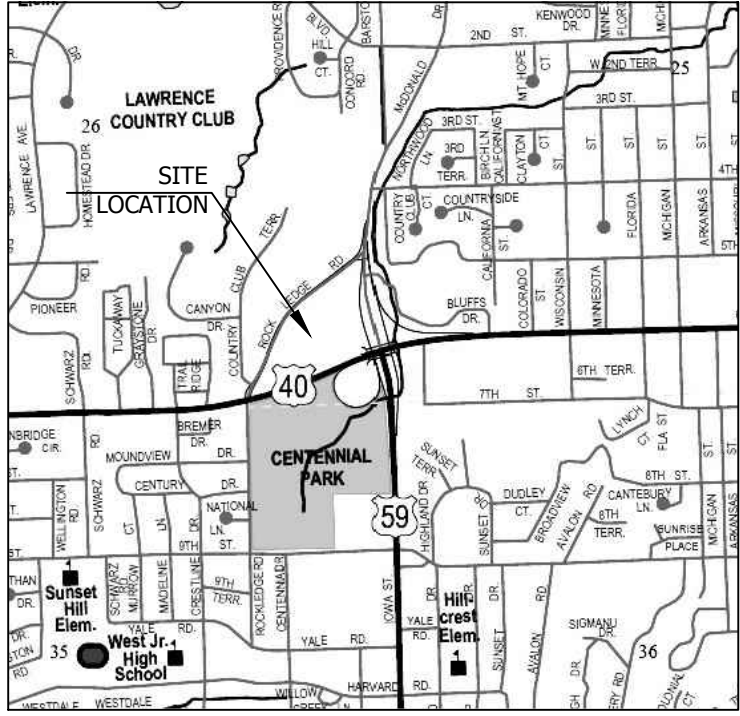


ROCKLEDGE HOTELS ADDITION

A MINOR SUBDIVISION REPLAT OF ALL OF LOT 2, AND PORTIONS OF LOTS 3 AND 4 , ROCKLEDGE NORTH,
AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



VICINITY MAP
NOT TO SCALE

30.0' NON-EXCLUSIVE CROSS ACCESS EASEMENT:

COURSE TABLE

①	L-18.89' Δ-1°35'57" RT. (CHD. N24°01'02"E - 18.89')	R-676.78' Δ-57°19'08" LT. (CHD. 33°39'58"E - 204.31')
②	L-24.38' Δ-39°54'56" RT. (CHD. S51°17'48"E - 23.89')	R-35.00' Δ-39°04'27" LT. (CHD. 50°31'06"E - 50.17')
③	S30°58'42"E - 19.85'	R-75.00' Δ-57°28'06" RT. (CHD. S33°44'27"W - 175.95')
④	L-51.16' Δ-39°04'27" LT. (CHD. 50°31'06"E - 50.17')	R-515.00' Δ-10°12'40" LT. (CHD. N75°02'55"W - 57.26')
⑤	S70°04'51"E - 152.00'	R-285.00' Δ-10°25'49" RT. (CHD. S75°02'55"E - 51.81')
⑥	L-91.78' Δ-10°12'40" LT. (CHD. 57°50'09"W - 72.33')	R-285.00' Δ-10°25'49" RT. (CHD. S75°02'55"E - 51.81')
⑦	L-51.88' Δ-10°25'49" RT. (CHD. S75°02'55"E - 51.81')	R-285.00' Δ-10°25'49" RT. (CHD. S75°02'55"E - 51.81')
⑧	S69°50'00"E - 48.63'	R-285.00' Δ-10°25'49" RT. (CHD. S75°02'55"E - 51.81')
⑨	N67°28'08"E - 4.20'	R-285.00' Δ-10°25'49" RT. (CHD. S75°02'55"E - 51.81')
⑩	S28°35'09"E - 4.32'	R-285.00' Δ-10°25'49" RT. (CHD. S75°02'55"E - 51.81')
⑪	S69°50'00"E - 10.69'	R-285.00' Δ-10°25'49" RT. (CHD. S75°02'55"E - 51.81')
⑫	S28°35'09"E - 29.13'	R-285.00' Δ-10°25'49" RT. (CHD. S75°02'55"E - 51.81')
⑬	S61°24'51"E - 8.05'	R-285.00' Δ-10°25'49" RT. (CHD. S75°02'55"E - 51.81')
⑭	S28°35'09"E - 25.00'	R-285.00' Δ-10°25'49" RT. (CHD. S75°02'55"E - 51.81')
⑮	N61°24'51"E - 8.05'	R-285.00' Δ-10°25'49" RT. (CHD. S75°02'55"E - 51.81')
⑯	S28°35'09"E - 40.04'	R-285.00' Δ-10°25'49" RT. (CHD. S75°02'55"E - 51.81')
⑰	N61°42'57"E - 30.00'	R-285.00' Δ-10°25'49" RT. (CHD. S75°02'55"E - 51.81')
⑱	N28°35'09"W - 3.29'	R-213.00' Δ-57°19'08" LT. (CHD. 33°39'58"E - 204.31')
⑲	L-213.09' Δ-57°19'08" LT. (CHD. 33°39'58"E - 204.31')	R-213.00' Δ-57°19'08" LT. (CHD. 33°39'58"E - 204.31')
⑳	N5°00'24"E - 77.13'	R-213.00' Δ-57°19'08" LT. (CHD. 33°39'58"E - 204.31')
㉑	N69°50'00"W - 31.08'	R-213.00' Δ-57°19'08" LT. (CHD. 33°39'58"E - 204.31')
㉒	S5°00'24"W - 85.26'	R-213.00' Δ-57°19'08" LT. (CHD. 33°39'58"E - 204.31')
㉓	L-183.55' Δ-57°28'06" RT. (CHD. S33°44'27"W - 175.95')	R-213.00' Δ-57°19'08" LT. (CHD. 33°39'58"E - 204.31')
㉔	N28°35'09"W - 72.33'	R-213.00' Δ-57°19'08" LT. (CHD. 33°39'58"E - 204.31')
㉕	N69°50'00"W - 76.94'	R-213.00' Δ-57°19'08" LT. (CHD. 33°39'58"E - 204.31')
㉖	L-57.34' Δ-10°25'49" LT. (CHD. N75°02'55"W - 57.26')	R-213.00' Δ-57°19'08" LT. (CHD. 33°39'58"E - 204.31')
㉗	L-86.44' Δ-10°12'40" RT. (CHD. N75°09'29"W - 86.32')	R-213.00' Δ-57°19'08" LT. (CHD. 33°39'58"E - 204.31')
㉘	N70°04'51"W - 152.01'	R-213.00' Δ-57°19'08" LT. (CHD. 33°39'58"E - 204.31')
㉙	L-30.68' Δ-39°04'27" RT. (CHD. N50°30'38"W - 30.09')	R-213.00' Δ-57°19'08" LT. (CHD. 33°39'58"E - 204.31')
㉚	L-30.68' Δ-39°04'27" RT. (CHD. N50°30'38"W - 30.09')	R-213.00' Δ-57°19'08" LT. (CHD. 33°39'58"E - 204.31')
㉛	N30°58'42"W - 19.85'	R-213.00' Δ-57°19'08" LT. (CHD. 33°39'58"E - 204.31')
㉜	L-42.62' Δ-35°23'28" LT. (CHD. N44°21'13"W - 41.95')	R-213.00' Δ-57°19'08" LT. (CHD. 33°39'58"E - 204.31')
㉝	L-34.01' Δ-2°52'44" LT. (CHD. S26°15'23"W - 34.00')	R-213.00' Δ-57°19'08" LT. (CHD. 33°39'58"E - 204.31')

LEGEND

SET ¾" x 24" REBAR WITH BARTLETT & WEST CLS 14 ID CAP
FOUND ½" REBAR (ORIGIN UNKNOWN)
FOUND ¾" REBAR WITH BARTLETT & WEST CLS 14 ID CAP
MEASURED BEARING & DISTANCE
RECORD BEARING & DISTANCE
RIGHT-OF-WAY
UTILITY EASEMENT
BOUNDARY LINE
EASEMENT LINE
CENTERLINE
EXISTING PROPERTY LINE
LOT LINE
EXISTING ACCESS EASEMENT BOOK 521, PAGE 1605
EXISTING ACCESS EASEMENT BOOK 257, PAGE 66

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 ____.

KAY PESNELL
REGISTER OF DEEDS

ENDORSEMENTS:

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

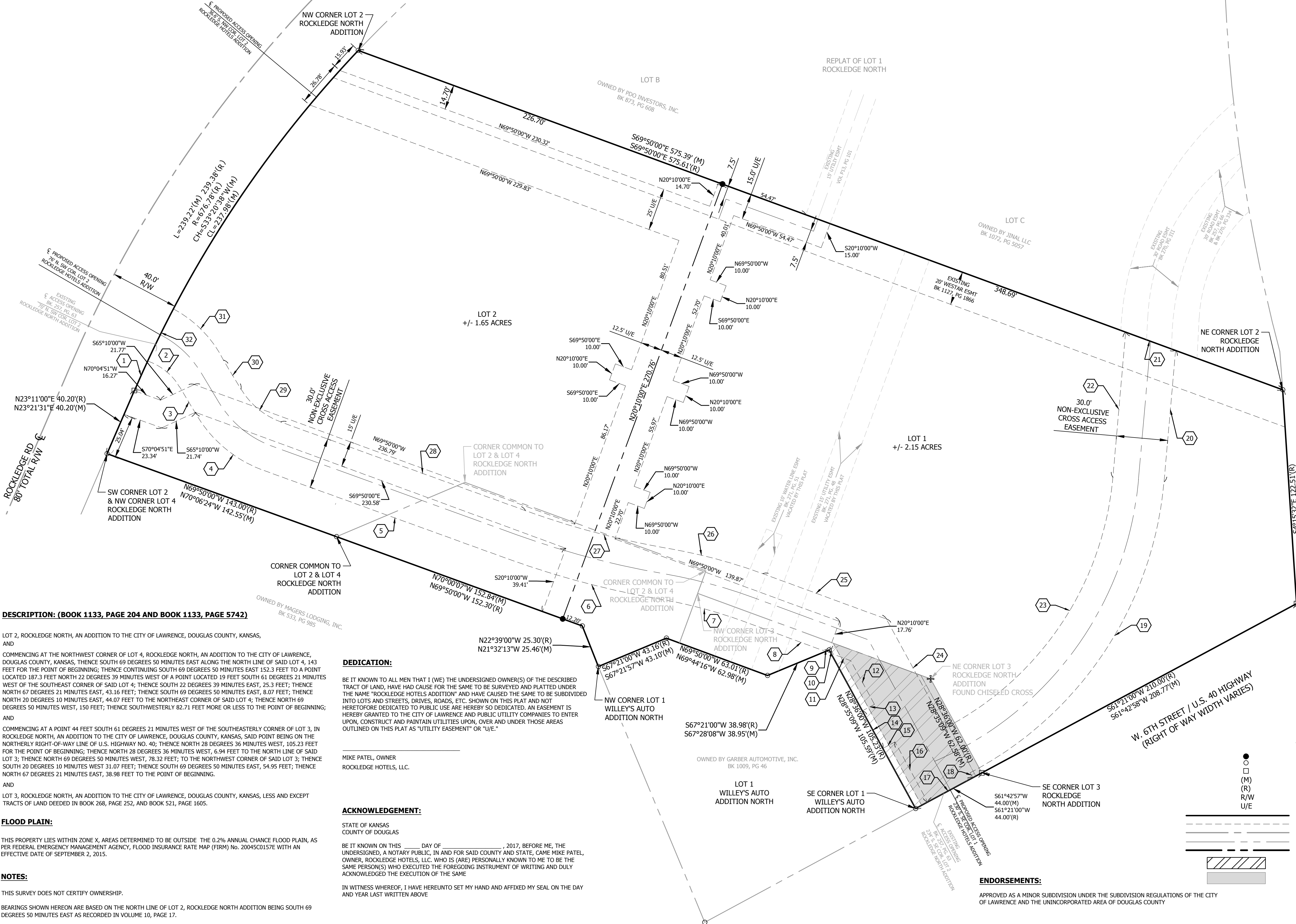
SCOTT McCULLOUGH _____ DATE _____

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

LESJIE SODEN _____ DATE _____
MAYOR

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

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



DESCRIPTION: (BOOK 1133, PAGE 204 AND BOOK 1133, PAGE 5742)

LOT 2, ROCKLEDGE NORTH, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,
AND

COMMENCING AT THE NORTHWEST CORNER OF LOT 4, ROCKLEDGE NORTH, AN ADDITION TO THE CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS, THENCE SOUTH 69 DEGREES 50 MINUTES EAST ALONG THE NORTH LINE OF SAID LOT 4, 143
FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 69 DEGREES 50 MINUTES EAST 152.3 FEET TO A POINT
LOCATED 187.3 FEET NORTH 22 DEGREES 39 MINUTES WEST OF A POINT LOCATED 19 FEET SOUTH 61 DEGREES 21 MINUTES
WEST OF THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 22 DEGREES 39 MINUTES EAST, 25.3 FEET; THENCE
NORTH 67 DEGREES 21 MINUTES EAST, 43.16 FEET; THENCE SOUTH 69 DEGREES 50 MINUTES EAST, 8.07 FEET; THENCE
NORTH 20 DEGREES 10 MINUTES EAST, 44.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE NORTH 69
DEGREES 50 MINUTES WEST, 150 FEET; THENCE SOUTHWESTERLY 82.71 FEET MORE OR LESS TO THE POINT OF BEGINNING;
AND

COMMENCING AT A POINT 44 FEET SOUTH 61 DEGREES 21 MINUTES WEST OF THE SOUTHEAST CORNER OF LOT 3, IN
ROCKLEDGE NORTH, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, SAID POINT BEING ON THE
NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 40; THENCE NORTH 28 DEGREES 36 MINUTES WEST, 105.23 FEET
FOR THE POINT OF BEGINNING; THENCE NORTH 28 DEGREES 36 MINUTES WEST, 6.94 FEET TO THE NORTH LINE OF SAID
LOT 3; THENCE NORTH 69 DEGREES 50 MINUTES WEST, 78.32 FEET; TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE
SOUTH 20 DEGREES 10 MINUTES WEST 31.07 FEET; THENCE SOUTH 69 DEGREES 50 MINUTES EAST, 54.95 FEET; THENCE
NORTH 67 DEGREES 21 MINUTES EAST, 38.98 FEET TO THE POINT OF BEGINNING.

AND
LOT 3, ROCKLEDGE NORTH, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, LESS AND EXCEPT
TRACTS OF LAND DEEDED IN BOOK 268, PAGE 252, AND BOOK 521, PAGE 1605.

FLOOD PLAIN:

THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS
PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) No. 20045C0157E WITH AN
EFFECTIVE DATE OF SEPTEMBER 2, 2015.

NOTES:

THIS SURVEY DOES NOT CERTIFY OWNERSHIP.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 2, ROCKLEDGE NORTH ADDITION BEING SOUTH 69
DEGREES 50 MINUTES EAST AS RECORDED IN VOLUME 10, PAGE 17.

SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE COMMITMENT NO. 01109-57593, ISSUED BY STEWART TITLE
COMPANY, DATED MARCH 27, 2017.

FURTHER DIVISION OR CONSOLIDATION OF ANY LOTS CONTAINED IN THIS MINOR SUBDIVISION/REPLAT IS PROHIBITED,
AND SHALL BE PROCESSED AS A MAJOR SUBDIVISION, UNLESS THE ACTION MEETS THE EXCEPTION NOTED IN SECTION
20-808(C)(5)(i)

REFERENCE SURVEYS:

FINAL PLAT OF ROCKLEDGE NORTH ADDITION RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS IN
VOLUME 10 PAGE 17.

FINAL PLAT OF WILLEY'S AUTO ADDITION NORTH RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS
IN PLAT BOOK P15 PAGE 868.

FINAL PLAT OF REPLAT OF LOT 1, ROCKLEDGE NORTH IN VOLUME P13 PAGE 101

UNRECORDED A.L.T.A SURVEY BY BARTLETT & WEST, PROJECT 18836.001, FEBRUARY 2016

DEDICATION:

BE IT KNOWN TO ALL MEN THAT I (WE) THE UNDERSIGNED OWNER(S) OF THE DESCRIBED
TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER
THE NAME "ROCKLEDGE HOTELS ADDITION" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED
INTO LOTS AND 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."

MIKE PATEL, OWNER
ROCKLEDGE HOTELS, LLC.

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT KNOWN ON THIS ____ DAY OF _____, 2017, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME MIKE PATEL,
OWNER, ROCKLEDGE HOTELS, LLC. WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE
SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY
ACKNOWLEDGED 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 _____

CERTIFICATION

I, JOHN R. SOMMERS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF KANSAS, DO HEREBY CERTIFY THAT I
HAVE MADE THE HEREON DESCRIBED SURVEY COMPLETED ON THE GROUND ON MARCH 23, 2017 AND THAT SAID
SURVEY MEETS OR EXCEEDS CURRENT KANSAS MINIMUM STANDARDS ADOPTED BY KANSAS STATE BOARD OF
TECHNICAL PROFESSIONS.

JOHN R. SOMMERS, P.S. #1542
BARTLETT AND WEST

Bartlett & West

544 Columbia Drive
Lawrence, Kansas 66049
785.749.9452 - 866.869.8033
www.bartwest.com

ROCKLEDGE HOTELS ADDITION

CITY OF LAWRENCE
DOUGLAS COUNTY, KANSAS

DESIGNED BY:

DRAWN BY: JCW / LWB

APPROVED BY: JRS

DESIGN PROJ: 18836.000

CONST PROJ:

SCALE: AS NOTED

DATE: MAY 2017

DRAWING NO:

1

SHEET NO:

1 of 1