

**SURVEYOR'S CERTIFICATION**

I hereby certify that the platted area shown hereon is the true and accurate result of a field survey performed under my direct supervision in June, 2017, and that the plat is a closed traverse. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

Steven D. Williams, P.S. #1391  
P.O. Box 4444  
Lawrence, KS 66046  
(785)832-2121

**GENERAL NOTES**

1. Basis of Bearings for this Plat is the East Line of Lots 188, 189 and 190 Fairfax (N 00°00'00"E Assumed).
2. No part of the property is encumbered by the "Special Flood Hazard Area" per FEMA Flood Insurance Study and Map Number: 20045C0178E, Map Revised: September 2, 2015.
3. Further division or consolidation of any lots contained 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).
4. The lots will be pinned prior to recordation of the Major Subdivision/Replat at the Register of Deeds Office (per Section 20-811(k)).
5. Street trees shall be provided in accordance with the Master Street Tree Plan recorded with the Register of Deeds Book \_\_\_\_\_, Page \_\_\_\_\_.
6. The City is hereby granted a temporary right of entry to plant the required street trees pursuant to Section 20-811(g) of the City Subdivision Regulation.
7. Drainage easements shall be maintained by 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.
8. Soils investigations shall be performed before primary structures are erected on lots with slopes greater than 3:1, or non-engineered fill greater than 12 inches. A soils engineer licensed by the State of Kansas, shall perform investigations, and a report of the investigation shall be submitted to the City of Lawrence Codes Enforcement Division. Other lots may be required to be investigated where excavation reveals indications of unsuitable conditions.
9. Twenty feet of right-of-way is being vacated from 12th Street. No improvements are proposed for 12th Street or Laura Avenue. In lieu of construction of public sidewalk improvements, the owner of this property has signed an Agreement Not to Protest the formation of a benefit district for sidewalk improvements to 12th Street and Laura Avenue is recorded with the Register of Deeds Book \_\_\_\_\_, Page \_\_\_\_\_.
10. The existing 50-foot Right-of-Way of Laura Avenue is proposed to remain at 50-foot. The existing 15-foot alley between Laura Avenue and Almira Avenue is proposed to remain at 15-foot.
11. The following variances were approved by the Planning Commission at their July 26, 2017 meeting:  
from Section 20-601(a) of the Development Code to allow the platting of the property into individual lot without the required width and area for Lot 2.

**COMMUNITY FEATURES WITHIN A MILE:**

BURROUGHS CREEK TRAIL AND LINEAR PARK, BROOK CREEK PARK, HOBBS PARK, EDGEWOOD PARK, SOUTH PARK, PARNELL PARK AND LAWRENCE LEVEE TRAIL.

