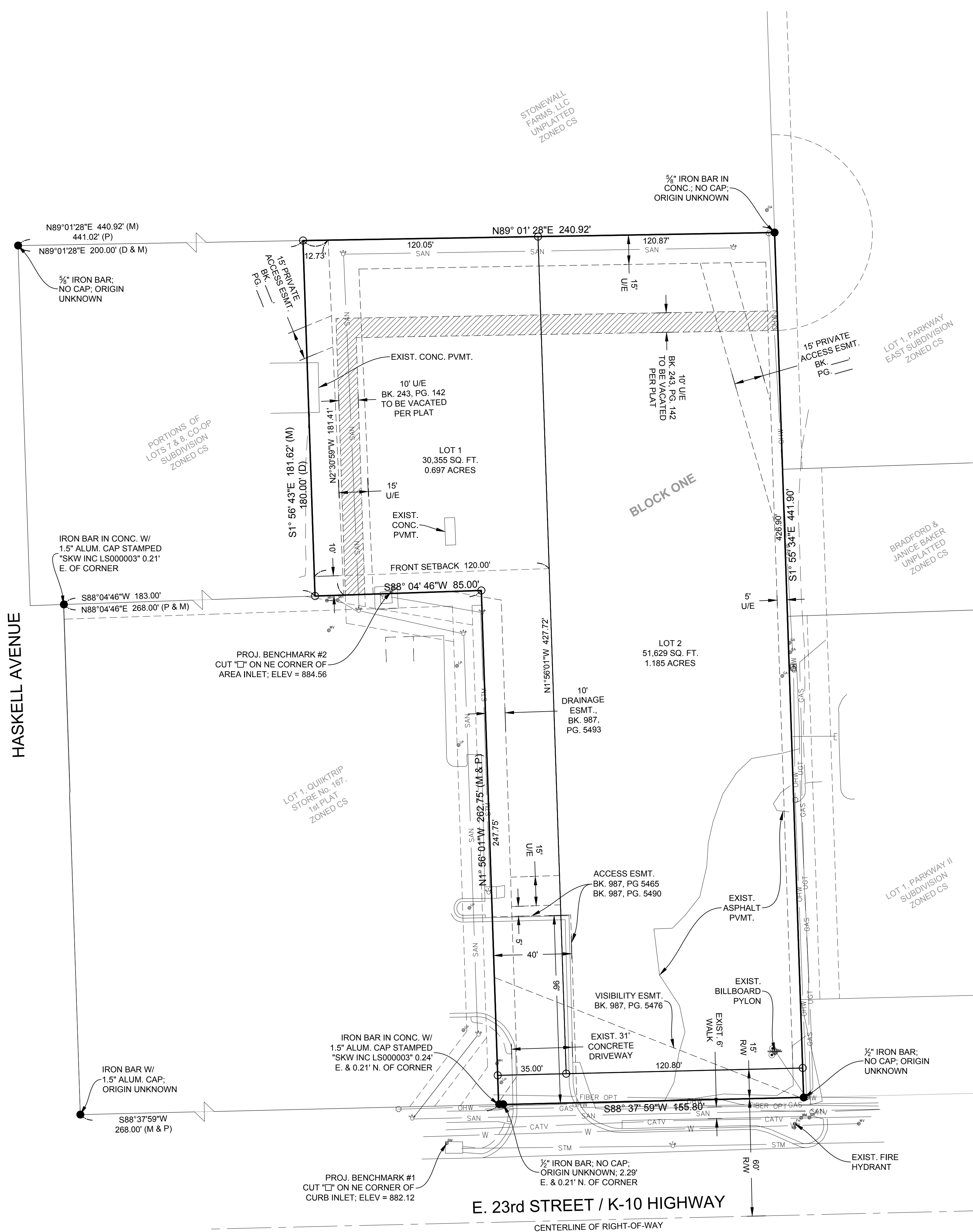
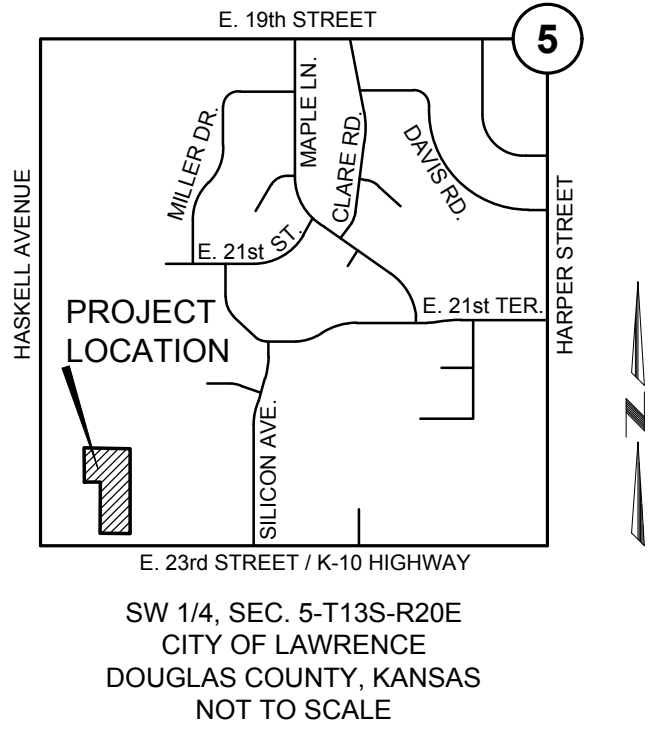


