

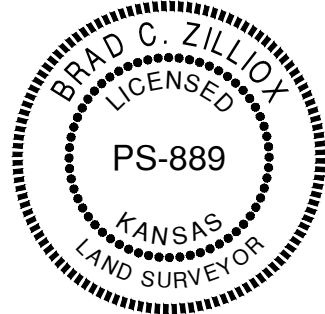
LEGEND:	
	BENCHMARK
	ELECTRICAL BOX
	ELECTRICAL METER
	FIRE HYDRANT
	GUY ANCHOR
	MANHOLE
	SANITARY MANHOLE
	SIGN
	SIGNAL POLE
	STORM MANHOLE
	TELEPHONE BOX
	CABLE TV BOX
	UTILITY POLE
	UTILITY DROP
	WATER VALVE

MONUMENTATION:	
	MONUMENT FOUND AS NOTED
	SET 1/2" x 24" IRON BAR W/ "PS 889" CAP, UNLESS OTHERWISE NOTED
	ACCESS PROHIBITED
	CABLE TV LINE
	CHAIN LINK FENCE
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	OVERHEAD WIRE
	WATER LINE
	SANITARY SEWER LINE
	PROPERTY LINE
	FIBER OPTIC LINE
	SECTION LINE
	EASEMENT

- NOTES:
- THE BASIS OF BEARINGS FOR THIS PLAT IS 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 PORTION OF THIS LOT IS LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 167, MAP No. 20045C0167D, DOUGLAS COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF SEPTEMBER 2, 2015.
 - IN ACCORDANCE WITH SEC. 20-1101(g) OF THE CITY CODE, THE DRAINAGE EASEMENT WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING, BUT NOT LIMITED TO, TREES, SHRUBBERY, BERMS, FENCES AND WALLS). MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

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 FEBRUARY, 2017. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



BRAD C. ZILLOX, P.S. #889
1310 WAKARUSA DRIVE, SUITE 100
LAWRENCE, KS 66049
(785) 843-7530

PLAT PREPARED FEBRUARY, 2017

LEGAL DESCRIPTION:

LOTS 1 AND 3, COLT SUBDIVISION No. 2 AND LOT 1A OF A LOT SPLIT OF LOT 1, PINE RIDGE PLAZA ADDITION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

DEDICATION:

BE IT KNOWN TO ALL MEN THAT I, THE UNDERSIGNED OWNER 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 COKELEY ADDITION AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT.

WILLIAM D. COKELEY, DATE _____
MEMBER, JAYHAWK ACQUISITIONS, 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 WILLIAM D. COKELEY, A MEMBER OF JAYHAWK ACQUISITIONS, LLC, 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, DATE _____
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

DEDICATION OF RIGHT-OF-WAY ACCEPTED BY
CITY COMMISSION, LAWRENCE, 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

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, DATE _____
REGISTER OF DEEDS

COKELEY ADDITION
A MINOR SUBDIVISION/REPLAT OF LOTS 1 AND 3, COLT SUBDIVISION No. 2 AND LOT 1A OF A LOT SPLIT OF LOT 1, PINE RIDGE PLAZA ADDITION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

NW 1/4, SEC. 13-T13S-R19E