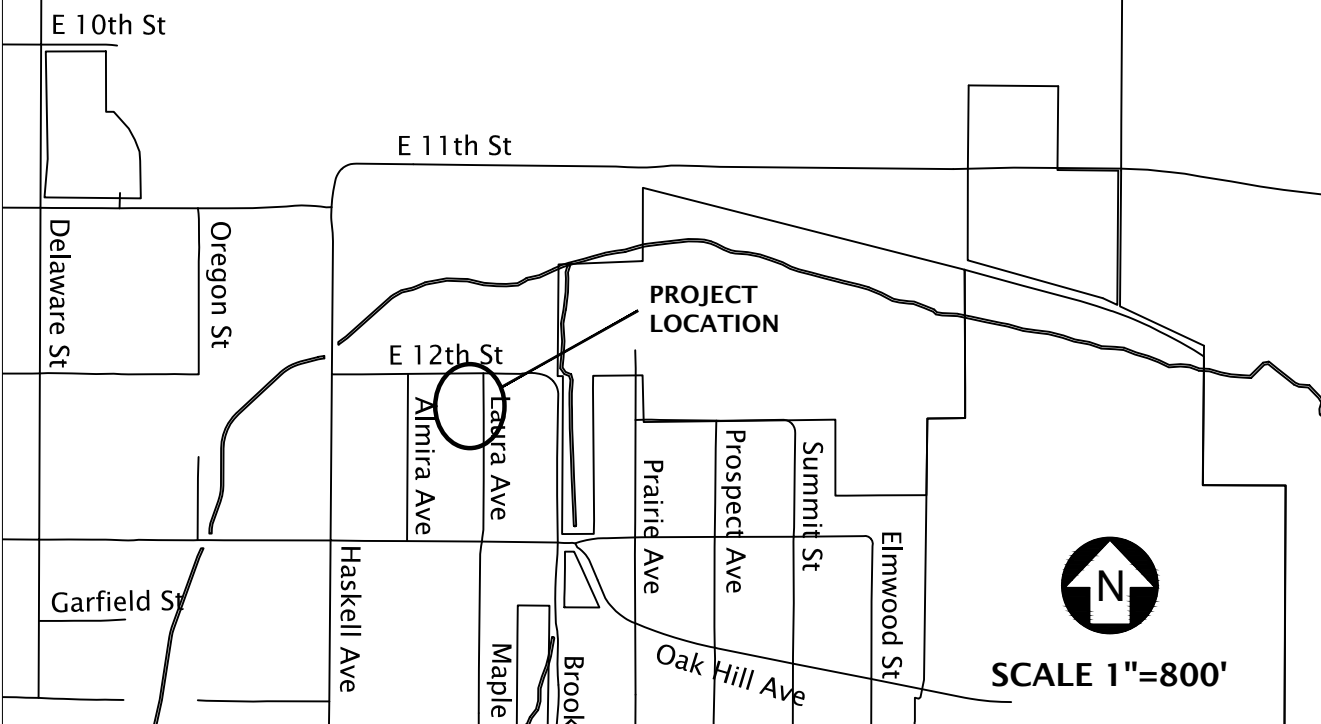
**PROJECT BENCH MARK:**

BM#1 - PUNCHMARK NORTH RIM OF SANITARY SEWER MANHOLE RING LOCATED IN THE CENTER OF 12TH STREET BETWEEN LAURAR AVENUE AND ALMIRA AVENUE. ELEVATION = 828.29

**REFERENCED DOCUMENTS**

SURVEY #1771 PERFORMED BY L.D. RICE, COUNTY SURVEYOR ON MARCH 22ND, 1952 AND RECORDED AT DOUGLAS COUNTY PUBLIC WORKS DEPARTMENT.

**LOCATION MAP**



**LEGEND**

— OHW —	OVERHEAD WIRE	⊕	SANITARY MANHOLE	B/B	BACK OF CURB TO BACK OF CURB
— OHE —	OVERHEAD ELECTRICAL	⊕	STORM MANHOLE	R/W	RIGHT-OF-WAY
— UGT —	UNDERGROUND TELEPHONE	⊕	STORM DRAIN	C/L	CENTERLINE
— GAS —	GAS	⊕	GUY ANCHOR	D/E	DRAINAGE EASEMENT
— W —	WATERLINE	⊕	UTILITY POLE	U/E	UTILITY EASEMENT
— SAN —	SANITARY SEWER LINE	⊕	WATER METER	PED.	PEDESTRIAN EASEMENT
— SS —	SANITARY SEWER SERVICE	⊕	WATER VALVE	(P)	PLATTED
— STM —	STORMWATER LINE	⊕	FIRE HYDRANT	(M)	MEASURED
— — —	PROPERTY LINE	⊕	TRAFFIC SIGNAL STR.	(CM)	CALCULATED FROM MEASUREMENTS
— — —	CENTERLINE	⊕	GAS VALVE		
— — —	PAVEMENT	⊕	GAS METER		
— — —	EASEMENT	⊕	LIGHT POLE		
— — —	SECTION LINE	⊕	SIGN		
— SB —	BUILDING SETBACK LINE	⊕	ELECTRIC BOX		
		⊕	CABLE TV BOX		

**ENGINEER'S CERTIFICATION**

John Dean Grob  
Professional Engineer #12769  
3210 Mesa Way, Suite A  
Lawrence, KS 66049  
(785) 856-1900

I hereby certify that the information and area map shown hereon are true and accurate to the best of my knowledge. Plat prepared July 2017.

**LEGAL DESCRIPTION - FAIRFAX ADDITION NO. 2**

LOTS 188, 189 AND 190, FAIRFAX ADDITION, AN ADDITION TO THE CITY OF LAWRENCE, KANSAS AND TWENTY (20) FEET OF VACATED RIGHT-OF-WAY OF EAST TWELFTH STREET, ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

**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

**ENDORSEMENTS**

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

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

Scott McCullough  
Planning Director

Michael D. Kelly, P.S. #869  
Douglas County Surveyor

Rights-of-Way Vacation  
Accepted by City Commission  
Lawrence, Kansas

Leslie Soden  
Mayor

Sherri Riedemann  
City Clerk

**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 as a Minor Subdivision under the name of "FAIRFAX ADDITION NO. 2" and have caused the same to be subdivided into lot(s) and streets as shown and fully defined on this plat.