HASKELL AVENUE



LOCATION MAP:



LEGAL DESCRIPTION:

ALL THAT PART OF LOTS 1, 2, 3, 4, 7 AND 8, CO-OP SUBDIVISION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, ACCORDING TO THE PLAT THEREOF, ALL IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6th PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, CO-OP SUBDIVISION, RECORDED IN BOOK P-4, PAGE 4A, DATED MAY 19, 1954 IN SAID COUNTY AND STATE, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 23RD STREET; THENCE SOUTH 88°37'59" WEST, ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH RIGHT-OF-WAY LINE OF SAID 23RD STREET, A DISTANCE OF 155.80 FEET TO THE SOUTHEAST CORNER OF LOT 1, QUIKTRIP STORE NO. 167, RECORDED IN BOOK 17, PAGE 882, DATED JUNE 9, 2005 IN SAID COUNTY AND STATE, BEING A POINT ON THE SOUTH LINE OF SAID LOT 4, CO-OP SUBDIVISION, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 23RD STREET; THENCE NORTH 1°56'01" WEST, ALONG THE EAST LINE OF SAID LOT 1, QUIKTRIP STORE NO. 167, A DISTANCE OF 262.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88°04'48" WEST, ALONG THE NORTH LINE OF SAID LOT 1, QUIKTRIP STORE NO. 167, A DISTANCE OF 85.00 FEET; THENCE NORTH 1°56'43" WEST, A DISTANCE OF 181.62 FEET TO A POINT ON THE NORTH LINE OF A 40-FOOT PLATTED STREET AS DESCRIBED IN THE ORDER OF VACATION RECORDED IN BOOK 397, PAGE 1853, DATED OCTOBER 16, 1986 AND AS DESCRIBED IN THE ORDER OF VACATION RECORDED IN BOOK 433, PAGE 436, DATED JUNE 26, 1989 IN SAID COUNTY AND STATE; THENCE NORTH 89°01'28" EAST, ALONG THE NORTH LINE OF SAID 40-FOOT VACATED PLATTED STREET, A DISTANCE OF 240.92 FEET TO THE NORTHEAST CORNER OF SAID VACATED PLATTED STREET, BEING A POINT ON THE WEST LINE OF LOT 1, PARKWAY EAST SUBDIVISION RECORDED IN BOOK 15, PAGE 53, DATED JUNE 3, 1983 IN SAID COUNTY AND STATE; THENCE SOUTH 1°55'34" EAST, ALONG THE EAST LINE OF SAID VACATED PLATTED STREET AND SAID LOTS 1, 2, 3 AND 4, CO-OP SUBDIVISION, BEING THE WEST LINE OF SAID LOT 1, PARKWAY EAST SUBDIVISION, THE WEST LINE OF AN UNPLATTED TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 687, PAGE 1297 DATED OCTOBER 5, 2000 IN SAID COUNTY AND STATE, AND THE WEST LINE OF LOT 1, PARKWAY II SUBDIVISION AS RECORDED IN PLAT BOOK 13, PAGE 106, DATED SEPTEMBER 12, 1977 IN SAID COUNTY AND STATE, AND THE PROLONGATION THEREOF, A DISTANCE OF 441.90 FEET TO THE POINT OF BEGINNING. CONTAINS 1.936 ACRES, MORE OR LESS.

MONUMENTATION:

- FOUND: IRON BAR: SIZE, CONDITION AND ORIGIN, AS NOTED
- SET: 1/2" x 24" IRON BAR, W/ "PS 889" CAP

LEGEND:

(D)	DEEDED MEASUREMENT	⊕	SANITARY SEWER MANHOLE
(M)	MEASURED DIMENSION	⊕	STORM SEWER MANHOLE
(P)	PLATTED DIMENSION	⊕	TELEPHONE PEDESTAL
R/W	RIGHT-OF-WAY	⊕	UTILITY POLE
U/E	UTILITY EASEMENT	⊕	WATER METER
BM	BENCHMARK	⊕	WATER VALVE
●	BOLLARD	— CATV —	CABLE TELEVISION LINE
EM	ELECTRIC METER	— FIBER OPT —	FIBER OPTIC LINE
EP	ELECTRIC PEDESTAL	— GAS —	GAS LINE
EH	FIRE HYDRANT	— OHW —	OVERHEAD WIRE
EA	GUY ANCHOR	— SAN —	SANITARY SEWER LINE
EP	LIGHT POLE	— STM —	STORM SEWER LINE
EH	MANHOLE	— UGT —	UNDERGROUND TELEPHONE LINE
SP	SIGN POLE	— W —	WATER LINE

NOTES:

- THE BASIS OF BEARINGS FOR THIS PLAT IS MODIFIED KANSAS STATE PLANE NORTH.
- FURTHER DIVISION OR CONSOLIDATION OF ANY LOTS CONTAINED IN THIS MINOR SUBDIVISION/REPLAT IS PROHIBITED, AND SHALL BE PROCESSED AS A MAJOR SUBDIVISION, UNLESS THE ACTION MEETS THE EXPLANATIONS NOTED IN SECTION 20-808(c)(5)(i).
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS IN BOOK _____, PAGE _____. IF STREET TREES DIE, THE PROPERTY OWNER IS RESPONSIBLE FOR REPLANTING TREES WITHIN ONE YEAR. NO TREES ON THE RIGHT-OF-WAY CAN BE REMOVED WITHOUT THE PERMISSION OF THE CITY OF LAWRENCE PARKS DEPARTMENT. TREES WITHIN THE RIGHT-OF-WAY REQUIRE TREE ROOT PROTECTION WITHIN A 10' RADIUS OF THE TREE TRUNK.
- NO PORTIONS OF THE LOTS ARE LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" PER FEMA MAP NUMBER 20045C0178E, LAST REVISED SEPTEMBER 2, 2015.

DEDICATION:

BE IT KNOWN TO ALL MEN THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED AS A MINOR SUBDIVISION UNDER THE NAME OF "PEAK ADDITION" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL STREETS, DRIVES, ROAD, ETC. SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED. EASEMENTS ARE 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."

STEVEN B. SCHWADA, DATE
MEMBER, AXROM, LLC

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 STEVEN B. SCHWADA, A MEMBER OF AXROM, 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.

LINDA D. BASTYR
NOTARY PUBLIC

MY COMMISSION EXPIRES
NOTARY PUBLIC-State of Kansas
LINDA D. BASTYR
My Appl. Exp. _____

ENDORSEMENTS:

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

SCOTT McCULLOUGH, DATE
DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

EASEMENTS VACATED AND EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY CITY COMMISSION FOR LAWRENCE, DOUGLAS COUNTY, KANSAS

MIKE AMYX
MAYOR

SHERRI RIEDEMANN, DATE
CITY CLERK

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

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

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 THE MONTH OF AUGUST, 2016. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



BRAD C. ZILLIOX, P.S. #889, DATE
DOUGLAS COUNTY SURVEYOR

1310 WAKARUSA DRIVE, SUITE 100
LAWRENCE, KS 66049
(785) 843-7530

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 _____.

KAY PESNELL
REGISTER OF DEEDS

PEAK ADDITION

A MINOR SUBDIVISION/REPLAT OF LOT 1 AND PORTIONS OF LOTS 2, 3, 4, 7 AND 8, CO-OP SUBDIVISION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

SW 1/4, SEC. 5-T13S-R20E