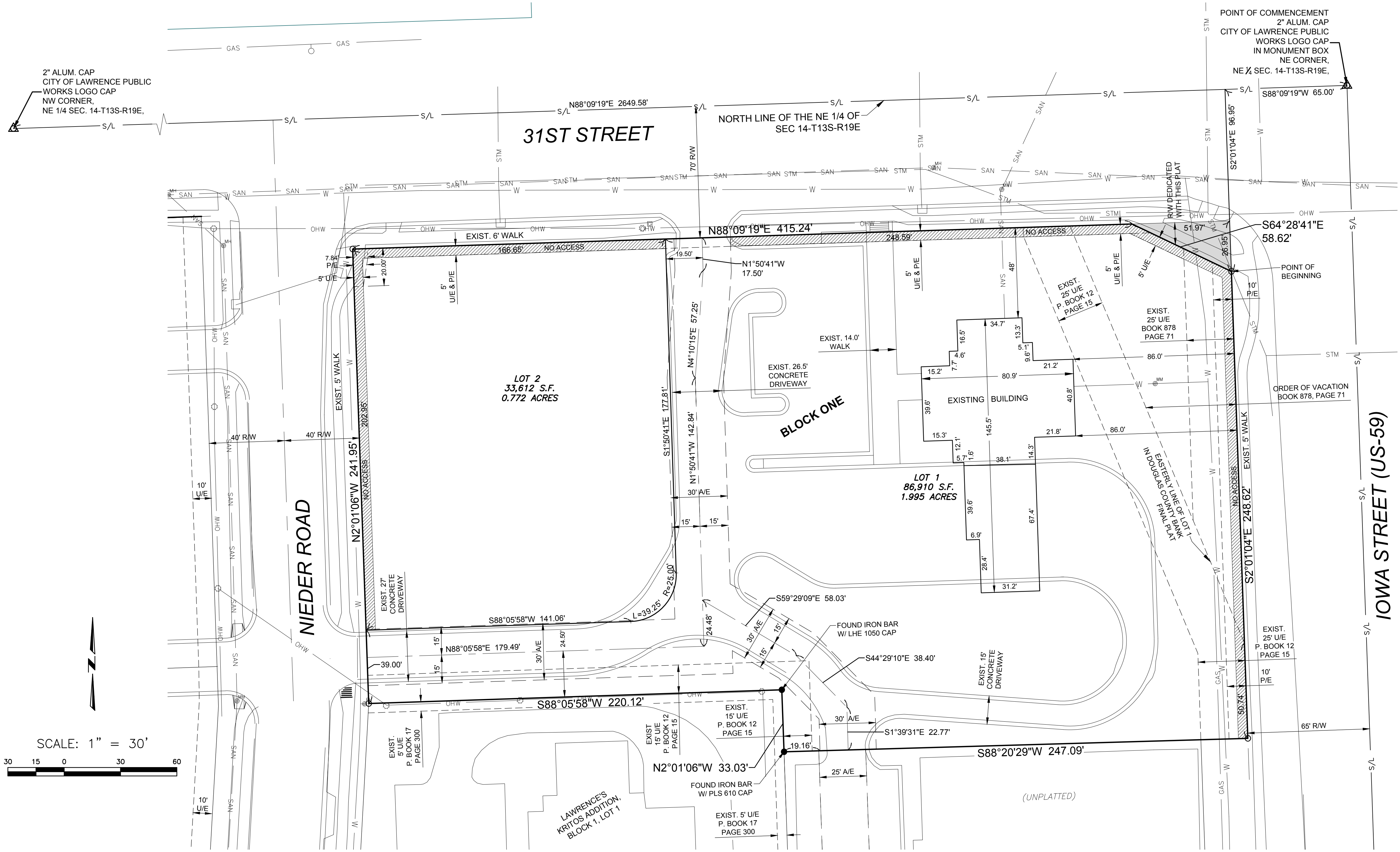


FILE NAME: V:\20163025\CAD\Planning\FP\163025-FP_REV1.dwg LAST SAVED BY: Demis Vosos SAVED DATE: 1/11/2017 1:40 PM PLOTTED: 1/11/2017 1:50 PM



LEGAL DESCRIPTION:

ALL OF LOT 1, DOUGLAS COUNTY BANK SUBDIVISION AND A VACATED PORTION OF RIGHT-OF-WAY OF IOWA STREET/US 59 LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF IOWA STREET AND 31ST STREET AS DESCRIBED IN THE ORDER OF VACATION, DATED JULY 29, 2003 AND RECORDED IN BOOK 878, PAGE 71, ALL IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE SOUTH 88 DEGREES 09 MINUTES 19 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 65.00 FEET; THENCE SOUTH 02 DEGREES 01 MINUTES 04 SECONDS EAST, BEING 65.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 96.95 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF IOWA STREET AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE CONTINUING SOUTH 02 DEGREES 01 MINUTES 04 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID IOWA STREET, BEING 65.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 248.62 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN SAID DOUGLAS COUNTY BANK SUBDIVISION; THENCE SOUTH 88 DEGREES 20 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 247.09 FEET; THENCE NORTH 2 DEGREES 01 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 33.03 FEET; THENCE SOUTH 88 DEGREES 05 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 220.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF NIEDER ROAD; THENCE NORTH 2 DEGREES 01 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, ALSO BEING THE EAST RIGHT OF WAY LINE OF NIEDER ROAD, A DISTANCE OF 241.95 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 31ST STREET; THENCE NORTH 88 DEGREES 09 MINUTES 19 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF 31ST STREET, BEING 70.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 415.24 FEET; THENCE SOUTH 84 DEGREES 28 MINUTES 41 SECONDS EAST, A DISTANCE OF 58.62 FEET TO THE POINT OF BEGINNING. CONTAINING 120,522 SQUARE FEET OR 2.767 ACRES, MORE OR LESS.

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 20045C0167D, LAST REVISED AUGUST 5, 2010.
- NO DIRECT ACCESS TO 31ST STREET AND NIEDER ROAD FROM LOT 2. ACCESS RESTRICTED TO ACCESS EASEMENTS.
- NO DIRECT ACCESS TO IOWA STREET U.S. 59 FROM LOT 1.
- ON JANUARY 25, 2017, THE LAWRENCE / DOUGLAS COUNTY PLANNING COMMISSION APPROVED A VARIANCE FROM RIGHT-OF-WAY REQUIREMENTS IN SECTION 20-810 (e)(5) OF THE Subdivision REGULATIONS TO ALLOW THE RIGHT-OF-WAY TO REMAIN AT 70 FEET FOR W. 31ST STREET AND 65 FEET FOR S. IOWA STREET WITHIN THIS MINOR SUBDIVISION IN LIEU OF THE 150 FEET REQUIRED FOR PRINCIPAL ARTERIAL STREET.

BENCHMARKS:

BM#1: NE CORNER, NE 1/4 SEC. 14-T13S-R19E, 2" ALUM. CAP STAMPED CITY OF LAWRENCE PUBLIC WORKS, IN MONUMENT BOX IN INTERSECTION OF 31st ST. AND IOWA STREET ELEV=850.07

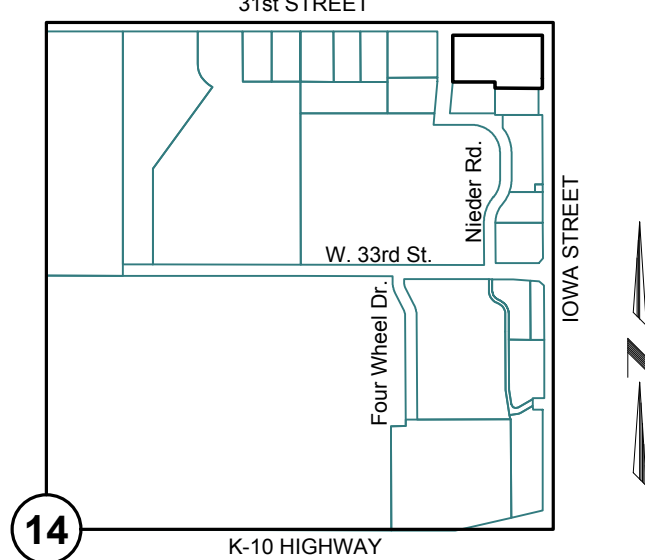
MONUMENTATION:

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

LEGEND:

- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- P/E PEDESTRIAN EASEMENT
- MANHOLE
- UTILITY POLE
- WATER METER
- GAS LINE
- OVERHEAD WIRE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- R/W DEDICATED WITH THIS PLAT

LOCATION MAP:



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 "CENTRAL BANK OF THE MIDWEST" 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. 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."

PATRICK SLABAUGH, DATE
MARKET PRESIDENT, CENTRAL BANK OF THE MIDWEST

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 PATRICK SLABAUGH, MARKET PRESIDENT, CENTRAL BANK OF THE MIDWEST, 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



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

PATRICK KELLY, DATE
PLANNING COMMISSION CHAIR

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

LESLIE SODEN, DATE
MAYOR

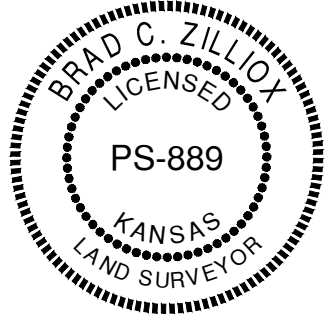
SHERRI RIEDEMANN, DATE
CITY CLERK

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 JANUARY, 2016. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



PLAT PREPARED JANUARY, 2017

BRAD C. ZILLIOX, P.S. #889
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 _____, 2017, AND IS DULY RECORDED AT _____ AM/PM, IN PLAT BOOK _____, PAGE _____.

KAY PESNELL
REGISTER OF DEEDS

CENTRAL BANK OF THE MIDWEST BLOCK ONE, LOTS 1 AND 2

A MINOR SUBDIVISION/REPLAT OF LOT 1,
DOUGLAS COUNTY BANK SUBDIVISION, A SUBDIVISION
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

NE 1/4, SEC. 14-T13S-R19E