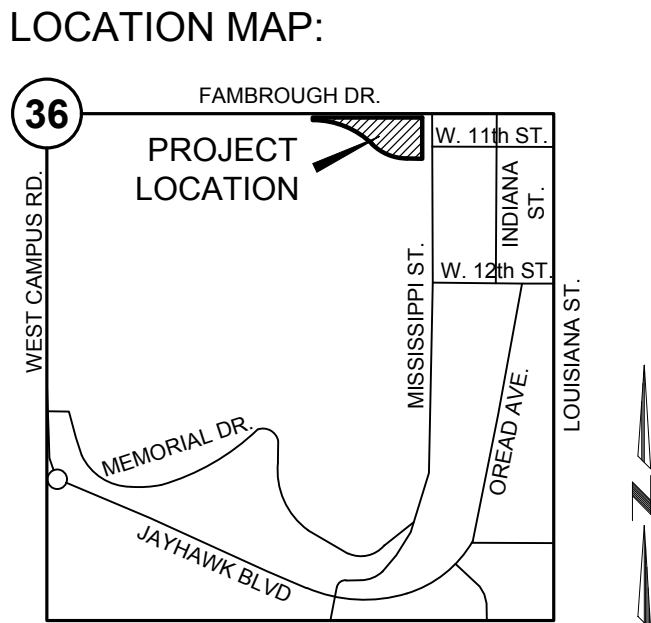
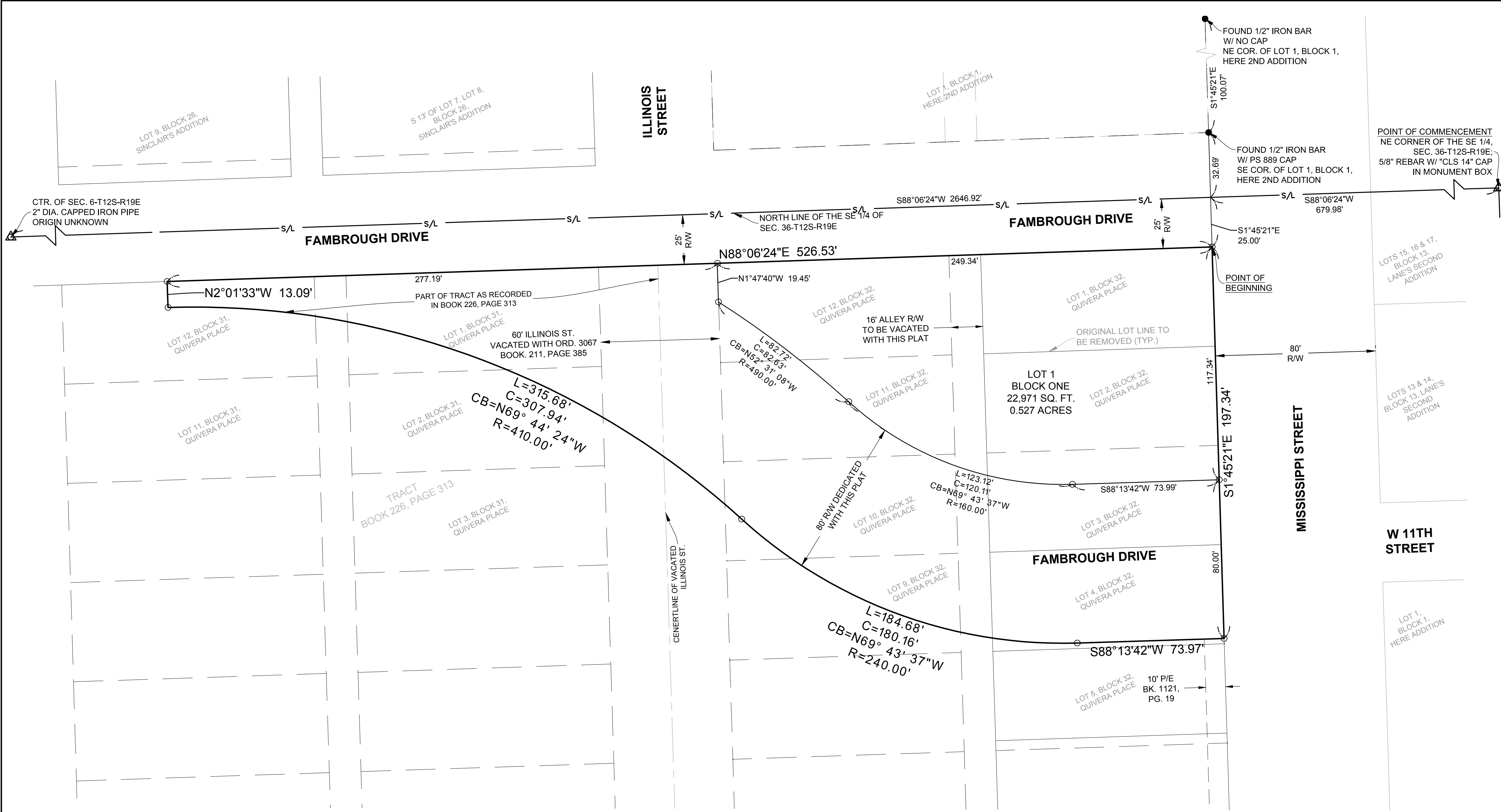
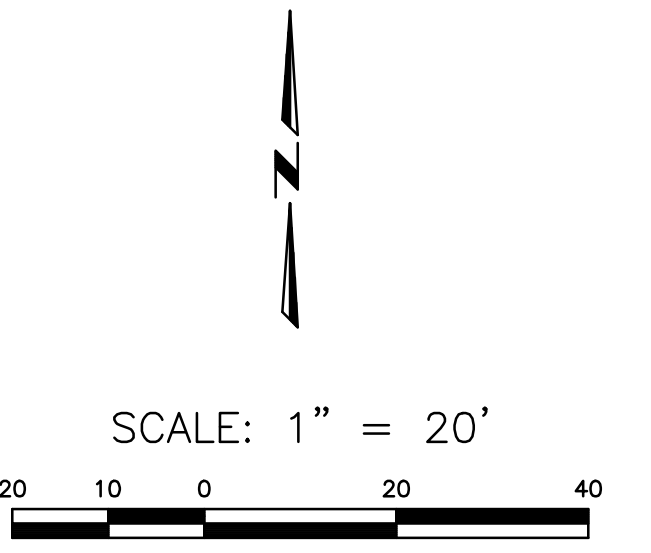


