

NOTES

- 1. Basis for bearings for this plat is Kansas State Plane Coordinates North Zone.
- Street trees shall be provided in accordance with the Master Street Tree Plan filed with the register of deeds.
- 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.

ENGINEER'S CERTIFICATION

2. CHISELED SQUARE IN THE NW CORNER OF CONCRETE STORMWATER INLET IN THE WEST OF ENTRANCE TO PROPERTY ON 23RD STREET, ELEVATION = 877.79.

THOTERT ON LOND STREET, ELEVITION - OTT.

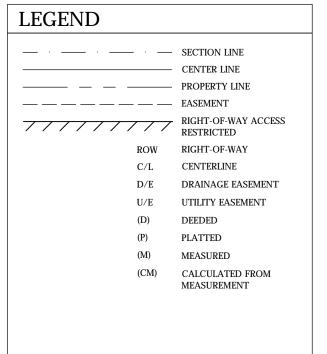
I hereby certify that the information and area map shown hereon are true and accurate to the best of my knowledge. Plat prepared January, 2017.

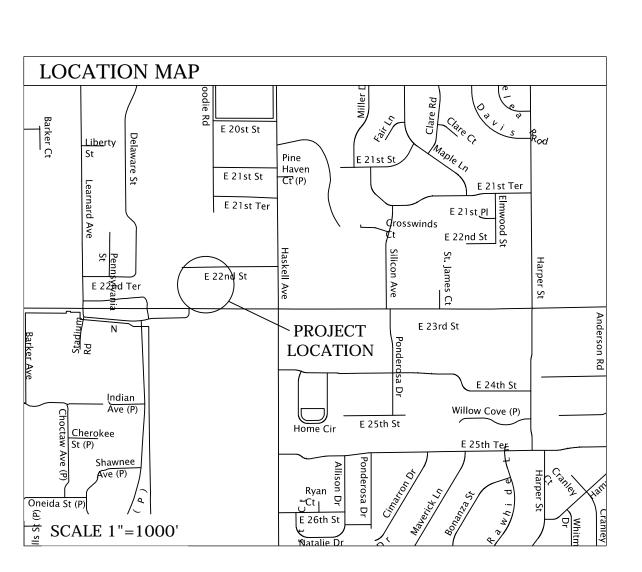
John Dean Grob Professional Engineer #12769 P.O. Box 502 Lawrence, KS 66044 (785)856-1900

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





LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89° 01' 36" WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 651.15 FEET; THENCE NORTH 02° 01' 31" WEST, 90.20 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF EAST 23RD STREET; THENCE CONTINUING NORTH 02° 01' 31" WEST, 324.52 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 22ND STREET; THENCE SOUTH 88° 03' 41" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, 200.01 FEET; THENCE SOUTH 02° 01' 50" EAST, 322.51 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF EAST 23RD STREET; THENCE NORTH 88° 38' 19" EAST ALONG SAID NORTH RIGHT OF WAY LINE, 200.00 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 1.485 ACRES, MORE OR LESS.

FII INC	RECOR
LILIING	RECOR.

AM/PM, in plat book _

State of Kansas

County of Douglas		
This is to certify that this ins	trument was i	filed for record in the office of the Douglas County
Register of Deeds on this	day of	, 2017, and is duly recorded at

Register of Deeds Kay Pesnell

ENDORSEMENTS

Approved as a Major Subdivision under the Subdivision Regulations of the City of Lawrence & the Unincorporated area of Douglas County.

Associated Preliminary Plat approved by Lawrence-Douglas County Planning Commission, Douglas County, Kansas of Douglas County.

Planning DirectorDateChairpersonDateScott McCulloughClay Britton

Rights-of-Way and Easements Reviewed in accordance with

Accepted by City Commission Lawrence, Kansas

Leslie Soden Date Michael D. Kelly, P.S. #869 Date

Douglas County Surveyor

K.S.A. 58-2005

DEDICATION

Mayor

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 as a Major Subdivision under the name of "JOHNSTON ADDITION" and have caused the same to be subdivided into lot(s) and streets as shown and fully defined on this plat. An easement is hereby granted to the City of Lawrence and public utility companies to enter upon, construct and maintain "utility easement" or "u/e" and "access easement" or "a/e".

Cory Johnston, Member Johnston Investment Company, LLC

ACKNOWLEDGEMENT

State of Kansas County of Douglas

Be it remembered that on this _____day of ______, 2017, before me, the undersigned, a notary public, in and for said county and state, came Cory Johnston, Member, 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 on behalf of Johnston Investment Company, LLC.

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 expi

Printed Name

a final plat of JOHNSTON ADDITION

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH P.M., IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS