

FILE NAME: T:\2014\2015\CAD\Planning\FP\Alvamar FP.dwg LAST SAVED BY: Dennis Vosos SAVED DATE: 3/24/2016 9:25 AM PLOTTED: 3/24/2016 9:25 AM

LINE TABLE			
LINE NO.	LENGTH	BEARING	
L1	89.90'	S12° 13' 47"E	
L2	713.33'	S9° 24' 17"E	
L3	206.97'	S46° 27' 19"E	
L4	41.05'	S46° 27' 19"E	
L5	2.42'	S42° 55' 29"W	
L6	35.46'	N43° 32' 41"E	
L7	176.52'	S81° 36' 59"E	
L8	212.56'	N70° 14' 58"E	
L9	77.38'	N60° 33' 40"E	
L10	115.71'	S22° 19' 35"E	
L11	17.83'	S22° 19' 35"E	
L12	990.42'	N74° 14' 31"E	
L13	377.18'	N76° 03' 38"E	
L14	83.95'	N16° 45' 48"W	
L15	616.36'	N16° 45' 48"W	
L16	454.16'	N24° 53' 27"W	
L17	539.43'	S76° 01' 44"W	
L18	191.63'	N22° 32' 12"W	

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	83.79'	350.00'	83.59'	S75° 01' 38"E
C2	74.53'	60.00'	69.83'	S69° 31' 52"W
C3	160.98'	60.00'	116.86'	N1° 58' 41"E
C4	78.49'	60.00'	73.01'	S63° 41' 07"E
C5	135.12'	410.00'	134.51'	S73° 03' 59"E
C6	20.39'	413.50'	20.38'	N10° 49' 02"W
C7	48.60'	200.00'	48.48'	S16° 21' 57"E
C8	80.73'	200.00'	80.19'	S34° 53' 28"E
C9	290.41'	200.00'	265.56'	N4° 51' 28"W
C10	75.23'	50.00'	68.33'	S89° 13' 10"W
C11	117.06'	50.00'	92.10'	N19° 23' 28"E
C12	131.77'	333.16'	130.92'	S18° 28' 55"W
C13	219.86'	333.16'	215.89'	S11° 45' 15"E
C14	187.75'	1618.78'	187.64'	S4° 03' 06"W

MONUMENTATION:

- SECTION CORNER
- SET 1/2" x 24" REBAR W / "PLS 889" CAP
- MONUMENT FOUND AS NOTED

LEGEND:

- PLAT LINE
- SECTION LINE
- STREET CENTERLINE
- U/E UTILITY EASEMENT
- A/E ACCESS EASEMENT
- (M) MEASURED DISTANCE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- LOT 1, JAYHAWK GOLF, TRAINING CENTER ADDITION
- LOT A, ALVAMAR COUNTRY CLUB NO. 2

NOTES:

15' U/E FOR ALVAMAR COUNTRY CLUB NO. 2, LOT A, HAS BEEN VACATED, PER JASON RANDALL.
ERROR OF CLOSURE = 1: 1,276.695

BASIS OF BEARINGS: KANSAS STATE PLANE NORTH ZONE NAD83.

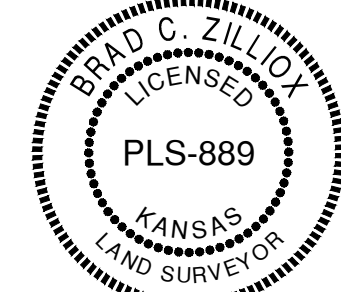
DISTANCES ARE IN MODIFIED HORIZONTAL PLANE (C.A.F. = 0.999931708)

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).