Judy Roitman, President  
Kansas Zen Center, Inc.  
1423 New York Street  
Lawrence, Kansas 66044

Thomas E. Howe, Member  
Green Stamp, LLC  
1582 N 1500 Road  
Lawrence, Kansas 66046

**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 Judy Roitman, President, on behalf of Kansas Zen Center, Inc., who is (are) personally known to me to be the same person(s) 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 \_\_\_\_\_

Printed Name \_\_\_\_\_

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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 Thomas E. Howe, Member, on behalf of Green Stamp, LLC, who is (are) personally known to me to be the same person(s) who executed the foregoing instrument of writing and duly acknowledge the execution of the same.

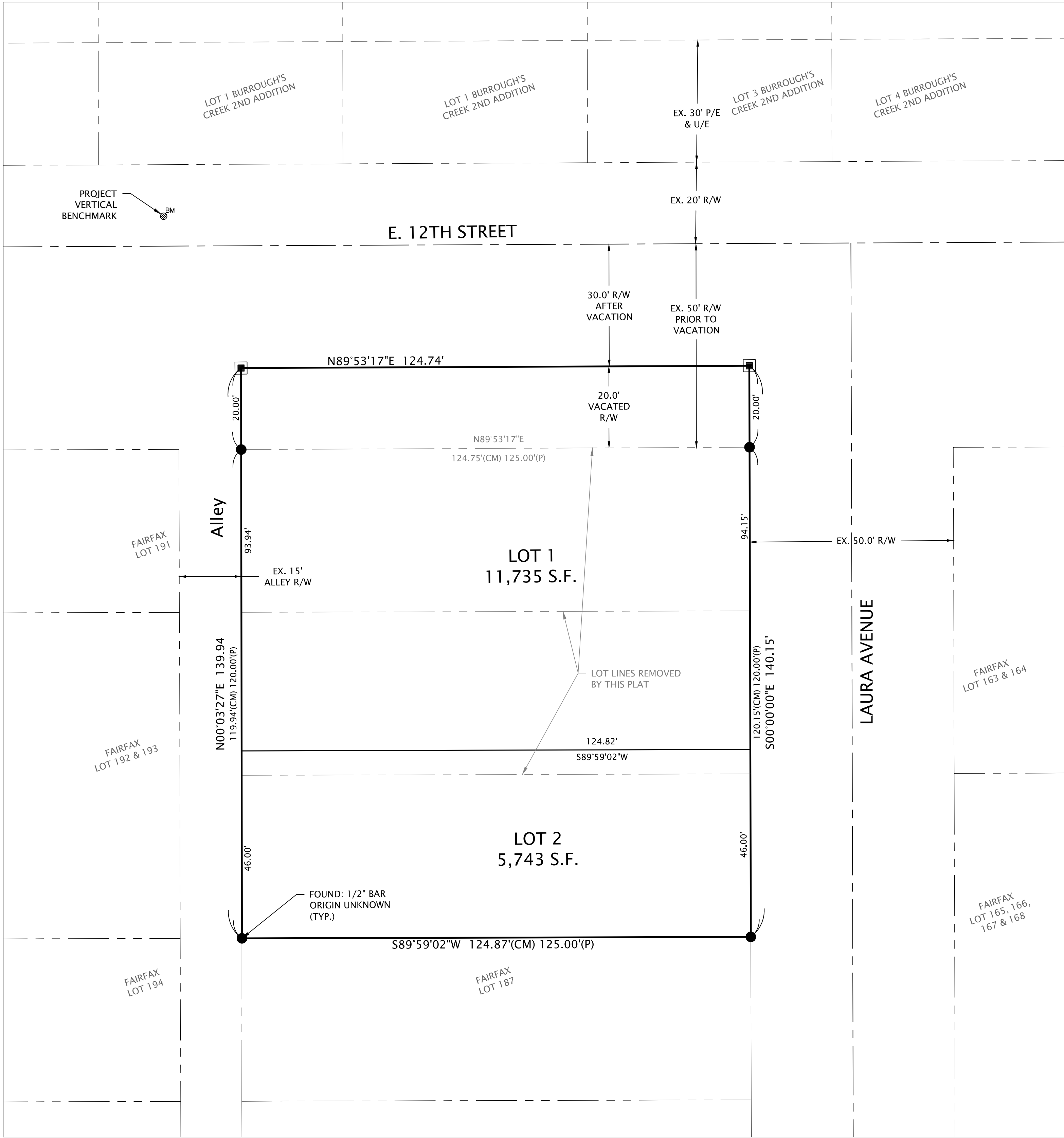
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**FAIRFAX ADDITION NO. 2**

A MINOR SUBDIVISION/REPLAT OF  
LOTS 188, 189 AND 190, FAIRFAX ADDITION  
a subdivision in the SW¼ of Section 32, Township 12 S,  
Range 20 E, in the City of Lawrence, Douglas County, Kansas



#### SURVEYOR'S CERTIFICATION

I hereby certify that the platted area shown hereon is the true and accurate result of a field survey performed under my direct supervision in June, 2017, and that the plat is a closed traverse. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

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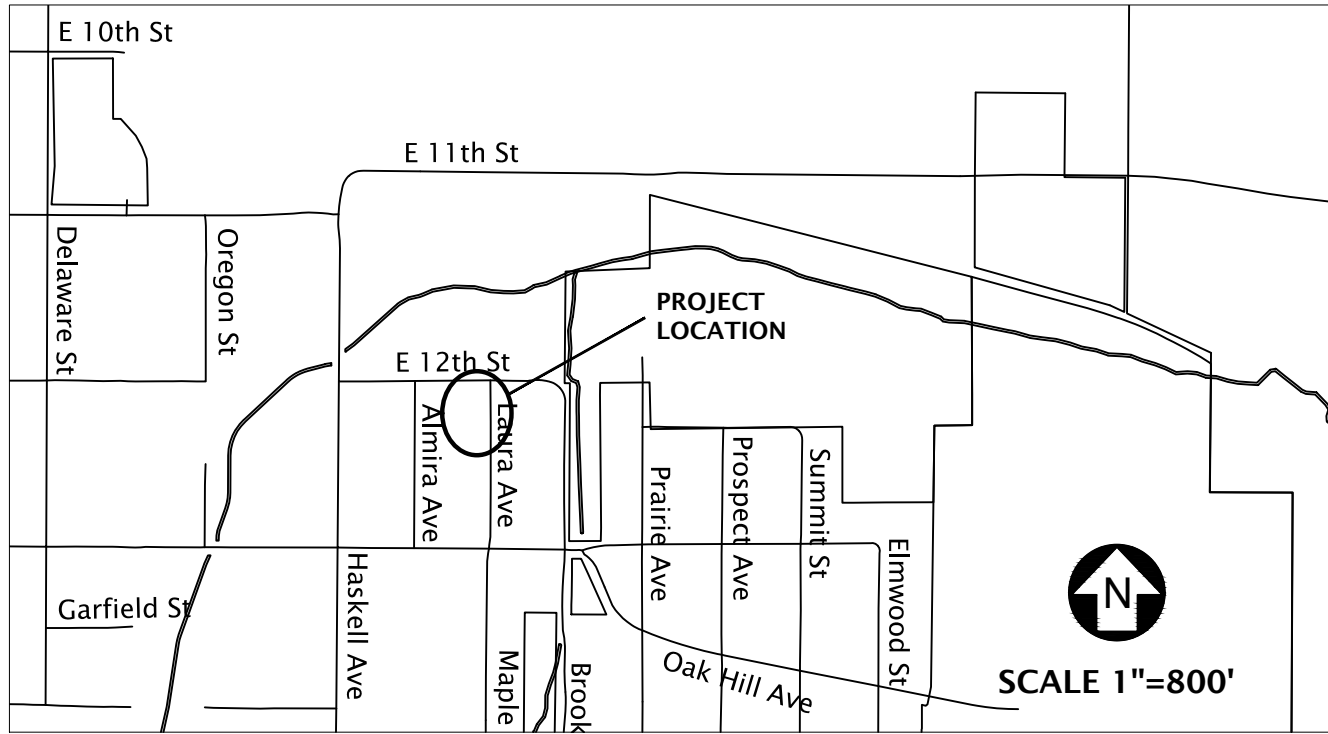
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#### LOCATION MAP



#### LEGEND

—	PROPERTY LINE - WITHIN BOUNDARY	R/W	RIGHT-OF-WAY
- - - - -	PROPERTY LINE - OFFSITE	C/L	CENTERLINE
—	CENTERLINE	D/E	DRAINAGE EASEMENT
- - - - -	EASEMENT	U/E	UTILITY EASEMENT
		PED.	PEDESTRIAN EASEMENT
		(RD1)	REFERENCED DOCUMENT
		(P)	PLATTED
		(M)	MEASURED
		(CM)	CALCULATED FROM MEASUREMENTS

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