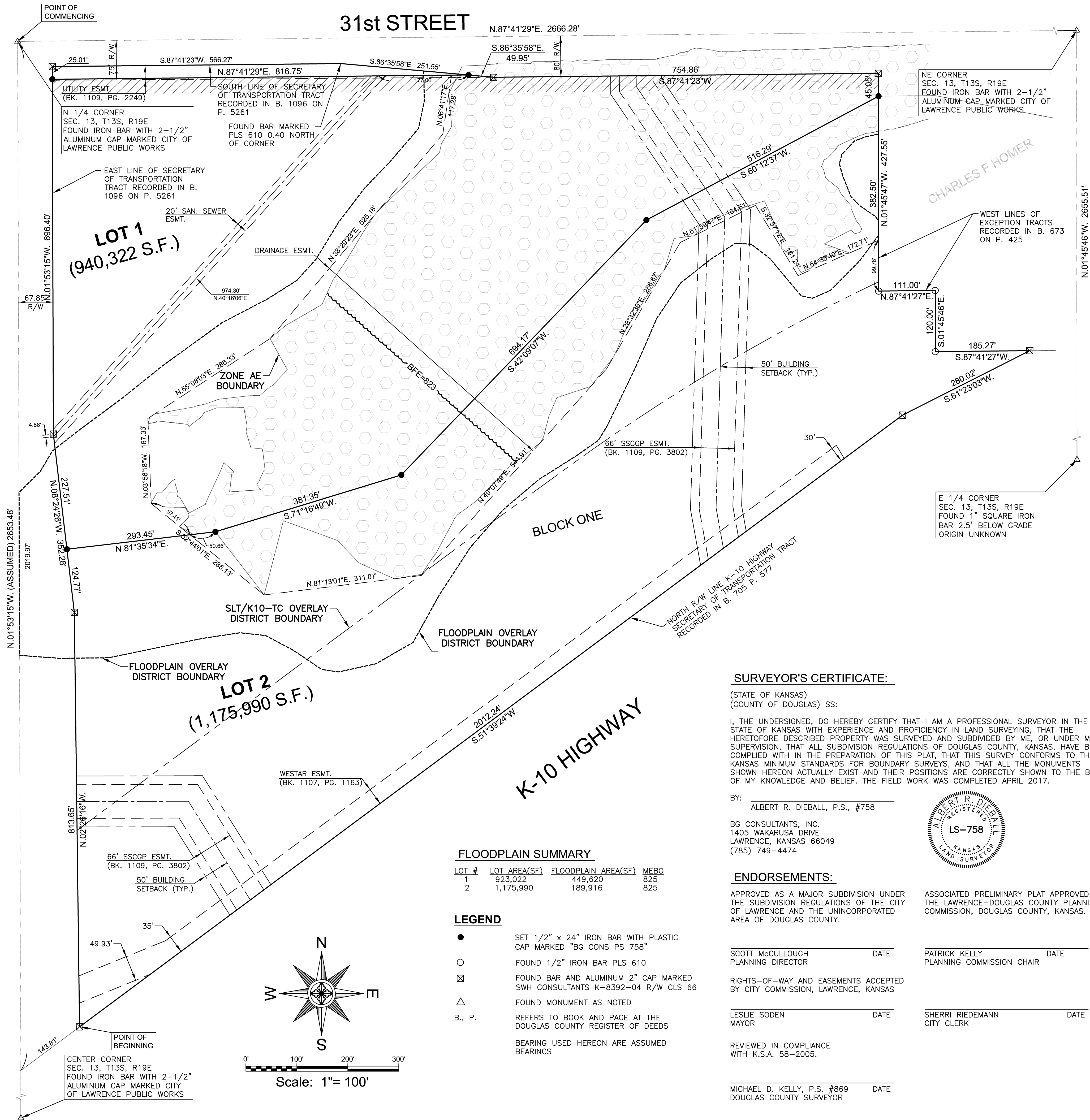


MICHIGAN ST.



FLOODPLAIN SUMMARY

LOT #	LOT AREA(SF)	FLOODPLAIN AREA(SF)	MEBO
1	923,022	449,620	825
2	1,175,990	189,916	825

LEGEND

- SET 1/2" x 24" IRON BAR WITH PLASTIC CAP MARKED "BG CONS PS 758"
- FOUND 1/2" IRON BAR PLS 610
- ☒ FOUND BAR AND ALUMINUM 2" CAP MARKED SWH CONSULTANTS K-8392-04 R/W CLS 66
- △ FOUND MONUMENT AS NOTED
- B., P. REFERS TO BOOK AND PAGE AT THE DOUGLAS COUNTY REGISTER OF DEEDS
- BEARING USED HEREON ARE ASSUMED BEARINGS

SURVEYOR'S CERTIFICATE:

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR IN THE STATE OF KANSAS WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME, OR UNDER MY SUPERVISION, THAT ALL SUBDIVISION REGULATIONS OF DOUGLAS COUNTY, KANSAS, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT, THAT THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE FIELD WORK WAS COMPLETED APRIL 2017.

BY: _____
ALBERT R. DIEBALL, P.S., #758

BG CONSULTANTS, INC.
1405 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
(785) 749-4474

ENDORSEMENTS:

APPROVED AS A MAJOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE AND THE UNINCORPORATED AREA OF DOUGLAS COUNTY.

SCOTT McCULLOUGH _____ DATE _____
PLANNING DIRECTOR

RIGHTS-OF-WAY AND EASEMENTS ACCEPTED BY CITY COMMISSION, LAWRENCE, KANSAS

LESLIE SODEN _____ DATE _____
MAYOR

REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005.

MICHAEL D. KELLY, P.S. #869 _____ DATE _____
DOUGLAS COUNTY SURVEYOR



ASSOCIATED PRELIMINARY PLAT APPROVED BY THE LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION, DOUGLAS COUNTY, KANSAS.

PATRICK KELLY _____ DATE _____
PLANNING COMMISSION CHAIR

SHERRI RIEDEMANN _____ DATE _____
CITY CLERK

LAND DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH P.M. IN DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 13
S.1°53'15"E. (BEING AN ASSUMED BEARING) 2019.97 FEET TO A POINT 633.51 FEET N.1°53'15"W. OF THE CENTER OF SAID SECTION 13, SAID POINT BEING ON THE SOUTHERLY MOST POINT OF A TRACT FOR RIGHT-OF-WAY ACQUIRED BY THE KANSAS SECRETARY OF TRANSPORTATION CONVEYED IN BOOK 1096 ON PAGE 5261 AND THE NORTHWEST CORNER OF A TRACT CONVEYED TO THE KANSAS SECRETARY OF TRANSPORTATION FOR K-10 HIGHWAY RIGHT-OF-WAY RECORDED IN BOOK 705 ON PAGE 577 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG A SOUTHERLY LINE OF THE SAID KANSAS SECRETARY OF TRANSPORTATION TRACT (IN BOOK 1096 ON PAGE 5261)
N.51°39'24"E. 143.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST AND SOUTH LINES OF THE SAID SECRETARY OF TRANSPORTATION TRACT (IN BOOK 1096 ON PAGE 5261) THE FOLLOWING SIX COURSES
(1)N.2°26'16"W. 813.65 FEET; THENCE
(2)N.8°24'26"W. 352.28 FEET; THENCE
(3)N.1°53'15"W. 721.41 FEET; THENCE
(4)N.87°41'23"E. 566.27 FEET; THENCE
(5)S.86°35'58"E. 301.50 FEET; THENCE
(6)N.87°41'23"E. 754.86 FEET TO A SOUTHEAST CORNER IN THE SAID KANSAS SECRETARY OF TRANSPORTATION TRACT AND THE WEST LINE OF TRACTS DESCRIBED AS EXCEPTIONS RECORDED IN BOOK 673 ON PAGE 425 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG THE WEST LINES OF THE SAID EXCEPTION TRACTS THE FOLLOWING FOUR COURSES
(1)S.1°45'47"E. 427.55 FEET; THENCE
(2)N.87°41'27"E. 111.00 FEET; THENCE
(3)S.1°45'46"E. 120.00 FEET; THENCE
(4)N.87°41'27"E. 185.27 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID K-10 HIGHWAY (IN BOOK 705 ON PAGE 577); THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID K-10 HIGHWAY THE FOLLOWING TWO COURSES
(1)S.61°23'03"W. 280.02 FEET; THENCE
(2)S.51°39'24"W. 2012.24 FEET TO THE POINT OF BEGINNING, CONTAINING 48.584 ACRES.

GENERAL NOTES:

1. THE BASIS OF BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE ZONE 1501.
2. ERROR OF CLOSURE FOR BOUNDARY = 1:958,799
3. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS IN BOOK _____, PAGE _____.
4. THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO SECTION 20-811(g) OF THE SUBDIVISION REGULATIONS.
5. THE LOTS WILL BE PINNED PRIOR TO THE RECORDATION OF THE FINAL PLAT AT THE REGISTER OF DEEDS OFFICE, PER SECTION 20-811(k).
6. ALL UTILITIES WILL BE UNDERGROUND, PER SECTION 20-809(f)(4)(iv).
7. THE DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE 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. NO STRUCTURES, FENCES OR FILL SHALL BE PERMITTED IN THE DRAINAGE EASEMENT.
8. 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.
9. NO ACCESS WILL BE PERMITTED TO 31st STREET EXCEPT FOR LIMITED EMERGENCY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL.

FLOODPLAIN DATA

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 20045C0186D, EFFECTIVE DATE AUGUST 5, 2010.

BENCHMARK

BM #DG43 - CONCRETE WITH REBAR AND DOUGLAS COUNTY CAP LOCATED 2.5 MILES WEST OF US HWY. 59 AND K-10 (INTERSECTION OF IOWA ST AND 23RD ST) AND 1/2 MILE NORTH ON WAKARUSA DR. THEN APPROXIMATELY 0.25 MILES WEST. ELEV.=994.38

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 UNDER THE NAME OF "PAXTON PLACE ADDITION" 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."

BY: _____
TIMOTHY F. STULTZ, MANAGER
CASTLE ROCK, L.C.

ACKNOWLEDGEMENT:

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:

I, JOHN F. KELLEY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT TIMOTHY F. STULTZ, MANAGER, CASTLE ROCK, L.C., IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION AND DELIVERY OF THIS PLAT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____. MY COMMISSION EXPIRES 08-12-2017.

NOTARY PUBLIC

FILING RECORD:

(STATE OF KANSAS)
(COUNTY OF DOUGLAS) SS:

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 _____, 20____, AND IS DULY RECORDED AT ____ AM/PM, IN PLAT BOOK _____, PAGE _____.

KAY PESNELL, REGISTER OF DEEDS

A FINAL PLAT OF PAXTON PLACE ADDITION

A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS
COUNTY, KANSAS
NE 1/4, SEC. 13-T13S-R19E