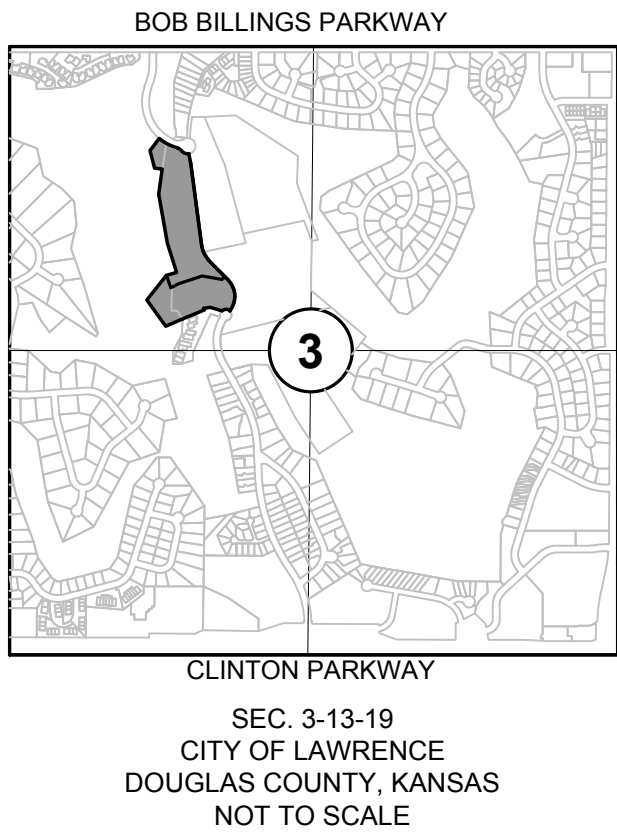


FILE NAME: T:\2014\2015\CAD\Planning\FP-ALVAMAR INC ONE ADDITION NO. 2_FP_REV1.dwg LAST SAVED BY: Mitch Wathier SAVED DATE: 4/26/2017 9:44 AM PLOTTED: 4/26/2017 9:46 AM

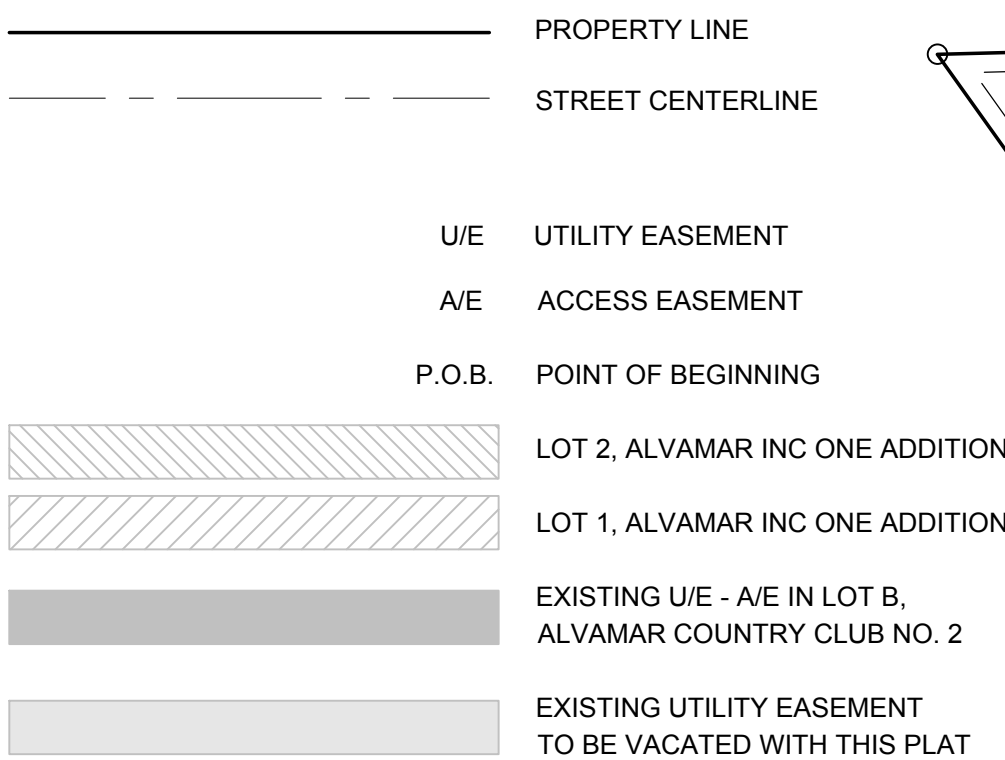
LOCATION MAP:



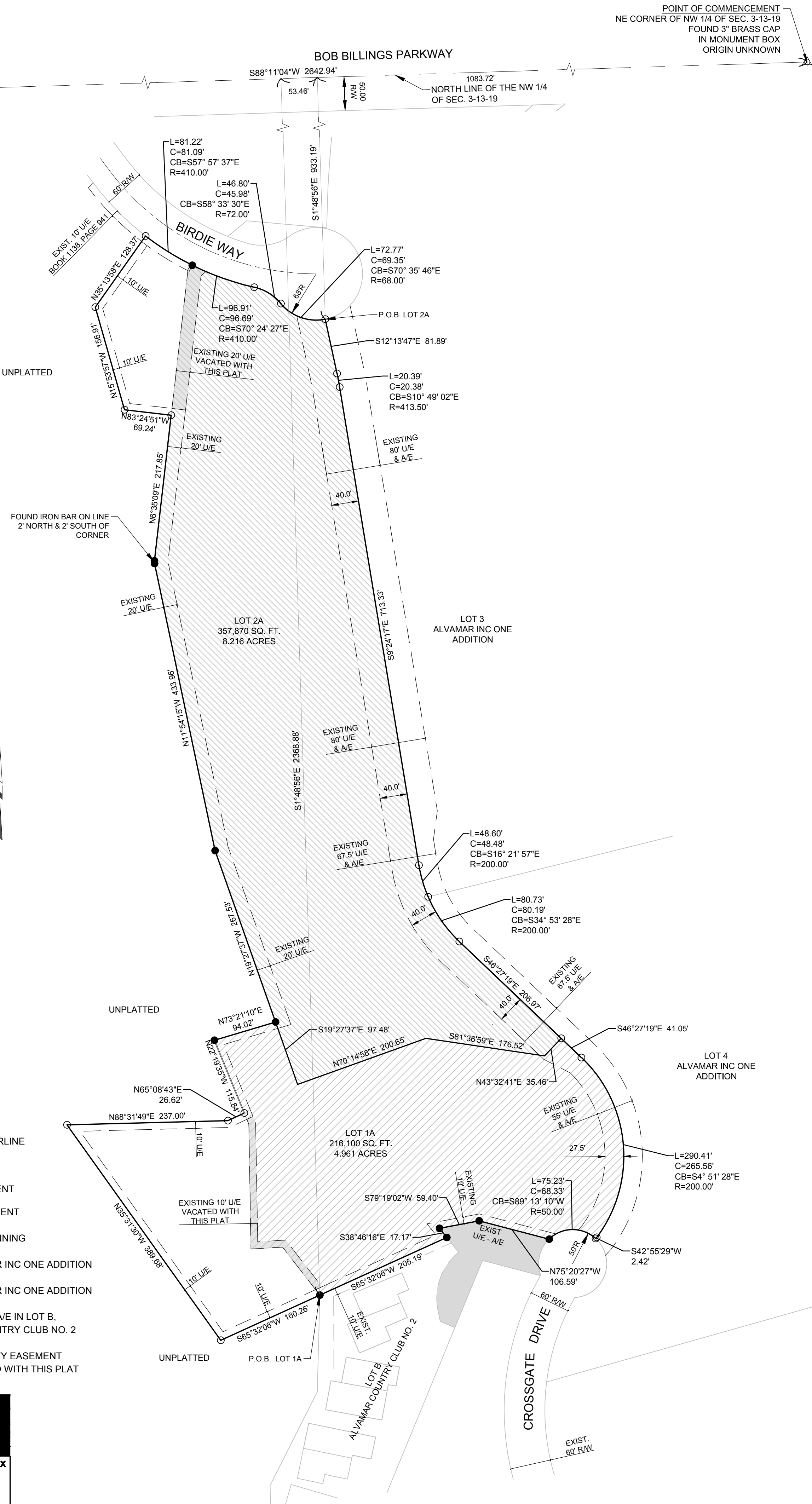
MONUMENTATION:

- SET 1/2" x 24" REBAR W / PS 889 CAP
- FOUND 1/2" IRON BAR W PS 889 CAP

LEGEND:



LANDPLAN ENGINEERING PA
Lawrence, KS • Kansas City, MO • The Woodlands, TX
1310 Wakarusa Drive, Suite 100
Lawrence, Kansas 66049
785.843.7530(p) | 785.843.2410(f)
info@landplan-pa.com | www.landplan-pa.com



NOTES:

ERROR OF CLOSURE FOR LOT 1 = 1:211.517

ERROR OF CLOSURE FOR LOT 2 = 1:646.716

BASIS OF BEARINGS: KANSAS STATE PLANE NORTH ZONE NAD83.

DISTANCES ARE IN MODIFIED GROUND PLANE (C.A.F. = 0.99931708)

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS IN BOOK _____ PAGE _____.

THE LOTS WILL BE PINNED PRIOR TO THE RECORDATION OF THE FINAL PLAT AT THE REGISTER OF DEEDS OFFICE, PER SECTION 20-81(K).

LEGAL DESCRIPTION:

LOT 1A

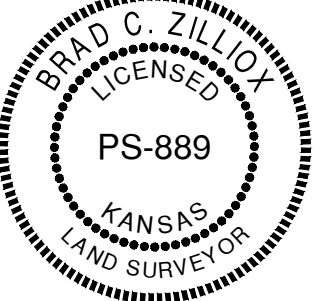
LOT 1, ALVAMAR INC ONE ADDITION, A RECORDED SUBDIVISION AS SHOWN IN PLAT BOOK 18 AT PAGE 974, FILED AUGUST 19, 2016 IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS AND AN UNPLATTED TRACT OF LAND, ALL IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3, THENCE SOUTH 88 DEGREES 11 MINUTES 04 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1137.18 FEET; THENCE SOUTH 1 DEGREE 48 MINUTES 56 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 236.88 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE SOUTH 65 DEGREES 32 MINUTES 06 SECONDS WEST ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 160.26 FEET; THENCE NORTH 35 DEGREES 31 MINUTES 30 SECONDS WEST, A DISTANCE OF 389.68 FEET; THENCE NORTH 88 DEGREES 31 MINUTES 49 SECONDS EAST, A DISTANCE OF 237.00 FEET; THENCE NORTH 66 DEGREES 08 MINUTES 43 SECONDS EAST, A DISTANCE OF 26.82 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1, THENCE NORTH 22 DEGREES 19 MINUTES 35 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 115.84 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTH 73 DEGREES 21 MINUTES 10 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 94.02 FEET TO A POINT ON THE WESTERLY LINE OF LOT 2 IN SAID ALVAMAR INC ONE ADDITION; THENCE SOUTH 19 DEGREES 27 MINUTES 37 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 2 AND THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 97.48 FEET; THENCE NORTH 70 DEGREES 14 MINUTES 58 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 200.65 FEET; THENCE SOUTH 81 DEGREES 36 MINUTES 59 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 176.52 FEET; THENCE NORTH 43 DEGREES 32 MINUTES 41 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 35.46 FEET; THENCE NORTH 81 DEGREES 36 MINUTES 59 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 176.52 FEET; THENCE SOUTH 70 DEGREES 14 MINUTES 58 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 200.65 FEET; THENCE NORTH 19 DEGREES 27 MINUTES 37 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 267.53 FEET; THENCE NORTH 11 DEGREES 54 MINUTES 15 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 433.96 FEET; THENCE NORTH 6 DEGREES 35 MINUTES 09 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 217.85 FEET; THENCE NORTH 83 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 69.24 FEET; THENCE NORTH 15 DEGREES 53 MINUTES 57 SECONDS WEST, A DISTANCE OF 166.91 FEET; THENCE NORTH 35 DEGREES 13 MINUTES 58 SECONDS EAST, A DISTANCE OF 128.37 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BIRDIE WAY; THENCE ALONG A CURVE TO THE LEFT, BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BIRDIE WAY, HAVING A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 81.22 FEET, A CHORD LENGTH OF 81.09 FEET ON A BEARING OF SOUTH 57 DEGREES 57 MINUTES 37 SECONDS EAST TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE ALONG A CURVE TO THE LEFT ALONG THE NORTHERLY LINE OF SAID LOT 2 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BIRDIE WAY, HAVING A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 96.91 FEET, A CHORD LENGTH OF 96.69 FEET ON A BEARING OF SOUTH 70 DEGREES 24 MINUTES 27 SECONDS EAST; THENCE ALONG A REVERSE CURVE TO THE RIGHT, CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 2 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BIRDIE WAY, HAVING A RADIUS OF 72.00 FEET, AN ARC LENGTH OF 46.80 FEET, A CHORD LENGTH OF 45.98 FEET ON A BEARING OF SOUTH 58 DEGREES 33 MINUTES 30 SECONDS EAST; THENCE ALONG A REVERSE CURVE TO THE LEFT, CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 2 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BIRDIE WAY, HAVING A RADIUS OF 88.00 FEET, AN ARC LENGTH OF 72.77 FEET, A CHORD LENGTH OF 69.35 FEET ON A BEARING OF SOUTH 70 DEGREES 35' 46"E R=68.00'

LOT 2A

LOT 2, ALVAMAR INC ONE ADDITION, A RECORDED SUBDIVISION AS SHOWN IN PLAT BOOK 18 AT PAGE 974, FILED AUGUST 19, 2016 IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS AND AN UNPLATTED TRACT OF LAND, ALL IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3, THENCE SOUTH 88 DEGREES 11 MINUTES 04 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1083.72 FEET; THENCE SOUTH 1 DEGREE 48 MINUTES 56 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 933.19 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BEING A POINT ON THE WESTERLY LINE OF LOT 3 IN SAID ALVAMAR INC ONE ADDITION, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BIRDIE WAY AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE SOUTH 12 DEGREES 13 MINUTES 47 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 2, ALSO BEING THE WESTERLY LINE OF LOT 3 IN SAID ALVAMAR INC ONE ADDITION, A DISTANCE OF 81.89 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 2 AND THE WESTERLY LINE OF SAID LOT 3, HAVING A RADIUS OF 413.50 FEET, AN ARC LENGTH OF 20.38 FEET, A CHORD LENGTH OF 20.38 FEET ON A BEARING OF SOUTH 10 DEGREES 49 MINUTES 02 SECONDS EAST; THENCE SOUTH 09 DEGREES 24 MINUTES 17 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 2 AND THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 713.33 FEET; THENCE ALONG A CURVE TO THE LEFT, CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 2 AND THE WESTERLY LINE OF SAID LOT 3, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 48.80 FEET, A CHORD LENGTH OF 48.80 FEET ON A BEARING OF SOUTH 16 DEGREES 21 MINUTES 57 SECONDS EAST TO THE SOUTHWESTERLY CORNER OF SAID LOT 3, ALSO BEING THE NORTHWESTERLY CORNER OF LOT 4 IN SAID ALVAMAR INC ONE ADDITION; THENCE ALONG A CURVE TO THE LEFT ALONG THE EASTERLY LINE OF SAID LOT 2 AND THE WESTERLY LINE OF SAID LOT 4, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 80.73 FEET, A CHORD LENGTH OF 80.19 FEET ON A BEARING OF SOUTH 34 DEGREES 53 MINUTES 28 SECONDS EAST; THENCE SOUTH 46 DEGREES 27 MINUTES 19 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 2 AND THE WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 206.97 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2, ALSO BEING THE NORTHEASTERLY CORNER OF LOT 1 IN SAID ALVAMAR INC ONE ADDITION; THENCE SOUTH 43 DEGREES 32 MINUTES 41 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 35.46 FEET; THENCE NORTH 81 DEGREES 36 MINUTES 59 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 176.52 FEET; THENCE SOUTH 70 DEGREES 14 MINUTES 58 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 200.65 FEET; THENCE NORTH 19 DEGREES 27 MINUTES 37 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 2 AND THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 97.48 FEET; THENCE NORTH 19 DEGREES 27 MINUTES 37 SECONDS WEST CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 267.53 FEET; THENCE NORTH 11 DEGREES 54 MINUTES 15 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 433.96 FEET; THENCE NORTH 6 DEGREES 35 MINUTES 09 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 217.85 FEET; THENCE NORTH 83 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 69.24 FEET; THENCE NORTH 15 DEGREES 53 MINUTES 57 SECONDS WEST, A DISTANCE OF 166.91 FEET; THENCE NORTH 35 DEGREES 13 MINUTES 58 SECONDS EAST, A DISTANCE OF 128.37 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BIRDIE WAY; THENCE ALONG A CURVE TO THE LEFT, BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BIRDIE WAY, HAVING A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 81.22 FEET, A CHORD LENGTH OF 81.09 FEET ON A BEARING OF SOUTH 57 DEGREES 57 MINUTES 37 SECONDS EAST TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE ALONG A CURVE TO THE LEFT ALONG THE NORTHERLY LINE OF SAID LOT 2 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BIRDIE WAY, HAVING A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 96.91 FEET, A CHORD LENGTH OF 96.69 FEET ON A BEARING OF SOUTH 70 DEGREES 24 MINUTES 27 SECONDS EAST; THENCE ALONG A REVERSE CURVE TO THE RIGHT, CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 2 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BIRDIE WAY, HAVING A RADIUS OF 72.00 FEET, AN ARC LENGTH OF 46.80 FEET, A CHORD LENGTH OF 45.98 FEET ON A BEARING OF SOUTH 58 DEGREES 33 MINUTES 30 SECONDS EAST; THENCE ALONG A REVERSE CURVE TO THE LEFT, CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 2 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BIRDIE WAY, HAVING A RADIUS OF 88.00 FEET, AN ARC LENGTH OF 72.77 FEET, A CHORD LENGTH OF 69.35 FEET ON A BEARING OF SOUTH 70 DEGREES 35 MINUTES 46 SECONDS EAST TO THE NORTHEASTERLY CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING; CONTAINING 357,870 SQUARE FEET OR 8.216 ACRES, MORE OR LESS.

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 FEBRUARY 3, 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

SCALE: 1" = 100'



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 UNDER THE NAME OF "ALVAMAR INC ONE ADDITION NO. 2" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL STREETS, DRIVES, ROADS, 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".

OWNER: EAGLE 1968, L.C.,
A KANSAS LIMITED COMPANY
THOMAS S. FRITZEL, MANAGER

ALVAMAR APARTMENTS LC,
A KANSAS LIMITED COMPANY
THOMAS S. FRITZEL, MANAGER

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 THOMAS S. FRITZEL, MANAGER OF EAGLE 1968, L.C., A KANSAS LIMITED COMPANY, 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.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

SHERILL K. NICHOLSON MY COMMISSION EXPIRES _____
NOTARY PUBLIC-State of Kansas
SHERILL K. NICHOLSON
My Appl. Exp. _____

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 THOMAS S. FRITZEL, MANAGER OF ALVAMAR APARTMENTS LC, A KANSAS CORPORATION, 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.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

SHERILL K. NICHOLSON MY COMMISSION EXPIRES _____
NOTARY PUBLIC-State of Kansas
SHERILL K. NICHOLSON
My Appl. Exp. _____

ENDORSEMENTS:

APPROVED AS A MAJOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE & THE UNINCORPORATED AREAS OF DOUGLAS COUNTY
ASSOCIATED PRELIMINARY PLAT APPROVED BY THE LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION, DOUGLAS, COUNTY, KANSAS

SCOTT McCULLOUGH DATE CLAY BRITTON DATE
DIRECTOR, PLANNING & DEVELOPMENT SERVICES CHAIR

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

LESLIE SODEN DATE SHERRI RIEDEMANN DATE
MAYOR 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 _____

REGISTER OF DEEDS
KAY PESNELL

A FINAL PLAT OF
ALVAMAR INC ONE
ADDITION NO. 2
A REPLAT OF LOT 1 & 2, ALVAMAR INC ONE ADDITION
& AN UNPLATTED TRACT OF GROUND,
IN THE NW 1/4 OF SECTION 3, TOWNSHIP 13 SOUTH,
RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS