAL PLAT OF LANGSTON HEIGHTS ADDITION IS RECORDED AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE.
- 2. THE DRIVEWAY WIDTH VARIANCE WILL ALSO APPLY TO AN AREA PROPOSED TO BE REZONED TO RS5 IN THE FUTURE LANGSTON COMMONS DEVELOPMENT, WHICH IS LOCATED IMMEDIATELY SOUTH OF LANGSTON HEIGHTS ADDITION. THIS VARIANCE WILL ONLY BE EFFECTIVE IF THE REZONING APPLICATION IS APPROVED BY THE CITY.

LEGEND

- SET 1/2" x 24" IRON BAR WITH PLASTIC CAP MARKED
- "BG CONS RLS-758"
- FOUND MONUMENT (1/2" IRON BAR) BELIEVED TO BE SET FOR LANGSTON HEIGHTS ADDITION UNLESS NOTED OTHERWISE
- PLATTED BEARING/DISTANCE
- PEDESTRIAN EASEMENT
- UTILITY EASEMENT

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 SEPTEMBER 2014.

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

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



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 "LANGSTON HEIGHTS 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 "UTILITY EASEMENT" OR "U/E."

ROBERT M. SANTEE, PRESIDENT DOUGLAS W. RANEY, MEMBER RSR HOLDINGS LLC RSR HOLDINGS LLC

MIKE KING, SECRETARY KANSAS DEPT. OF TRANSPORTATION

ACKNOWLEDGEMENT:

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

A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ROBERT M. SANTEE, PRESIDENT, RSR HOLDINGS LLC AND DOUGLAS W. RANEY, MEMBER, RSR HOLDINGS LLC, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS. 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

ACKNOWLEDGEMENT:

(STATE OF KANSAS)	
(COUNTY OF) SS:

A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, 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

NOTARY PUBLIC

ENDORSEMENTS:

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

A.D., 20___. MY COMMISSION EXPIRES

APPROVED BY THE LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION, DOUGLAS COUNTY, KANSAS ON

08-12-2017

		CLAY BRITTON CHAIR	DATE
SCOTT McCULLOUGH PLANNING DIRECTOR	DATE		

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

DATE MIKE AMYX DIANE BUCIA MAYOR 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 ____ AND IS DULY RECORDED AT _____ AM/PM, IN PLAT BOOK _____, PAGE _____

KAY PESNELL, REGISTER OF DEEDS

A FINAL PLAT OF LANGSTON HEIGHTS ADDITION NO. 2

A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS SW 1/4, SEC. 32-T12S-R19E