

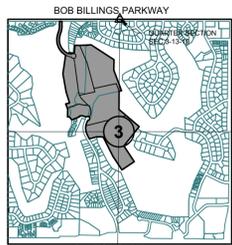
FILE NAME: I:\20142015\CAD\Planning\FP\Alvamar FP.dwg LAST SAVED BY: Mitch Walthers SAVED DATE: 2/23/2016 11:16 AM PLOTTED: 2/23/2016 3:18 PM

NW CORNER  
SEC. 3-13-19

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	83.42'	350.00'	83.23'	S75° 03' 28"E
C2	314.00'	60.00'	60.14'	S3° 52' 04"W
C3	74.32'	60.00'	69.66'	S69° 25' 44"W
C4	9.96'	1628.92'	9.96'	S0° 33' 16"W
C5	161.19'	60.00'	116.91'	N1° 52' 33"E
C6	78.49'	60.00'	73.01'	S63° 41' 07"E
C7	135.09'	410.00'	134.48'	S73° 04' 08"E
C8	129.33'	200.00'	127.09'	S27° 55' 48"E
C9	48.60'	200.00'	48.48'	S16° 21' 57"E
C10	80.73'	200.00'	80.19'	S34° 53' 28"E
C11	290.41'	200.00'	265.56'	N4° 51' 28"W
C12	75.03'	50.00'	68.19'	S89° 09' 52"W
C13	117.25'	50.00'	92.17'	N19° 20' 07"E
C14	131.91'	333.16'	131.05'	S18° 31' 42"W
C15	219.72'	333.16'	215.76'	S11° 42' 28"E
C16	20.39'	413.50'	20.38'	N10° 49' 02"W
C17	241.30'	1618.92'	241.08'	S3° 03' 13"W

LINE NO.	LENGTH	BEARING
L1	110.00'	S51° 01' 46"W
L2	429.25'	S6° 35' 09"W
L3	431.68'	S11° 54' 15"E
L4	275.26'	S19° 27' 37"E
L5	98.89'	S69° 28' 51"E
L6	114.07'	N71° 35' 18"E
L7	84.92'	S81° 53' 23"E
L8	124.44'	N38° 59' 43"E
L9	80.46'	N52° 39' 27"W
L10	129.38'	N34° 18' 58"W
L11	333.08'	N9° 12' 24"W
L12	60.87'	N5° 09' 23"W
L13	248.24'	N10° 56' 20"W

LOCATION MAP:



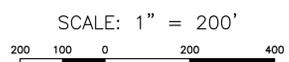
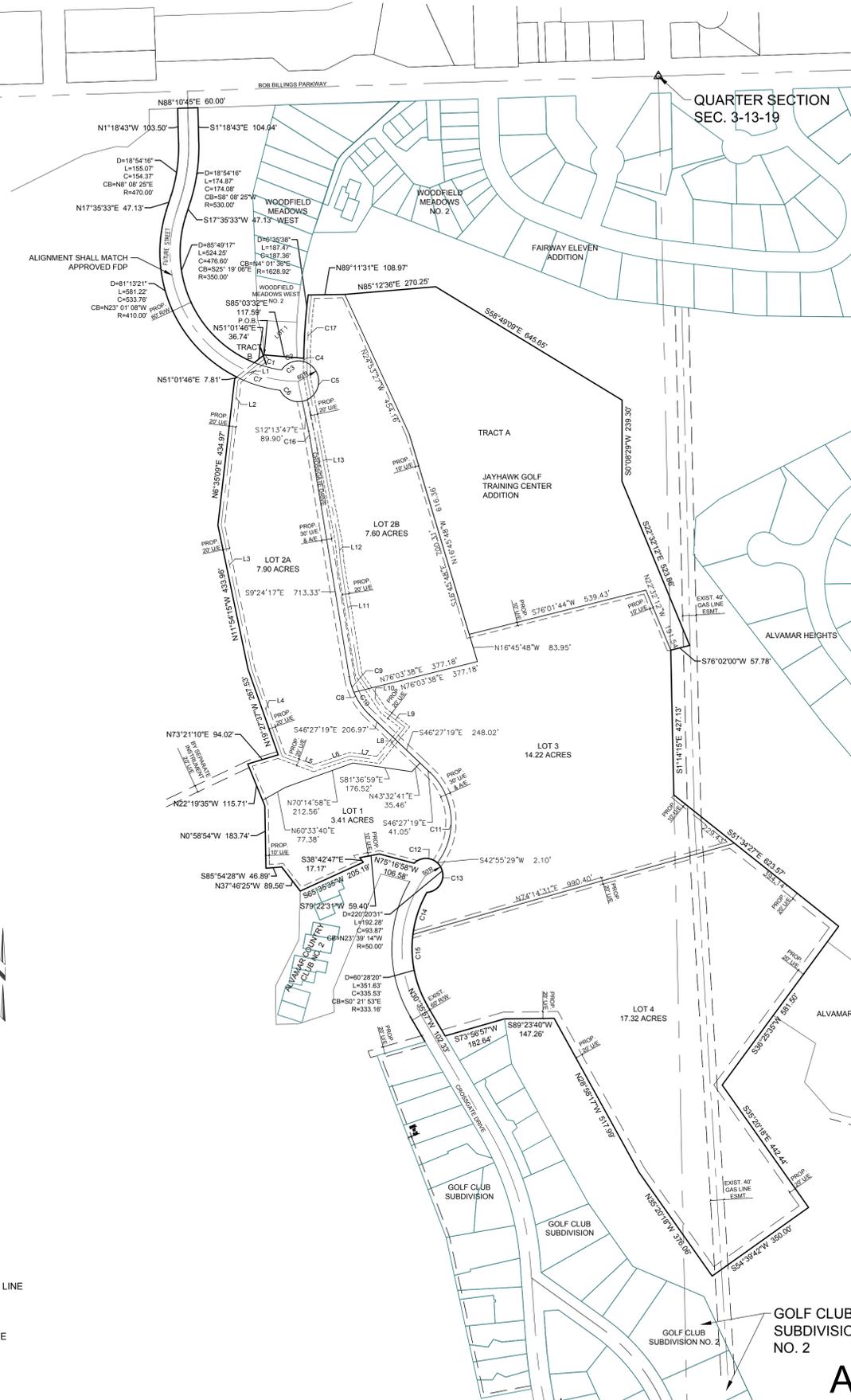
SEC. 3-13-19  
CITY OF LAWRENCE  
DOUGLAS COUNTY, KANSAS  
NOT TO SCALE

MONUMENTATION:

- SECTION CORNER
- SET 1/2" x 24" REBAR W / "PLS 889" CAP

LEGEND:

- PLAT LINE
- PROPOSED ZONING LINE
- SECTION LINE
- STREET CENTERLINE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- A/E ACCESS EASEMENT



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 SEPTEMBER 15, 2014. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



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

GOLF CLUB  
SUBDIVISION  
NO. 2

# A FINAL PLAT OF ALVAMAR INC ONE ADDITION

A TRACT OF LAND LYING IN SECTION 3, TOWNSHIP 13 SOUTH, RANGE EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 3, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 1, WOODFIELD MEADOWS WEST NO. 2, A SUBDIVISION IN THE CITY OF LAWRENCE, AS RECORDED IN PLAT BOOK 15, PAGE 168 IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE SOUTH 85°03'32" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 117.59 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1628.92 FEET, AN ARC LENGTH OF 187.47 FEET, A CHORD LENGTH OF 187.36 FEET ON A BEARING OF NORTH 04°01'36" EAST, AND A DELTA OF 6°35'38"; THENCE NORTH 89°11'31" EAST, A DISTANCE OF 108.97 FEET; THENCE NORTH 85°12'36" EAST, A DISTANCE OF 270.25 FEET; THENCE SOUTH 58°49'09" EAST, A DISTANCE OF 645.65 FEET; THENCE SOUTH 09°02'29" WEST, A DISTANCE OF 239.30 FEET; THENCE SOUTH 22°32'12" EAST, A DISTANCE OF 523.86 FEET; THENCE SOUTH 78°02'00" WEST, A DISTANCE OF 57.78 FEET; THENCE SOUTH 1°14'15" EAST, A DISTANCE OF 427.13 FEET; THENCE SOUTH 51°34'27" EAST, A DISTANCE OF 623.57 FEET; THENCE SOUTH 36°25'35" WEST, A DISTANCE OF 581.50 FEET; THENCE SOUTH 35°20'18" EAST, A DISTANCE OF 442.44 FEET; THENCE SOUTH 54°39'42" WEST, A DISTANCE OF 350.00 FEET; THENCE NORTH 35°20'18" WEST, A DISTANCE OF 376.06 FEET; THENCE NORTH 28°58'17" WEST, A DISTANCE OF 517.99 FEET; THENCE SOUTH 89°23'40" WEST, A DISTANCE OF 147.26 FEET; THENCE SOUTH 73°56'57" WEST, A DISTANCE OF 182.64 FEET; THENCE NORTH 30°35'57" WEST, A DISTANCE OF 102.33 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 333.16 FEET, AN ARC LENGTH OF 351.63 FEET, A CHORD LENGTH OF 335.53 FEET ON A BEARING OF NORTH 1°21'53" EAST, AND A DELTA OF 60°28'20"; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 192.28 FEET, A CHORD LENGTH OF 93.87 FEET ON A BEARING OF NORTH 23°39'14" WEST, AND A DELTA OF 220°20'31"; THENCE NORTH 75°16'58" WEST, A DISTANCE OF 106.58 FEET; THENCE SOUTH 79°22'31" WEST, A DISTANCE OF 59.40 FEET; THENCE SOUTH 38°42'47" EAST, A DISTANCE OF 17.17 FEET; THENCE SOUTH 65°35'35" WEST, A DISTANCE OF 205.19 FEET; THENCE NORTH 37°46'25" WEST, A DISTANCE OF 89.56 FEET; THENCE SOUTH 85°54'28" WEST, A DISTANCE OF 46.89 FEET; THENCE NORTH 0°58'54" WEST, A DISTANCE OF 183.74 FEET; THENCE NORTH 22°19'35" WEST, A DISTANCE OF 115.71 FEET; THENCE NORTH 73°21'10" EAST, A DISTANCE OF 94.02 FEET; THENCE NORTH 19°27'37" WEST, A DISTANCE OF 267.53 FEET; THENCE NORTH 11°54'15" WEST, A DISTANCE OF 433.96 FEET; THENCE NORTH 0°35'09" EAST, A DISTANCE OF 434.97 FEET; THENCE NORTH 51°01'46" EAST, A DISTANCE OF 7.81 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 581.22 FEET, A CHORD LENGTH OF 533.79 FEET ON A BEARING OF NORTH 23°01'08" WEST, AND A DELTA OF 81°13'21"; THENCE NORTH 17°59'33" EAST, A DISTANCE OF 47.13 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 155.07 FEET, A CHORD LENGTH OF 154.37 FEET ON A BEARING OF NORTH 8°08'25" EAST, AND A DELTA OF 18°54'16"; THENCE NORTH 1°18'43" WEST, A DISTANCE OF 103.