

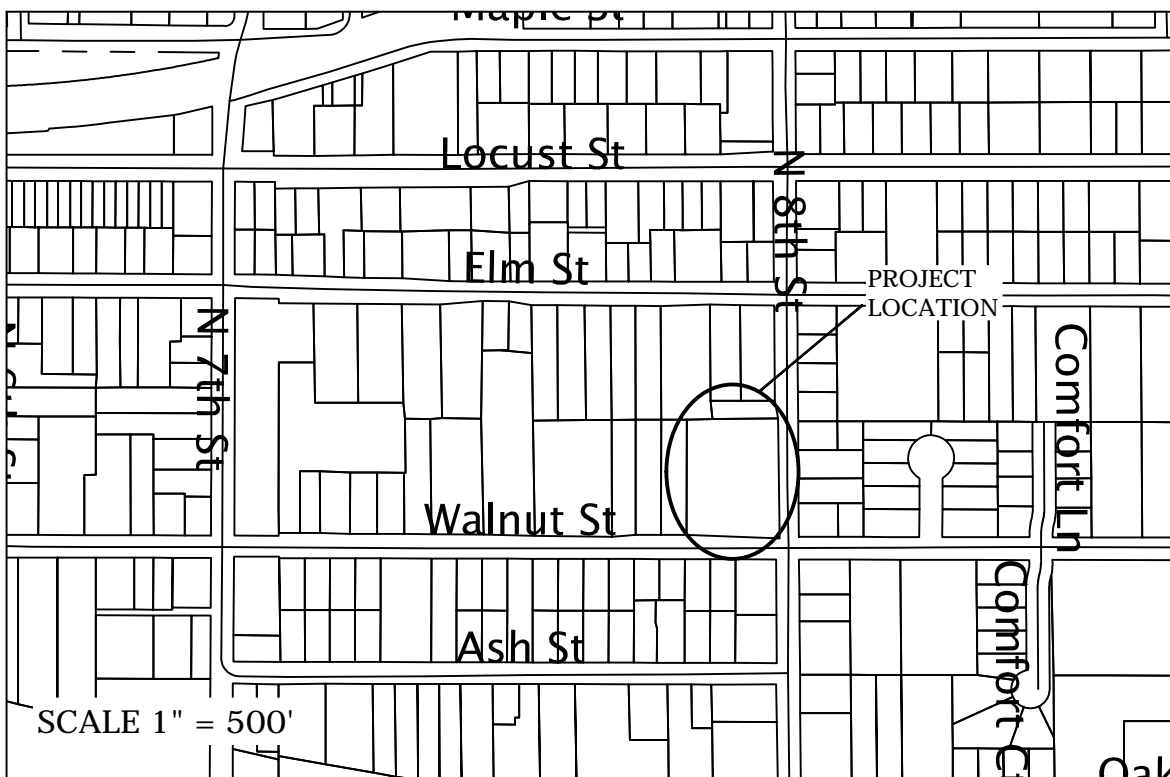
GENERAL NOTES

1. Basis of Bearings for this Plat is the south line of Northwest Quarter of the Southwest Quarter of Section 29, (S88°07'44"W).
2. The property is completely encumbered by Zone X of "Other Areas of Flood Hazard, Area with Reduced Flood Risk due to Levee" per FEMA Flood Insurance Study and Map Number: 20045C0176E, Map Revised: September 2, 2015.
3. The lots will be pinned prior to recordation of the Major Subdivision/Replat at the Register of Deeds Office (per Section 20-811(k)).
4. Street trees shall be provided in accordance with the Master Street Tree Plan recorded with the Register of Deeds Book \_\_\_\_\_, Page \_\_\_\_\_.
5. Drainage easements shall be maintained by property owners. No person may construct, maintain, or allow any natural or non-natural structures or vegetative barriers (including but not limited to trees, shrubbery, berms, fences, and walls) upon drainage easements that the Director of Public Works finds impedes, detains, retains, or otherwise interferes with the drainage of stormwater regardless of the source of the stormwater.
6. Minimum Elevation of Building Opening (MEBO) have been established for lots adjacent to drainage easements. If a basement is built on a lot where a minimum elevation has been established, the building design is encouraged to incorporate a sump pump.
7. Lots 1 through 6 are limited use for construction of Lawrence Habitat for Humanity Partner Family Housing. This use covenant will expire upon sale of the completed unit to Habitat Partner Families.

REFERENCED DOCUMENTS

1. Survey No. 1494 and on file at Douglas County Public Works.
2. Survey No. 2826 and on file at Douglas County Public Works.
3. Final Plat for North Subdivision in North Lawrence.
4. Final Plat for Alexander Addition.
5. Final Plat for W & H Group Addition No. 1.
6. Deed for Property - Douglas County Register of Deeds Book: 1127, Page: 5992

LOCATION MAP



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 February, 2017, and that the plat is a closed traverse. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

Danny L. Stebbins, P.S. #1356  
4778 Decatur Road  
Meriden, KS 66512  
(785) 246-3513

ENGINEER'S CERTIFICATION

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

John Dean Grob  
Professional Engineer #12769  
3210 Mesa Way, Suite A  
Lawrence, KS 66049  
(785) 856-1900

LEGEND

- ROW - RIGHT-OF-WAY
- C/L - CENTERLINE
- D/E - DRAINAGE EASEMENT
- U/E - UTILITY EASEMENT
- (P) - PLATTED
- (M) - MEASURED
- - FOUND BAR - 2" UNLESS OTHERWISE NOTED - ORIGIN UNKNOWN
- - SET 2" x 24" REBAR W/CAP "1356"
- - - - - PROPERTY LINE
- . - . - SECTION LINE
- - - - - EASEMENT

LEGAL DESCRIPTION - WALNUT ADDITION

A parcel of land in the Northwest Quarter of the Southwest Quarter of Section 29, Township 12 South, Range 20 East of the 6th P.M., in the City of Lawrence, Douglas County, Kansas and more particularly described as follows: Beginning at the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 29; thence South 88 degrees 07 minutes 44 seconds West along the South line of the Northwest Quarter of the Southwest Quarter of said Section 29 a distance of 267.69 feet to the Southeast corner of North Subdivision in North Lawrence; thence North 01 degree 51 minutes 14 seconds West along the East line of North Subdivision in North Lawrence a distance of 330.19 feet to the Northeast corner of North Subdivision in North Lawrence; thence North 88 degrees 08 minutes 37 seconds East a distance of 264.56 feet to the East line of the Northwest Quarter of the Southwest Quarter of said Section 29; thence South 02 degrees 23 minutes 54 seconds East along the East line of the Northwest Quarter of the Southwest Quarter of said Section 29 a distance of 330.13 feet to the Point of Beginning, containing 2.02 acres, more or less, all in the City of Lawrence, Douglas County, Kansas. Subject to rights-of-way, easements and restrictions of record.

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 \_\_\_\_\_.

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

Planning Director	Date	Chairperson	Date
Scott McCullough		Patrick Kelly	

Easements Accepted by City Commission Lawrence, Kansas	Reviewed in accordance with K.S.A. 58-2005
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Leslie Soden Mayor	Date	Michael D. Kelly, P.S. #869 Douglas County Surveyor	Date
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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 as a Major Subdivision under the name of "WALNUT 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 "drainage easement" or "d/e".

Lindsey Slater, President  
Board of Directors  
Lawrence Habitat for Humanity, Inc.  
700 Connecticut  
Lawrence, Kansas 66044

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 Lindsey Slater, President, Board of Directors, Lawrence Habitat for Humanity, Inc. 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 Lawrence Habitat for Humanity, Inc.

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
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a final plat of

WALNUT ADDITION

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M., IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

Prepared February 21, 2017