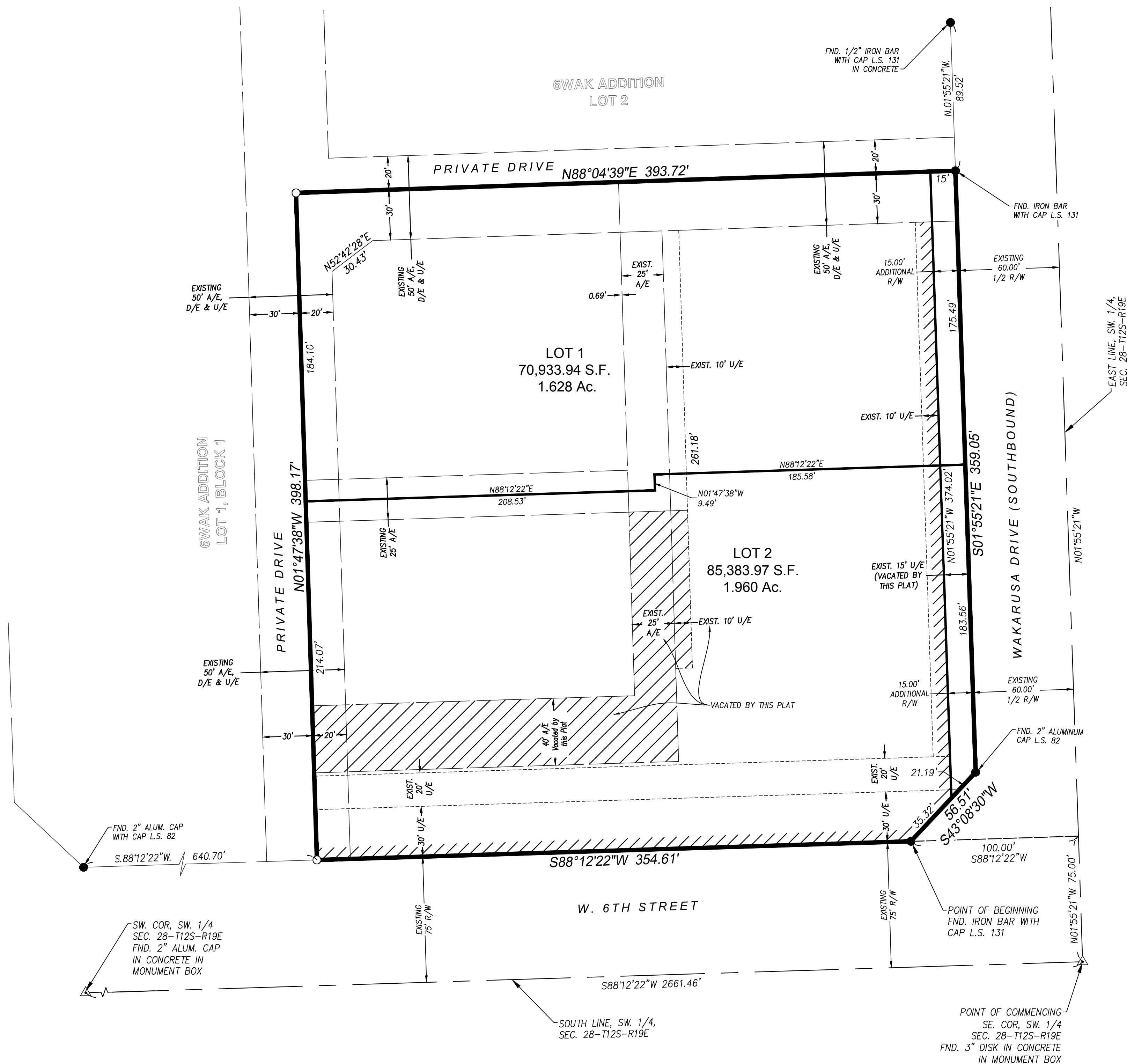


6WAK ADDITION PHASE II

A MINOR SUBDIVISION / REPLAT OF LOTS 3, 4 AND 5, 6WAK ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



NOTES:

- Basis of Bearings: Kansas North Zone, U.S. State Plane, NAD 83, S 88°12'22\"W, along the South line of the Southwest 1/4 of Section 28-T12S-R19E.
- CLOSURE CALCULATIONS:
Precision, 1 part in: 17,419,997.067
Error distance: 0.0001X'
Error direction: N 51°20'55\" E
Perimeter: 1562.055'
- All bearings and distances shown on this plat are measured unless otherwise noted.
- Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20045C0156E, revised September 2, 2015, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
- Lots shall be pinned in accordance with Section 21-302.2 of the codes of the City of Lawrence.
- Community features within a mile of this property: Lawrence Nature Park, Indoor Aquatic Center, Quail Run Park, Viola and Conrad McGrew Nature Preserve, and DeVictor Park.
- Further division or consolidation of any lots in this Minor Subdivision is prohibited, and shall be processed as a Major Subdivision, unless the action meets the exception noted in Section 20-808(c)(5)(i).
- Typical soil types: Martin-Sogn-Vinland Association.
- This Minor Subdivision / Replat modifies the existing right-of-way for Wakarusa Drive. Public improvements are proposed for a right-in turn lane off West 6th Street with this Minor Subdivision / Replat.
- The property within this Minor Subdivision is zoned PCD. All new construction shall conform to the setback regulations of the PCD zoned district as recorded on the Final Development Plan for 6WAK Addition in Book P-18, Pages: 195-199, at the Register of Deeds in Douglas County, Kansas.

LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2\" X 24\" REBAR WITH RIC KSCLS 234 CAP
- A/E ACCESS EASEMENT
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- ▨ RESTRICTED ACCESS



DESCRIPTION

A replat of Lots 3, 4 and 5, Block 1, 6WAK Addition, a subdivision in the Southwest Quarter of Section 28, Township 12 South, Range 19 East, in the City of Lawrence, Douglas County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 28; thence North 01°55'21\" West, along the East line of said Southwest Quarter, a distance of 75.00 feet; thence departing said East line, South 88°12'22\" West, a distance of 100.00 to a point on the North right-of-way line of West 6th Street (U.S. Highway 40), as now established and to the Point of Beginning; thence continuing South 88°12'22\" West, along said North right-of-way line, a distance of 354.61 feet; thence departing said North right-of-way line, North 01°47'38\" West, a distance of 398.17 feet; thence North 88°04'39\" East, a distance of 393.72 feet to the West right-of-way line of Wakarusa Drive, as now established; thence South 01°55'21\" East, along said West right-of-way line, a distance of 359.05 feet; thence South 43°08'30\" West, continuing along said West right-of-way line, a distance of 56.51 feet to the Point of Beginning. Containing 156,317 square feet or 3.58 acres, more or less.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "6WAK ADDITION PHASE II".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City of Lawrence, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Lawrence, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

Areas designated on the accompanying plat as "Access Easement" are hereby dedicated to the public for the purpose of access (A/E). No fence, wall, planting, structure or other obstruction may be placed or maintained in said A/E without approval of the City of Lawrence, Kansas Planning

ACKNOWLEDGEMENT

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ____ day of _____, 20____.

6WAK Land Investments, L.L.C.

Douglas Compton, Managing Member

STATE OF KANSAS)
) SS
COUNTY OF DOUGLAS)

BE IT REMEMBERED, that on this ____ day of _____, 2017, before me a Notary Public in and for said County and State, came Douglas Compton, Managing Member of 6WAK Land Investments, L.L.C., who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public My Appointment Expires: _____

STATE OF KANSAS)
) SS
COUNTY OF DOUGLAS)

BE IT REMEMBERED, that on this ____ day of _____, 2017, before me a Notary Public in and for said County and State, came Leslie Soden, Mayor, City of Lawrence, who is personally known to me to be the same person 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 seal on the day and year last written above.

Notary Public My Appointment Expires: _____

FILING RECORD:

State of Kansas
County of Douglas

This is the 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 ____;
Plat Book _____; Page _____.

Kay Pesnell, Register of Deeds Date

ENDORSEMENTS:

Approved as a Minor Subdivision
under the Subdivision Regulations of the
City of Lawrence & Unincorporated area of
Douglas County, Kansas

Rights-Of-Way and Easements
Accepted By
City Commission
Lawrence, Kansas

Scott McCullough, Planning Director Date Leslie Soden, Mayor

Reviewed in accordance with K.S.A. 58-2005

Michael D. Kelly, P.S. #869, County Surveyor Sherri Riedemann, City Clerk

CERTIFICATION

This is to certify on the ____ day of _____, 2017, this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

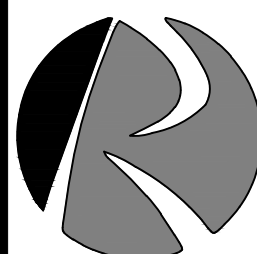
Roger B. Dill, Kansas PS-1408
rdill@ric-consult.com

6WAK ADDITION PHASE II

Prepared For:
6WAK Land Investments
c/o Douglas Compton

Date of Preparation:
June 12, 2017

By: RCW



207 S. 5th Street
Leavenworth, Kansas 66048

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Infrastructure
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