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BOB BILLINGS PARKWAY; THENCE NORTH 88°10'45" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BOB BILLINGS PARKWAY, A DISTANCE OF 60.00 FEET; THENCE SOUTH 1°18'43" EAST, A DISTANCE OF 104.04 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 174.87 FEET, A CHORD LENGTH OF 174.08 FEET ON A BEARING OF SOUTH 8°08'25" WEST, AND A DELTA OF 18°54'16"; THENCE SOUTH 17°35'33" WEST, A DISTANCE OF 47.13 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 524.25 FEET, A CHORD LENGTH OF 476.80 FEET ON A BEARING OF SOUTH 25°19'06" EAST, AND A DELTA OF 85°49'17"; THENCE NORTH 51°01'46" EAST, A DISTANCE OF 36.74 FEET TO THE POINT OF BEGINNING, CONTAINING 2,819,227 SQUARE FEET OR 64.722 ACRES, MORE OR LESS.

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 "ALVAMAR INC ONE 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".

THOMAS S. FRITZEL, TRUSTEE OF THE THOMAS S. FRITZEL REVOCABLE TRUST U.T.D.	STACIA D. FRITZEL (AK/A DRU S. FRITZEL, TRUSTEE OF THE STACIA D. FRITZEL REVOCABLE TRUST U.T.D.	THOMAS S. FRITZEL, MEMBER EAGLE 1968, L.C.
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ACKNOWLEDGEMENT:

STATE OF KANSAS  
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ROBERT THOMAS S. FRITZEL, TRUSTEE OF THE THOMAS S. FRITZEL REVOCABLE TRUST U.T.D., 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 \_\_\_\_\_

ACKNOWLEDGEMENT:

STATE OF KANSAS  
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME STACIA D. FRITZEL (AK/A DRU S. FRITZEL, TRUSTEE OF THE STACIA D. FRITZEL REVOCABLE TRUST U.T.D., 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.

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NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

ACKNOWLEDGEMENT:

STATE OF KANSAS  
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ROBERT THOMAS S. FRITZEL, MEMBER EAGLE 1968, L.C., 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 MAJOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE & THE UNINCORPORATED AREAS OF DOUGLAS COUNTY	ASSOCIATED PRELIMINARY PLAT APPROVED BY THE LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION, DOUGLAS COUNTY, KANSAS
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SCOTT MCCULLOUGH	DATE	CLAY BRITTON	DATE
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DIRECTOR, PLANNING & DEVELOPMENT SERVICES CHAIR

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

MIKE AMYX MAYOR	DATE	BRANDON MCGUIRE CITY CLERK	DATE
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REVIEWED IN COMPLIANCE WITH K.S.A.58-2005

MICHAEL D. KELLY, P.S. #869  
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 \_\_\_\_\_, 2016, AND IS DULY RECORDED AT \_\_\_\_ AM/PM, IN PLAT BOOK \_\_\_\_ PAGE \_\_\_\_

REGISTER OF DEEDS

KAY PESNELL  
NOTES:

ERROR OF CLOSURE = 1: 6.094.124  
BASIS OF BEARINGS: RECORDED PLAT OF .

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).