

A REPLAT OF LOTS 2 AND 3, BLOCK 2 IN OREAD WEST NO. 10,
TRACTS A AND B IN IRONWOOD NORTH,
ALONG WITH AN UNPLATTED TRACT OF LAND,
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS
SW 1/4, SEC. 33-T12S-R19E
SE 1/4, SEC. 32-T12S-R19E

FILE NAME: Z:\20153028\CAD\Planning\FP\20153028_FP_rev1.dwg LAST SAVED BY: Brian Sturm. SAVED DATE: 8/18/2017 4:47 PM PLOTTED: 8/18/2017 5:00 PM

LEGAL DESCRIPTION:

ALL OF LOTS 2 AND 3, BLOCK 2 IN OREAD WEST NO. 10, ALL OF TRACT B IN IRONWOOD NORTH, BOTH BEING RECORDED SUBDIVISIONS IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, ALONG WITH AN UNPLATTED TRACT OF LAND, LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY THREE (S33), TOWNSHIP TWELVE SOUTH (T12S), RANGE NINETEEN EAST (R19E) OF THE SIXTH PRINCIPAL MERIDIAN IN SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33, THENCE SOUTH 88 DEGREES 20 MINUTES 07 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 379.82 FEET; THENCE NORTH 1 DEGREE 39 MINUTES 37 SECONDS WEST, A DISTANCE OF 289.97 FEET TO THE SOUTHWESTERLY CORNER OF TRACT B, IN SAID IRONWOOD NORTH SUBDIVISION, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY OF LEGENDS DRIVE AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE CONTINUING NORTH 1 DEGREE 39 MINUTES 37 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT B AND THE EASTERLY RIGHT OF WAY LINE OF SAID LEGENDS DRIVE, A DISTANCE OF 200.00 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT B, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 34, BLOCK 1, IN SAID IRONWOOD NORTH SUBDIVISION; THENCE NORTH 88 DEGREES 20 MINUTES 23 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID TRACT B AND THE SOUTHERLY LINE OF SAID LOT 34 AND THE PROLONGATION THEREOF, A DISTANCE OF 457.31 FEET TO THE SOUTHWESTERLY CORNER OF LOT 28, BLOCK 1, ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 29, BLOCK 1 IN SAID IRONWOOD NORTH SUBDIVISION; THENCE NORTH 81 DEGREES 29 MINUTES 49 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID TRACT B AND THE SOUTHERLY LINE OF SAID LOT 28, AND THE PROLONGATION THEREOF, A DISTANCE OF 168.74 FEET TO THE SOUTHEASTERLY CORNER OF LOT 27, BLOCK 1, IN SAID IRONWOOD NORTH SUBDIVISION; THENCE NORTH 42 DEGREES 21 MINUTES 37 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID TRACT B AND THE SOUTHEASTERLY LINE OF SAID LOT 27 AND THE PROLONGATION THEREOF, A DISTANCE OF 507.90 FEET TO THE EASTERLY CORNER OF LOT 21, BLOCK 1, IN SAID IRONWOOD NORTH SUBDIVISION; THENCE NORTH 1 DEGREE 39 MINUTES 37 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT B AND THE EASTERLY LINE OF SAID LOT 21 AND THE PROLONGATION THEREOF, A DISTANCE OF 479.04 FEET TO THE EASTERLY CORNER OF LOT 15, BLOCK 1, IN SAID IRONWOOD NORTH SUBDIVISION; THENCE NORTH 48 DEGREES 45 MINUTES 43 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT B AND THE EASTERLY LINE OF SAID LOT 15 AND THE PROLONGATION THEREOF, A DISTANCE OF 502.70 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT B, BEING THE MOST NORTHERLY CORNER OF LOT 10, BLOCK 1, IN SAID IRONWOOD NORTH SUBDIVISION, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID LEGENDS DRIVE; THENCE NORTH 61 DEGREES 47 MINUTES 56 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID TRACT B AND THE PROLONGATION THEREOF AND THE SOUTHERLY RIGHT OF WAY LINE OF LEGENDS DRIVE, A DISTANCE OF 337.30 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 2, IN SAID OREAD WEST NO. 10 SUBDIVISION; THENCE SOUTH 28 DEGRES 12 MINUTES 07 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 276.14 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1, ALSO BEING THE NORTHWESTERLY CORNER OF LOT 2, BLOCK TWO IN SAID OREAD WEST NO. 10 SUBDIVISION; THENCE NORTH 61 DEGREES 47 MINUTES 53 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 1 AND THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 300.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1, BEING THE NORTHEASTERLY CORNER OF SAID LOT 2, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RESEARCH PARK DRIVE; THENCE SOUTH 28 DEGREES 12 MINUTES 07 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 2 AND THE WESTERLY RIGHT OF WAY LINE OF SAID RESEARCH PARK DRIVE, A DISTANCE OF 207.92 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONTINUING ALONG THE EASTERLY LINE OF LOT 2 AND LOT 3, BLOCK TWO IN SAID OREAD WEST NO. 10 SUBDIVISION, ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF SAID RESEARCH PARK DRIVE, HAVING A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 257.55 FEET, A CHORD LENGTH OF 255.29 FEET ON A CHORD BEARING OF SOUTH 15 DEGREES 01 MINUTES 36 SECONDS EAST; THENCE SOUTH 1 DEGREE 51 MINUTES 04 SECONDS EAST, BEING TANGENT TO THE LAST DESCRIBED COURSE, CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 3, BLOCK TWO, OREAD WEST NO. 10 AND THE WESTERLY RIGHT OF WAY LINE OF SAID RESEARCH PARK DRIVE, A DISTANCE OF 347.66 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3, BLOCK TWO, OREAD WEST NO. 10, ALSO BEING THE NORTHEASTERLY CORNER OF LOT 6 IN OREAD WEST NO. 6, A RECORDED SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 48 DEGREES 29 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3, BLOCK TWO, OREAD WEST NO. 10 AND THE NORTHERLY LINE OF SAID LOT 6 IN OREAD WEST NO. 6, A DISTANCE OF 450.30 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3, BLOCK TWO, OREAD WEST NO. 10, BEING THE NORTHWESTERLY CORNER OF SAID LOT 6, OREAD WEST NO. 6, ALSO BEING THE EASTERLY CORNER OF TRACT B IN SAID IRONWOOD NORTH SUBDIVISION; THENCE SOUTH 1 DEGREE 39 MINUTES 49 SECONDS EAST ALONG THE EASTERLY LINE OF SAID TRACT B, IRONWOOD NORTH AND THE WESTERLY LINE OF SAID LOT 6, OREAD WEST NO. 6, A DISTANCE OF 517.63 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT B, IRONWOOD NORTH, BEING THE SOUTHWESTERLY CORNER OF SAID LOT 6, OREAD WEST NO. 6, ALSO BEING THE MOST NORTHERLY CORNER OF LOT 1 IN OREAD WEST NO. 7 SUBDIVISION, A RECORDED SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE SOUTH 42 DEGREES 21 MINUTES 37 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1, OREAD WEST NO. 7 AND THE EASTERLY LINE OF SAID TRACT B, IRONWOOD NORTH, A DISTANCE OF 587.89 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1, OREAD WEST NO. 7, BEING THE NORTHEASTERLY CORNER OF LOT 2 IN SAID OREAD WEST NO. 6 SUBDIVISION, ALSO BEING THE SOUTHEASTERLY CORNER OF SAID TRACT B IN SAID IRONWOOD NORTH SUBDIVISION; THENCE SOUTH 81 DEGREES 29 MINUTES 49 MINUTES SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 2, OREAD WEST NO. 6 AND THE SOUTHERLY LINE OF SAID TRACT B, IRONWOOD NORTH, A DISTANCE OF 251.79 FEET TO THE SOUTHERLY CORNER OF SAID TRACT B, ALSO BEING THE NORTHEASTERLY CORNER OF LOT 1 IN SAID OREAD WEST NO. 6 SUBDIVISION; THENCE SOUTH 88 DEGREES 20 MINUTES 23 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID TRACT B, IRONWOOD NORTH AND THE NORTHERLY LINE OF SAID LOT 1, OREAD WEST NO. 6 AND THE PROLONGATION THEREOF, A DISTANCE OF 469.26 FEET TO THE POINT OF BEGINNING, CONTAINING 633,100 SQUARE FEET OR 14.534 ACRES, MORE OR LESS.