FILE NAME: V:\2016\3016\CAD\Planning\EP\163016\1-FP_FAMBROUGH.dwg LAST SAVED BY: Brian Sturm SAVED DATE: 4/14/2017 12:48 PM PLOTTED: 4/14/2017 1:15 PM



SE 1/4, SEC. 36-T12S-R19E
CITY OF LAWRENCE
DOUGLAS COUNTY, KANSAS
NOT TO SCALE



- MONUMENTATION:
- FOUND 1/2" IRON BAR, SIZE, ORIGIN AS NOTED
 - SET 1/2" X 24" REBAR W / "PS 889" CAP
- LEGEND:
- P/E PEDESTRIAN EASEMENT
 - R/W RIGHT-OF-WAY

NOTES:

ERROR OF CLOSURE = 1: 437,097

BASIS OF BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE NAD 83 NORTH ZONE.

NO PORTION OF THE PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) No. 20045C0178E, BEARING AN EFFECTIVE DATE OF SEPTEMBER 2, 2015.

UPON CONSTRUCTION AND ACCEPTANCE OF ALL PUBLIC IMPROVEMENTS ASSOCIATED WITH THE RELOCATED FAMBROUGH DRIVE, THE EXISTING PORTION OF FAMBROUGH DRIVE RIGHT-OF-WAY LOCATED NORTH OF LOT 1, BLOCK ONE, FAMBROUGH ADDITION, SOUTH OF LOT 1, BLOCK ONE, HERE 2ND ADDITION, EAST OF ILLINOIS STREET AND WEST OF MISSISSIPPI STREET WILL BE VACATED BY SEPARATE INSTRUMENT AND FULL FEE OWNERSHIP OF THE LAND WILL REVERT TO THE OWNERS OF THE PROPERTY ABUTTING THERETO.