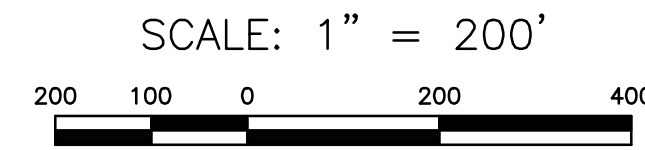
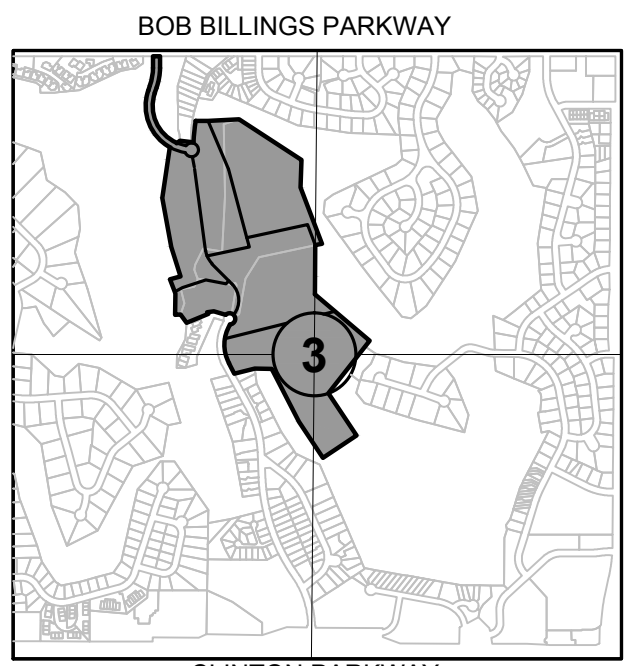
CERTIFICATION:

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 66649
785.843.7530

LOCATION MAP:



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:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3, THENCE SOUTH 88°11'04" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1368.24 FEET; THENCE SOUTH 11°18'43" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BOB BILLINGS PARKWAY AND THE POINT OF BEGINNING; THENCE SOUTH 1°18'43" EAST, A DISTANCE OF 104.08 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 523.89 FEET, A CHORD LENGTH OF 476.33 FEET ON A BEARING OF SOUTH 25°17'18" EAST, AND A DELTA OF 85°45'41"; THENCE NORTH 50°47'04" EAST, A DISTANCE OF 36.41 FEET TO THE SOUTHWEST CORNER OF LOT 1, WOODFIELD MEADOWS WEST NO. 2, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, AS RECORDED IN PLAT BOOK 15, PAGE 168; THENCE SOUTH 85°00'21" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 118.90 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1628.78 FEET, AN ARC LENGTH OF 187.59 FEET, A CHORD LENGTH OF 187.48 FEET ON A BEARING OF NORTH 04°01'27" EAST, AND A DELTA OF 6°35'56"; THENCE NORTH 89°11'31" EAST, A DISTANCE OF 108.97 FEET; THENCE NORTH 89°13'43" EAST, A DISTANCE OF 270.27 FEET; THENCE SOUTH 58°49'09" EAST, A DISTANCE OF 645.65 FEET; THENCE SOUTH 0°08'29" 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 57.77 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF SAID SECTION 3, THENCE SOUTH 11°14'14" EAST ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 3, A DISTANCE OF 427.20 FEET; THENCE SOUTH 51°34'27" EAST, A DISTANCE OF 623.61 FEET; THENCE SOUTH 38°25'35" WEST, A DISTANCE OF 581.44 FEET, PORTION OF SAID COURSE ALONG AND CONTIGUOUS WITH THE WESTERLY LINE OF A TRACT RECORDED IN BOOK 430, PAGE 1296 IN DOUGLAS COUNTY REGISTER OF DEEDS; THENCE SOUTH 35°20'18" EAST, A DISTANCE OF 442.63 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°32'45" WEST, A DISTANCE OF 147.36 FEET TO THE NORTHEASTERLY CORNER OF LOT 11, GOLF CLUB SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, AS RECORDED IN PLAT BOOK 17, PAGE 94; THENCE SOUTH 73°53'27" WEST, A DISTANCE OF 182.64 FEET ALONG THE NORTHERLY LINE OF SAID LOT 11 TO THE NORTHWESTERLY CORNER OF SAID LOT 11, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF CROSSGATES ROAD, THENCE NORTH 30°39'26" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID CROSSGATES ROAD, A DISTANCE OF 102.33 FEET; THENCE ALONG A CURVE TO THE RIGHT, BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID CROSSGATES ROAD, 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 0°25'23" WEST, AND A DELTA OF 60°28'20"; THENCE ALONG A CURVE TO THE LEFT, BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID CROSSGATES ROAD, 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°42'44" WEST, AND A DELTA OF 220°20'31" TO THE NORTHEASTERLY CORNER OF LOT B, ALVAMAR COUNTRY CLUB NO. 2, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, AS RECORDED IN PLAT BOOK 15, PAGE 96; THENCE NORTH 75°20'27" WEST ALONG THE NORTHERLY LINE OF SAID LOT B, A DISTANCE OF 106.59 FEET; THENCE SOUTH 79°19'02" WEST ALONG THE NORTHERLY LINE OF SAID LOT B, A DISTANCE OF 59.40 FEET; THENCE SOUTH 38°46'16" EAST ALONG THE NORTHERLY LINE OF SAID LOT B, A DISTANCE OF 17.17 FEET; THENCE SOUTH 66°52'06" WEST ALONG THE NORTHERLY LINE OF SAID LOT B, A DISTANCE OF 205.19 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT B; THENCE NORTH 37°49'54" WEST, A DISTANCE OF 89.56 FEET; THENCE SOUTH 88°43'37" WEST, A DISTANCE OF 46.51 FEET; THENCE NORTH 0°58'54" WEST, A DISTANCE OF 183.74 FEET; THENCE NORTH 22°19'35" WEST, A DISTANCE OF 133.54 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 8°35'09" EAST, A DISTANCE OF 434.97 FEET; THENCE NORTH 50°47'04" EAST, A DISTANCE OF 7.79 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 581.18 FEET, A CHORD LENGTH OF 533.73 FEET ON A BEARING OF NORTH 0°25'23" WEST, AND A DELTA OF 61°13'02"; THENCE NORTH 17°36'33" 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 103.55 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BOB BILLINGS PARKWAY, THENCE NORTH 88°11'04" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BOB BILLINGS PARKWAY, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,819,580 SQUARE FEET OR 64.729 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'.

OWNER: EAGLE 1986, L.C.,
A KANSAS LIMITED COMPANY
THOMAS S. FRITZEL, MANAGER

ALVAMAR INC.,
A KANSAS CORPORATION
BY: ROBERT JOHNSON, PRESIDENT

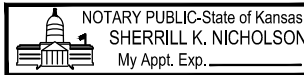
ACKNOWLEDGEMENT:

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 THOMAS S. FRITZEL, MANAGER OF ALVAMAR, INC., A KANSAS LIMITED COMPANY, 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.

SHERILL K. NICHOLSON 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 JOHNSON, PRESIDENT OF ALVAMAR, INC., A KANSAS CORPORATION, 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.

SHERILL K. NICHOLSON 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

SCOTT MCCULLOUGH DATE CLAY BRITTON DATE

DIRECTOR, PLANNING & DEVELOPMENT SERVICES CHAIR

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

MIKE AMYX DATE BRANDON MCGUIRE DATE
MAYOR 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 _____, 2016, AND IS DULY RECORDED AT _____ AM/PM, IN PLAT BOOK _____ PAGE _____

REGISTER OF DEEDS
KAY PESNELL

A FINAL PLAT OF ALVAMAR INC ONE ADDITION

A REPLAT OF LOT 1, JAYHAWK GOLF TRAINING CENTER ADDITION
& LOT A, ALVAMAR COUNTRY CLUB NO. 2,
IN SECTION 3, TOWNSHIP 13 SOUTH,
RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS