



NOTES

1. Basis for bearings for this plat is Kansas State Plane Coordinates - North Zone.
2. Street trees shall be provided in accordance with the Master Street Tree Plan filed with the register of deeds. Book _____, Page _____.
3. The lot will be pinned prior to recordation of the final plat at the Register of Deeds Office (per Section 21-302.2).
4. Lot 1 shall have restricted access to 23rd Street as shown on this plat.
5. Existing private right-of-way easement recorded in Book 243, Page 439 at the Douglas County Register of Deeds providing access to west 80 feet of property within this plat will be vacated by this plat.

REFERENCED DOCUMENTS

- KANSAS HIGHWAY PROJECT NO. 10-23-U078-6(7)
1. CONDEMNATION CASE NO. 2011-CV-428 (BOOK 1082, PAGE 4245)
 2. FINAL PLAT OF TRIPOD ADDITION
 3. HIGHWAY DEED, BOOK 125, PAGE 630
 4. FINAL PLAT OF BURKHART SUBDIVISION
 5. DISTRICT COURT CASE NO. 25634
 6. SURVEY NO. 4360 BY ROBERT E. CHAMBERLAIN, KANSAS SURVEYOR NO. 185, DATED DECEMBER 22, 1982.

PROJECT BENCH MARK:

1. DOUGLAS COUNTY PUBLIC WORKS CHARN DG41
NORTHING 233.503.53
EASTING 2,100,788.90
ELEVATION = 862.21 FT.
2. CHISELED SQUARE IN THE NW CORNER OF CONCRETE STORMWATER INLET IN THE WEST OF ENTRANCE TO PROPERTY ON 23RD STREET, ELEVATION = 877.79.

John Dean Grob
Professional Engineer #12769
P.O. Box 502
Lawrence, KS 66044
(785)856-1900

SURVEYOR'S CERTIFICATION

I hereby certify that the platted area shown hereon is the true and accurate result of a field survey performed under my direct supervision in December, 2016, and that the plat is a closed traverse. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

Steven D. Williams, P.L.S. #1391
P.O. Box 4444
Lawrence, KS 66046
(785)832-2121

LEGEND	
---	SECTION LINE
---	CENTER LINE
---	PROPERTY LINE
---	EASEMENT
---	RIGHT-OF-WAY ACCESS RESTRICTED
---	RIGHT-OF-WAY
---	C/L
---	DRAINAGE EASEMENT
---	UTILITY EASEMENT
(D)	DEEDED
(P)	PLATTED
(M)	MEASURED
(CM)	CALCULATED FROM MEASUREMENT