CONSTRUCTION OF NEW FAMBROUGH DRIVE AND THE DEDICATION AND VACATION OF ASSOCIATED RIGHTS-OF-WAY SHALL PROCEED IN ACCORDANCE WITH THE CONSTRUCTION AND ACCESS AGREEMENT FILED WITH THE REGISTER OF DEEDS IN BOOK _____, PAGE _____.

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

BRAD C. ZILLIOX, P.S. #889
1310 WAKARUSA DRIVE, SUITE 100
LAWRENCE, KS 66049
785.843.7530

ENDORSEMENTS:

APPROVED AS A MAJOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE & THE UNINCORPORATED AREAS OF DOUGLAS COUNTY

SCOTT MCCULLOUGH DATE
DIRECTOR, PLANNING & DEVELOPMENT SERVICES

PATRICK KELLY DATE
CHAIR

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

LEGAL DESCRIPTION:

A REPLAT OF ALL OF LOTS 1, 2, 3, 11, 12 AND PART OF LOTS 4, 9 AND 10, IN BLOCK 32, QUIVERA PLACE, ALONG WITH THAT PART OF THE 16 FOOT WIDE VACATED ALLEY ADJACENT THERETO, ALSO THAT PORTION OF ILLINOIS STREET AS VACATED WITH ORDINANCE 3067, RECORDED IN BOOK 211, PAGE 385, DATED JUNE 23, 1960, AND THAT PORTION OF A TRACT OF LAND AS DESCRIBED IN THE CORPORATION QUIT CLAIM DEED RECORDED IN BOOK 226, PAGE 313, DATED MARCH 4, 1963, ALL IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 88 DEGREES 06 MINUTES 24 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 679.98 FEET; THENCE SOUTH 1 DEGREE 45 MINUTES 21 SECONDS EAST, A DISTANCE OF 25.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF FAMBROUGH DRIVE AS NOW ESTABLISHED AND THE THE WESTERLY RIGHT-OF-WAY LINE OF MISSISSIPPI STREET, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE CONTINUING SOUTH 1 DEGREE 45 MINUTES 21 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOTS 1, 2, 3 AND 4, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAID MISSISSIPPI STREET, A DISTANCE OF 197.34 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 4; THENCE SOUTH 88 DEGREES 13 MINUTES 42 SECONDS WEST, A DISTANCE OF 73.97 FEET; THENCE ALONG A CURVE TO RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 184.68 FEET, A CHORD LENGTH OF 180.16 FEET ALONG A CHORD BEARING OF NORTH 69 DEGREES 43 MINUTES 37 SECONDS WEST; THENCE ALONG A REVERSE CURVE, BEING RADIAL TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 315.68 FEET, A CHORD LENGTH OF 307.94 FEET ALONG A CHORD BEARING OF NORTH 69 DEGREES 44 MINUTES 24 SECONDS WEST; THENCE NORTH 2 DEGREES 01 MINUTE 33 SECONDS WEST, A DISTANCE OF 13.09 FEET TO A POINT ON THE NORTHERLY LINE OF SAID CORPORATION QUITCLAIM DEED, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FAMBROUGH DRIVE AS NOW ESTABLISHED; THENCE NORTH 88 DEGREES 06 MINUTES 24 SECONDS EAST ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 12 AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID FAMBROUGH DRIVE, BEING 25.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 526.53 FEET TO THE POINT OF BEGINNING; CONTAINING 58,075 SQUARE FEET OR 1.333 ACRES, MORE OR LESS.

DEDICATION:

BE IT KNOWN TO ALL MEN THAT I, THE UNIVERSITY OF KANSAS, AN AGENCY OF THE STATE OF KANSAS, HAS HAD CAUSE FOR THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED AND PLATTED UNDER THE NAME OF "FAMBROUGH ADDITION" AND HAS 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.

BERNADETTE GRAY-LITTLE, CHANCELLOR
UNIVERSITY OF KANSAS

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 BERNADETTE GRAY-LITTLE, CHANCELLOR OF THE UNIVERSITY OF KANSAS, 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.

KATHLEEN MCCURLEY
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY PUBLIC State of Kansas
KATHLEEN S. MCCURLEY
My Appt. Exp. _____

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
FAMBROUGH ADDITION
A SUBDIVISION IN THE CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS
SE 1/4, SEC. 36-T12S-R19E