

A MINOR SUBDIVISION / REPLAT OF LOT 1, BLOCK 1, 6WAK ADDITION,
A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

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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 conforms to the "Kansas Minimum Standards" for boundary surveys.

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

NOTES:

- CLOSURE CALCULATIONS:
Precision, 1 part in: 940,451.44'
Error distance: 0.003'
Error direction: N 18°29' 09.35" W
Perimeter: 3290.83'
2. Basis of Bearings: WAKARUSA PLACE Addition, South Line of SW 1/4 Sec. 28-12-19
3. All bearings and distances shown on this plat are measured unless otherwise noted.
4. 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.
5. Lots shall be plinned in accordance with Section 20-811(k) of the codes of the City of Lawrence.
6. 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.
7. 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).
8. Typical soil types: Martin-Sogn-Vinland Association.
9. This Minor Subdivision / Replat does not modify 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.
10. 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.
11. BENCHMARK: Southeast corner of curb inlet, North side of West 6th Street, approx. 485' west of Wakarusa Drive. Elevation=1006.46'
12. 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).

LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
 ● FOUND MONUMENT AS NOTED
 ○ SET 1/2" X 24" REBAR WITH
 RIC MO CAP
 ○ FOUND 1" ALUM. CAP ON MAG. BAR
 □ FOUND REBAR SET IN CONCRETE
 ○ 1/2" X 24" REBAR FOUND W/ KS CLS 131 CAP
 A/E ACCESS EASEMENT
 B/L BUILDING SETBACK LINE
 D/E DRAINAGE EASEMENT
 G/L GAS LINE EASEMENT
 S/S SANITARY SEWER EASEMENT
 S/W SIDEWALK EASEMENT
 U/E UTILITY EASEMENT
 M/E WATERLINE EASEMENT
 X RESTRICTED ACCESS

DESCRIPTION

Lot 1, Block 1, 6WAK Addition, a subdivision in the Southwest Quarter of Section 28, Township 12 South, Range 19 East, of the 6th P.M., in the City of Lawrence, Douglas County, Kansas.

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 REPLAT LOT 1".

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, poles, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water gas, sewer pipes, locates, 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 _____, 2017.

WAL-MART REAL ESTATE BUSINESS TRUST

Michael Thomas
Director Project Design and Management, Real Estate

STATE OF ARKANSAS)
COUNTY OF BENTON) SS

BE IT REMEMBERED, that on this ____ day of _____, 2017, before me a Notary Public in and for said County and State, came Michael Thomas, Director Project Design and Management, Real Estate, Wal-Mart Real Estate Business Trust, 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: _____

[illegible]

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 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 _____; Plat Book _____; Page _____.

Kay Pesnell, Register of Deeds	Date
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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
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Reviewed in accordance with K.S.A. 58-2005

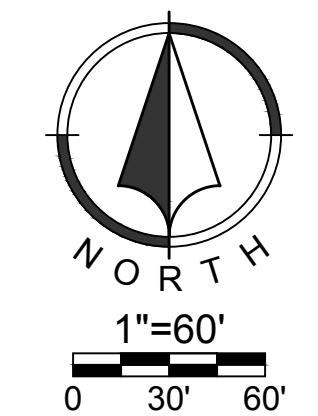
Sherri Riedemann, City Clerk

Sheet 1 of 1

Project #: 16-3114

6WAK ADDITION REPLAT LOT 1

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A SUBDIVISION IN THE CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS

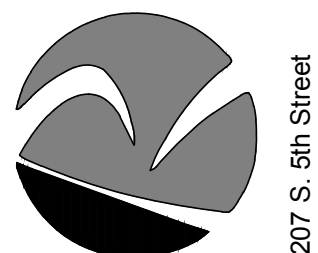


Prepared For:
SWAK Land Investments
c/o Douglas Compton

Date of Preparation
July 10, 2017

[illegible]

**Renaissance
Infrastructure
Consulting**



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