

GWALTNEY ADDITION

A REPLAT OF LOT 2, BLOCK A, FORMER FARMLAND PROPERTY AND A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 20 EAST, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

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 GWALTNEY ADDITION AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND 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 DRAINAGE STRUCTURES, OVER AND UNDER THOSE AREAS OUTLINED ON THIS PLAT AS "DRAINAGE EASEMENT" OR "D/E."

IN TESTIMONY WHEREOF: THE OWNER, THE CITY OF LAWRENCE, BY THOMAS M. MARKUS, CITY MANAGER, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF ____, 2017.

THOMAS M. MARKUS, CITY MANAGER
CITY OF LAWRENCE

ATTEST:

SHERRI RIEDEMANN
CITY CLERK

ACKNOWLEDGMENT

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT KNOWN ON THIS ____ DAY OF ____, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME THOMAS M. MARKUS, CITY MANAGER, CITY OF LAWRENCE, KANSAS WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED 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

IN TESTIMONY WHEREOF: THE OWNER, CAVE INN, LLC, BY MARK GWALTNEY, MANAGER, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF ____, 2017.

MARK GWALTNEY,
MANAGER OF CAVE INN, LLC

ACKNOWLEDGMENT

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT KNOWN ON THIS ____ DAY OF ____, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME MARK GWALTNEY, MANAGER OF CAVE INN, LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED 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

IN TESTIMONY WHEREOF: THE OWNER, GWALTNEY PROPERTIES, LLC, BY MARK GWALTNEY, MANAGER OF GWALTNEY PROPERTIES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF ____, 2017.

MARK GWALTNEY
MANAGER OF GWALTNEY PROPERTIES, LLC

ACKNOWLEDGMENT

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT KNOWN ON THIS ____ DAY OF ____, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME MARK GWALTNEY, MANAGER OF GWALTNEY PROPERTIES, LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED 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

IN TESTIMONY WHEREOF: THE OWNER, JEFFREY J. PLATZ, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF ____, 2017.

JEFFREY J. PLATZ

ACKNOWLEDGMENT

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT KNOWN ON THIS ____ DAY OF ____, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME MARK JEFFREY J. PLATZ, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED 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 AND THE UNINCORPORATED AREA OF DOUGLAS COUNTY.

SCOTT MCCULLOUGH
PLANNING AND DEVELOPMENT SERVICES DIRECTOR

DATE

PATRICK KELLY
PLANNING COMMISSION CHAIR

DATE

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

MIKE AMYX
MAYOR

DATE

CITY CLERK
SHERRI RIEDEMANN

DATE

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

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

DATE

CERTIFICATION

I, RONALD J. SHANKS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF KANSAS, DO HEREBY CERTIFY THAT I HAVE MADE THE HEREON DESCRIBED SURVEY COMPLETED ON THE GROUND ON AUGUST 18, 2016 AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT KANSAS MINIMUM STANDARDS ADOPTED BY KANSAS STATE BOARD OF TECHNICAL PROFESSIONS.

RONALD J. SHANKS P.S. NO. 1255
BARTLETT & WEST
544 COLUMBIA DRIVE
LAWRENCE, KS 66049
(785) 749-9452
FAX (785) 749-5961

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

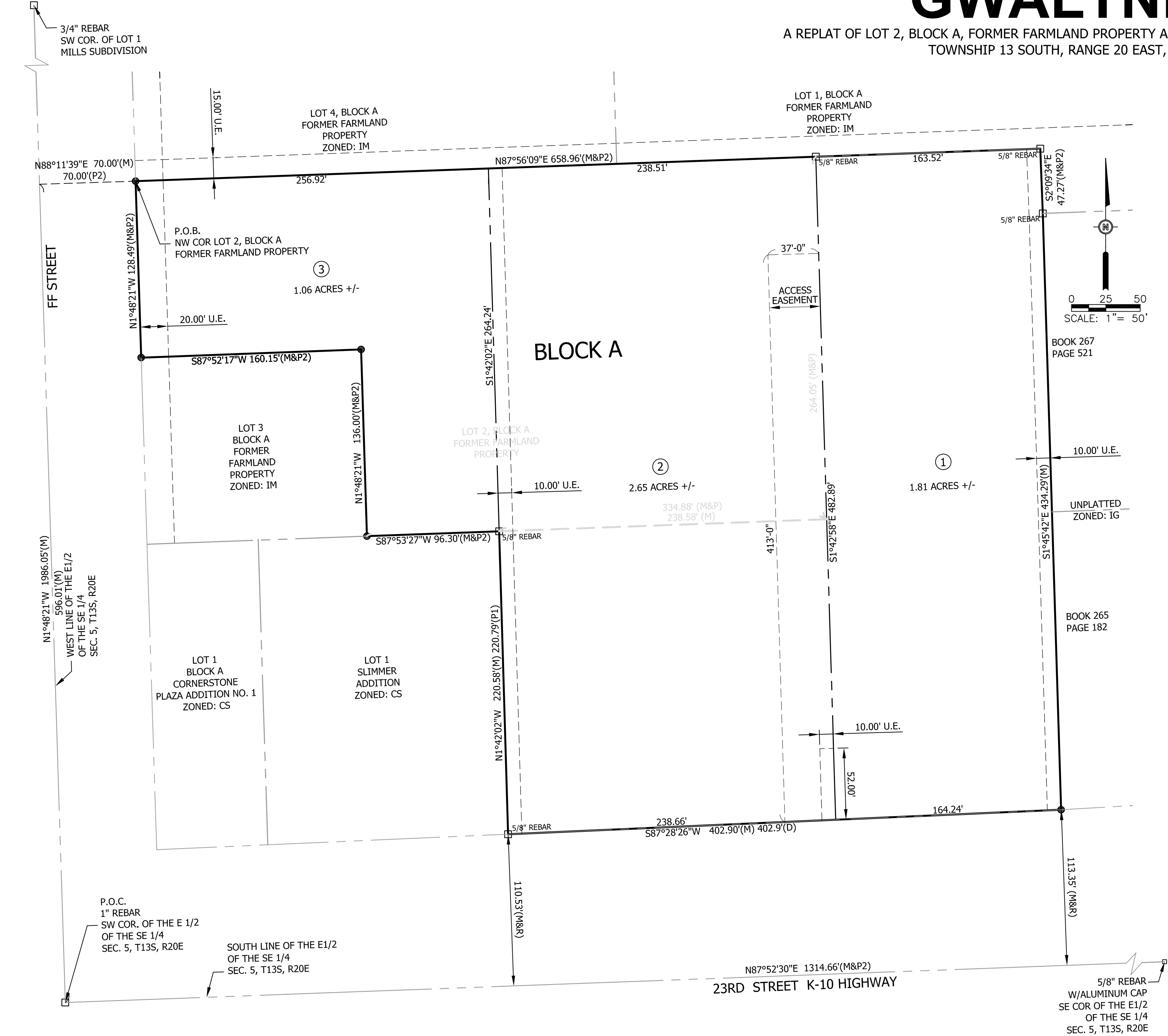
____ DAY OF ____, 2017, AND IS DULY RECORDED

AT ____ AM/PM, IN PLAT BOOK _____, PAGE _____.

KAY PESNELL
REGISTER OF DEEDS

NOTES

- RECORD BEARING N1°48'21"W ON THE WEST LINE OF THE E 1/2 OF THE SE 1/4 OF SECTION 5, T13S, R20E AS SHOWN ON THE FINAL PLAT FORMER FARMLAND PROPERTY.
- PROPOSED LAND USE: COMMERCIAL
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS AT BOOK ____, PAGE ____.
- ALL EXTERIOR BOUNDARY CORNERS HAVE BEEN SET ACCORDING TO SECTION 20-811(K)(2), INTERIOR LOTS WILL BE PINNED AFTER COMPLETION OF STREET AND PUBLIC IMPROVEMENTS.
- PROPERTY SUBJECT TO LONG TERM CARE AGREEMENT, BOOK: 1101 PAGES: 3033-3041 AND ENVIRONMENTAL USE CONTROL AGREEMENT, BOOK: 1101 PAGES: 3042-3052

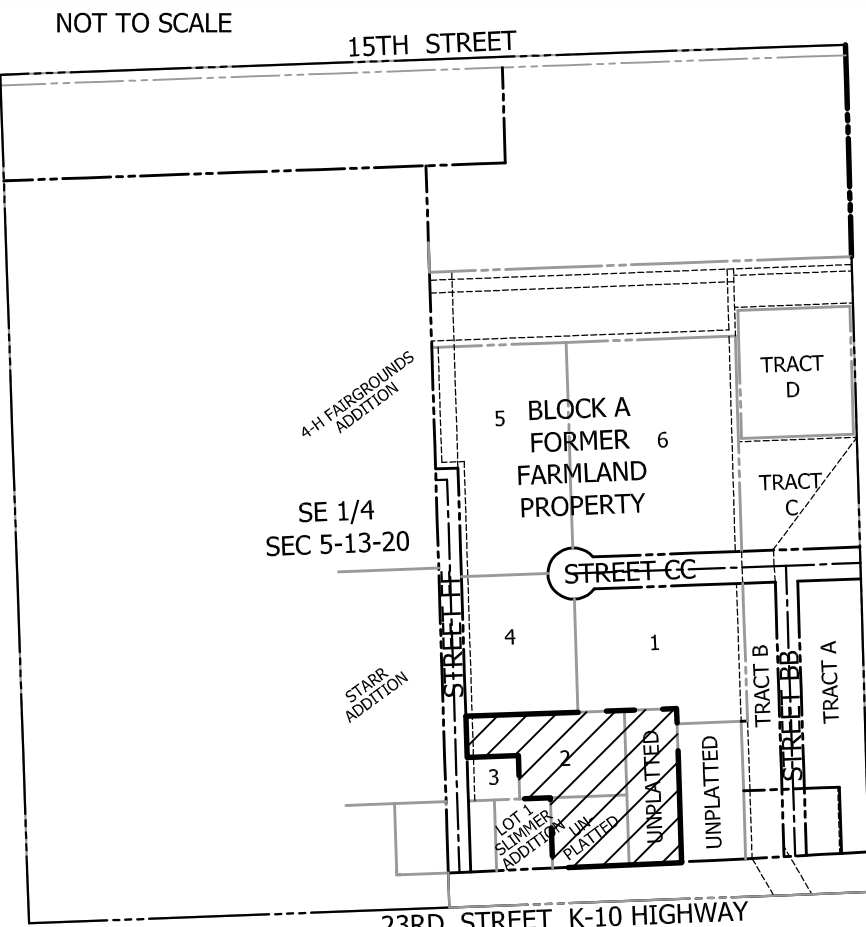


DESCRIPTION

ALL OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEEDS RECORDED IN BOOK 1136, PAGE 4906 AND BOOK 1057, PAGE 3097 IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS AND LOT 2, BLOCK A, FORMER FARMLAND PROPERTY AND ALL IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 1 DEGREE 48 MINUTES 21 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF, 596.01 FEET; THENCE NORTH 88 DEGREES 11 MINUTES 39 SECONDS EAST, 70.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 56 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF LOTS 4 AND 1, BLOCK A, FORMER FARMLAND PROPERTY, 658.96 FEET TO THE NORTHEAST CORNER OF SAID TRACT RECORDED IN BOOK 1057 PAGE 3097; THENCE SOUTH 2 DEGREES 09 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT, 47.27 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN BOOK 267, PAGE 521 IN SAID REGISTER OF DEEDS OFFICE; THENCE SOUTH 1 DEGREE 45 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT AND THE WEST LINE OF A TRACT OF LAND RECORDED IN BOOK 265, PAGE 182 IN SAID REGISTER OF DEEDS OFFICE, 494.29 FEET TO THE NORTH RIGHT OF WAY LINE OF K-10 HIGHWAY; THENCE SOUTH 87 DEGREES 28 MINUTES 26 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 402.90 FEET TO THE SOUTHEAST CORNER OF LOT 1, SLIMMER ADDITION; THENCE NORTH 1 DEGREE 42 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, 220.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 87 DEGREES 53 MINUTES 27 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, 96.30 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK A, FORMER FARMLAND PROPERTY; THENCE NORTH 1 DEGREE 48 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 3, 136.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 87 DEGREES 52 MINUTES 17 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 3, 160.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 1 DEGREE 48 MINUTES 21 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, 128.49 FEET TO THE POINT OF BEGINNING.

LOCATION MAP



MONUMENTATION

☐ FOUND REBAR, SIZE NOTED, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED

- SET 5/8" x 24" REBAR WITH CLS14 ID CAP

FLOOD PLAIN

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 20045C0179E WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2015 THIS AREA IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

ANNOTATIONS

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
(M) MEASURED BEARING AND DISTANCE ON THIS SURVEY
(R) RECORD R/W
(D) DEED BOOK 1057, PAGE 3097 & BOOK 1136, PAGE 4906
(P1) PLAT DISTANCE LOT 1, SLIMMER ADDITION
(P2) PLAT BEARING & DISTANCE FORMER FARMLAND PROPERTY
R/W RIGHT OF WAY
U.E. UTILITY EASEMENT
S.S.E. SANITARY SEWER EASEMENT

REFERENCE SURVEYS

FINAL PLAT FORMER FARMLAND PROPERTY
FINAL PLAT SLIMMER ADDITION
DOUGLAS COUNTY SURVEY NO. 3374
DOUGLAS COUNTY SURVEY NO. 3073
DOUGLAS COUNTY SURVEY NO. 2238

BARTLETT & WEST

544 COLUMBIA DRIVE, LAWRENCE, KS 66049
PHONE 785-749-9452
WWW.BARTLETTWEST.COM

**FINAL PLAT FOR
GWALTNEY ADDITION**

**A REPLAT OF LOT 2, BLOCK A, FORMER FARMLAND PROPERTY,
& A PORTION OF THE E1/2 OF THE SE 1/4, SECTION 5, T13S, R20E
IN THE CITY OF LAWRENCE, KANSAS**

DESIGNED BY: JMD
DRAWN BY: JMD
APPROVED BY: DRA
DESIGN PROJ: 19224.000
CONST PROJ: -
SCALE: AS NOTED
DATE: SEPT 2016
DRAWING NO: **FP-1**
SHEET NO: 1 of 1