

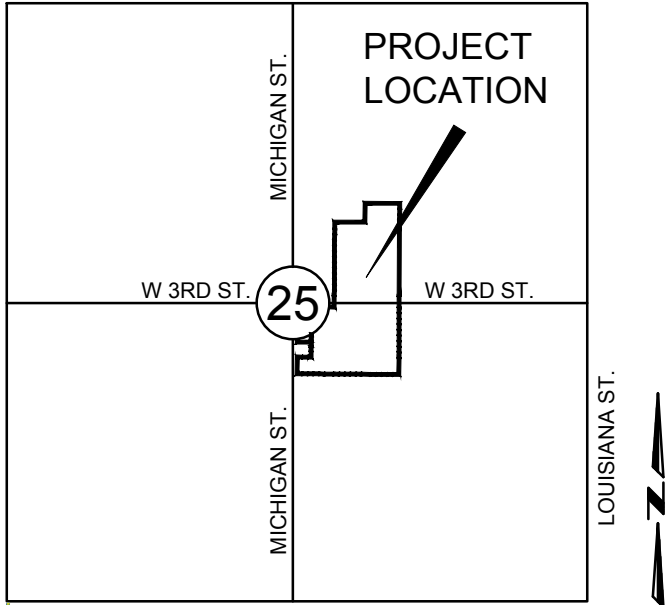
MONUMENTATION:

- ☐ SET 1/2" IRON BAR WITH PS 889 CAP
- ☒ FOUND IRON BAR, SIZE AND ORIGIN AS NOTED

LEGEND:

- | | |
|-----|--------------------|
| (M) | MEASURED DIMENSION |
| (P) | PLATTED DIMENSION |
| U/E | UTILITY EASEMENT |
| D/E | DRAINAGE EASEMENT |

LOCATION MAP:



SEC 25-12-19
DOUGLAS COUNTY, KANSAS
NOT TO SCALE

LEGAL DESCRIPTION:

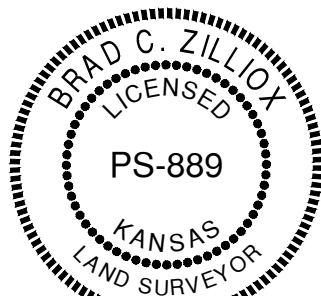
LOT 2, BLOCK 1, LAWRENCE MEMORIAL HOSPITAL ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, ALSO ALL OF LOTS 74, 76, 78, 80, 82, 84 AND THE NORTH 15 FEET OF LOT 86, IN BLOCK 24, IN THAT PART OF THE CITY OF LAWRENCE KNOWN AS WEST LAWRENCE, IN DOUGLAS COUNTY, KANSAS.

NOTES:

1. 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. THE CITY IS HEREBY GRANTED TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO SECTION 20-811 (g) OF THE SUBDIVISION. TREES WITHIN THE RIGHT-OF-WAY REQUIRE TREE ROOT PROTECTION WITHIN A 10' RADIUS OF THE TREE TRUNK.
2. SUBJECT PROPERTY IS LYING WITHIN TWO FEMA DESIGNATED FLOOD ZONES. PORTION OF THE PROPERTY (AS SHOWN) IS DESIGNATED AS "SHADED" FLOOD ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BE LEVES FROM 1% ANNUAL CHANCE FLOOD PORTION OF THE PROPERTY LIES WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD BOUNDARY). THIS INFORMATION OBTAINED FROM FEMA PROVIDED FLOOD INSURANCE RATE MAP NUMBER 20045C0157E AND 20045C0176E, LAST REVISED SEPTEMBER 2, 2015.
3. NO PERSON MAY CONSTRUCT, MAINTAIN OR ALLOW ANY NATURAL OR NON-NATURAL STRUCTURE OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHUBBERY, BERMS, FENCES AND WALLS) UPON A DRAINAGE EASEMENT THAT THE DIRECTOR OF PUBLIC WORKS FINDS IMPEDES, DETAINS, RETAINS OR OTHERWISE INTERFERES WITH THE DRAINAGE OF STORMWATER REGARDLESS OF THE SOURCE OF STORMWATER.
4. ERROR OF CLOSURE = 1: 1,187,188
5. BASIS OF BEARINGS: KANSAS STATE PLANE NAD 83 NORTH ZONE.

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 MARCH 17, 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

SCALE: 1" = 100'



DEDICATION:

BE IT KNOWN TO ALL MEN THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE NO CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF "LAWRENCE MEMORIAL HOSPITAL 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 "DRAINAGE EASEMENT" OR "D/E", "UTILITY EASEMENT" OR "U/E" AND "RIGHTS-OF-WAY" OR "R/W".

RUSSELL W. JOHNSON,
PRESIDENT AND CHIEF EXECUTIVE OFFICER OF LAWRENCE MEMORIAL HOSPITAL

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 DOUGLAS COUNTY AND KANSAS, CAME ROBERT W RUSSELL W. JOHNSON, PRESIDENT AND CHIEF EXECUTIVE OFFICER OF LAWRENCE MEMORIAL HOSPITAL, 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 AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

ENDORSEMENTS:

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

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

LESLIE SODEN
MAYOR

SHERRI RIEDEMANN
CITY CLERK

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

MICHAEL D. KELLY, P.S. #869
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

LAWRENCE MEMORIAL HOSPITAL NO. 2

A MINOR SUBDIVISION / REPLAT OF
 LOT 2, BLOCK 1, LAWRENCE MEMORIAL HOSPITAL ADDITION AND
 ALL OF LOTS 74, 76, 78, 80, 82, 84 AND PART OF LOT 86,
 IN BLOCK 24, WEST LAWRENCE,
 IN THE CITY OF LAWRENCE,
 DOUGLAS COUNTY, KANSAS

NE 1/4 & SE 1/4,
SEC. 25-T12S-R19E

**LANDPLAN
ENGINEERING PA**

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LAWRENCE MEMORIAL HOSPITAL NO. 2
A MINOR SUBDIVISION / REPLAT OF
LOT 2, BLOCK 1, LAWRENCE MEMORIAL HOSPITAL ADDITION AND
ALL OF LOTS 74, 76, 80, 82, 84 AND PART OF LOT 86, IN BLOCK 24, WEST LAWRENCE,
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

[illegible]

DATE:	4/6/2017
PROJECT NO.:	20173001
DESIGNED BY:	
DRAWN BY:	DV
CHECKED BY:	BZ

ISSUE	SHEET NO.
A	1
OF	1 SHEETS