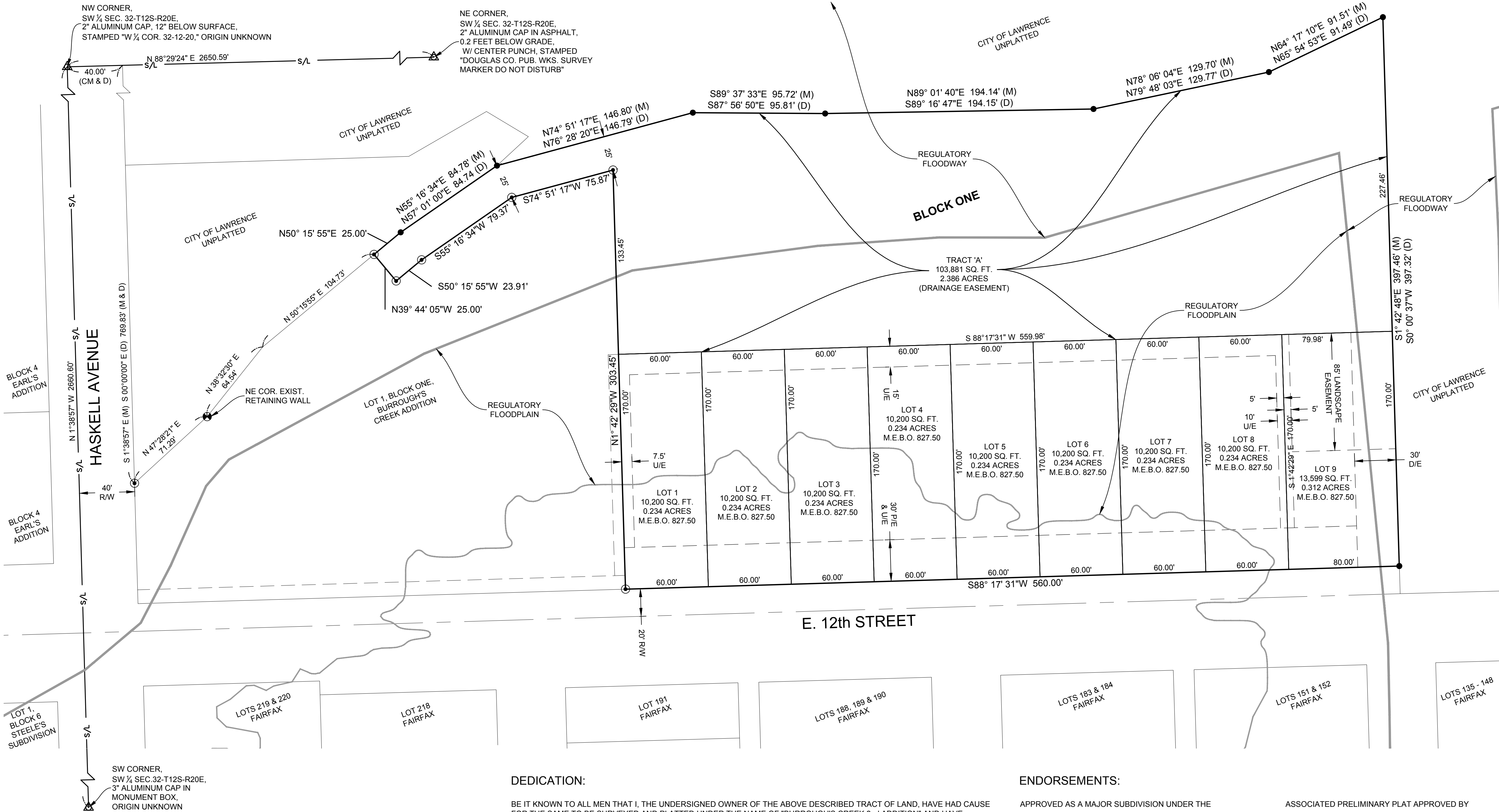


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LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 32, THENCE NORTH 88°29'24" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 40.00 FEET TO THE EAST RIGHT OF WAY LINE OF HASKELL AVENUE; THENCE SOUTH 01°38'57" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 769.83 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK ONE, BURROUGH'S CREEK ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE NORTH 47°28'21" EAST, ALONG THE NORTHERLY LINE OF SAID BURROUGH'S CREEK ADDITION, 71.29 FEET TO THE NORTHEAST CORNER OF AN EXISTING RETAINING WALL; THENCE NORTH 38°32'30" EAST, ALONG THE NORTHERLY LINE OF SAID BURROUGH'S CREEK ADDITION, 64.54 FEET; THENCE NORTH 50°15'55" EAST, ALONG THE NORTHERLY LINE OF SAID BURROUGH'S CREEK ADDITION, 104.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 50°15'55" EAST, 25.00 FEET; THENCE NORTH 55°16'34" EAST, 84.78 FEET; THENCE NORTH 74°51'17" EAST, 146.80 FEET; THENCE SOUTH 89°37'33" EAST, 95.72 FEET; THENCE NORTH 89°01'40" EAST, 194.14 FEET; THENCE NORTH 78°06'04" EAST, 129.70 FEET; THENCE NORTH 64°17'10" EAST, 91.51 FEET; THENCE SOUTH 1°42'48" EAST, 397.46 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST 12TH STREET; THENCE SOUTH 88°17'31" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 560.00 FEET TO THE SOUTHEAST CORNER OF SAID BURROUGH'S CREEK ADDITION; THENCE NORTH 01°42'29" WEST, ALONG THE EAST LINE OF SAID BURROUGH'S CREEK ADDITION, 303.45 FEET TO THE NORTHEAST CORNER OF SAID BURROUGH'S CREEK ADDITION; THENCE SOUTH 74°51'17" WEST, ALONG THE NORTHERLY LINE OF SAID BURROUGH'S CREEK ADDITION, 75.87 FEET; THENCE SOUTH 55°16'34" WEST, ALONG THE NORTHERLY LINE OF SAID BURROUGH'S CREEK ADDITION, 79.37 FEET; THENCE SOUTH 50°15'55" WEST, ALONG THE NORTHERLY LINE OF SAID BURROUGH'S CREEK ADDITION, 23.91 FEET; THENCE NORTH 39°44'05" WEST, ALONG THE NORTHERLY LINE OF SAID BURROUGH'S CREEK ADDITION, 25.00 FEET TO THE POINT OF BEGINNING. CONTAINS 4.570 ACRES, MORE OR LESS.

LEGEND:

- (CM) CALCULATED MEASUREMENT
- (D) DEEDED DIMENSION
- (M) MEASURED DIMENSION
- R/W RIGHT-OF-WAY
- D/E DRAINAGE EASEMENT
- P/E PEDESTRIAN EASEMENT
- U/E UTILITY EASEMENT

MONUMENTATION:

- FOUND: 1/2" IRON BAR W/ "PLS 889" CAP
- FOUND: 1/2" IRON BAR, ORIGIN UNKNOWN
- FOUND: SECTION CORNER, SIZE, CONDITION AND ORIGIN, AS NOTED

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 UNDER THE NAME OF "BURROUGH'S CREEK 2nd ADDITION" 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." AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE TO ENTER UPON, CONSTRUCT AND MAINTAIN SIDEWALKS AND PATHWAYS UPON AND OVER THOSE AREAS OUTLINED ON THIS PLAT AS "PEDESTRIAN EASEMENT" OR "P/E." 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."

ROBERT B. KILLOUGH, OWNER
BK RENTAL, 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 ROBERT B. KILLOUGH, OWNER OF BK RENTAL, LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGES 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 LAWRENCE & THE UNINCORPORATED AREAS OF DOUGLAS COUNTY

SCOTT McCULLOUGH DATE
DIRECTOR, PLANNING & DEVELOPMENT SERVICES

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

MIKE AMYX DATE
MAYOR

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

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

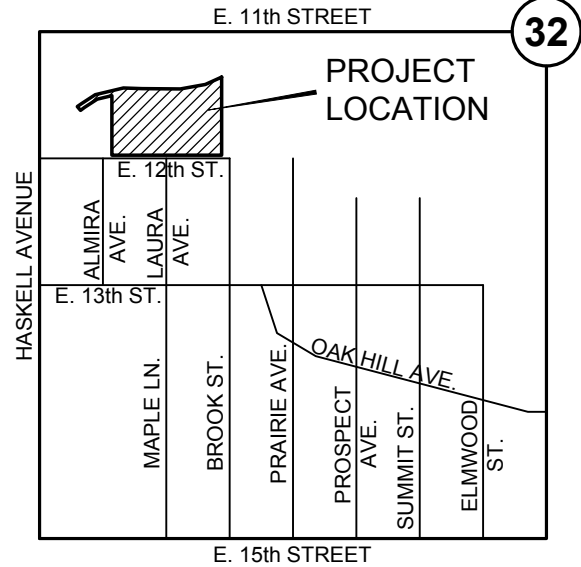
FILING RECORD:

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

LOCATION MAP:



SW 1/4, SEC. 32-12-20
CITY OF LAWRENCE
DOUGLAS COUNTY, KANSAS
NOT TO SCALE

NOTES:

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

ERROR OF CLOSURE = 1:11,162.870

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).

ALL UTILITIES WILL BE UNDERGROUND, PER SECTION 20-809(f)(4)(iv).

PORTIONS OF THESE LOTS LIE WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 178, MAP NUMBER 20045C0178E, DOUGLAS COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF SEPTEMBER 2, 2015.

IN ORDER TO MAINTAIN THE HEALTH AND VIGOR OF A BUR OAK TREE (SPECIFICALLY ONE HAVING A 50-INCH CALIBER, DBH) AND ITS ROOT SYSTEM LOCATED ON LOT 9, THE FOLLOWING RESTRICTIONS APPLY WITHIN THE LANDSCAPE EASEMENT: NO BUILDING, NO BUILDING MATERIAL OR DEBRIS STORAGE OF ANY KIND, NO PERSON SHALL DEPOSIT, PLACE, STORE OR MAINTAIN ANY STONE, BRICK, SAND, CONCRETE, OR OTHER BUILDING MATERIALS WHICH MAY IMPEDE THE FREE PASSAGE OF WATER, AIR AND/OR FERTILIZER TO THE ROOTS OF ANY TREE GROWING INSIDE THIS EASEMENT, NO CUT/FILL, GRADING OVER 4 INCHES AND NO EXCAVATION OF DITCHES OR TRENCHES, NO DRIVES SHALL BE INSTALLED, NO DRIVING, PARKING OR STORAGE OF VEHICLES.

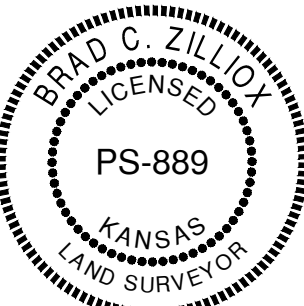
TRACT 'A' WILL BE A PRIVATELY OWNED, DEDICATED DRAINAGE EASEMENT. THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF SAME VIA INDIVIDUAL OWNER MAINTENANCE OR MAINTENANCE BY OWNERS ASSOCIATION.

NO PERSON MAY CONSTRUCT, MAINTAIN OR ALLOW ANY NATURAL OR NON-NATURAL STRUCTURE OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES AND WALLS) UPON A DRAINAGE EASEMENT THAT THE DIRECTOR OF PUBLIC WORKS FINDS IMPEDES, DETAINS, RETAINS OR OTHERWISE INTERFERES WITH THE DRAINAGE OF STORMWATER REGARDLESS OF THE SOURCE OF STORMWATER.

A PERMANENT BENCHMARK IS ESTABLISHED, AS FOLLOWS: PUNCHMARK ON SOUTH RIM OF SANITARY SEWER MANHOLE SW321220-008. ELEVATION = 828.34'. DATUM = NAVD88.

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 JUNE, 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

SCALE: 1" = 40'

A FINAL PLAT OF
BURROUGH'S CREEK
2nd ADDITION
A SUBDIVISION IN THE CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS
SW 1/4, SEC. 32-T12S-R20E