ALSO
TRACT A, IRONWOOD NORTH, A RECORDED SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

DEDICATION:

BE IT KNOWN TO ALL MEN THAT WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF "ALVABET" 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".

BEVERLY SMITH BILLINGS
PRESIDENT OF ALVAMAR DEVELOPMENT CORPORATION
MANAGER OF MABET #1, MABET #2 AND MABET #3 LC'S

JERRY MAGNUSON
BOARD MEMBER, ALVAMAR INC.

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 BEVERLY SMITH BILLINGS, PRESIDENT OF ALVAMAR DEVELOPMENT CORPORATION, MANAGER OF MABET #1, MABET #2 AND MABET #3 LC'S, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGES 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.

LINDA D. BASTYR
NOTARY PUBLIC

MY COMMISSION EXPIRES



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 JERRY MAGNUSON, BOARD MEMBER OF ALVAMAR INC., WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGES 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.

LINDA D. BASTYR
NOTARY PUBLIC

MY COMMISSION EXPIRES



ENDORSEMENTS:

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

ASSOCIATED PRELIMINARY PLAT APPROVED BY
THE LAWRENCE-DOUGLAS COUNTY PLANNING
COMMISSION, DOUGLAS, COUNTY, KANSAS

SCOTT MCCULLOUGH DATE
DIRECTOR, PLANNING & DEVELOPMENT SERVICES

ERIC STRUCKHOFF DATE
CHAIR

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

LESLIE SODEN DATE
MAYOR

SHERRI RIEDEMANN DATE
CITY CLERK

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

MICHAEL D. KELLY, P.S. #869 DATE
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

A FINAL PLAT OF
ALVABET
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TRACTS A AND B IN IRONWOOD NORTH,
ALONG WITH AN UNPLATTED TRACT OF LAND,
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS
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