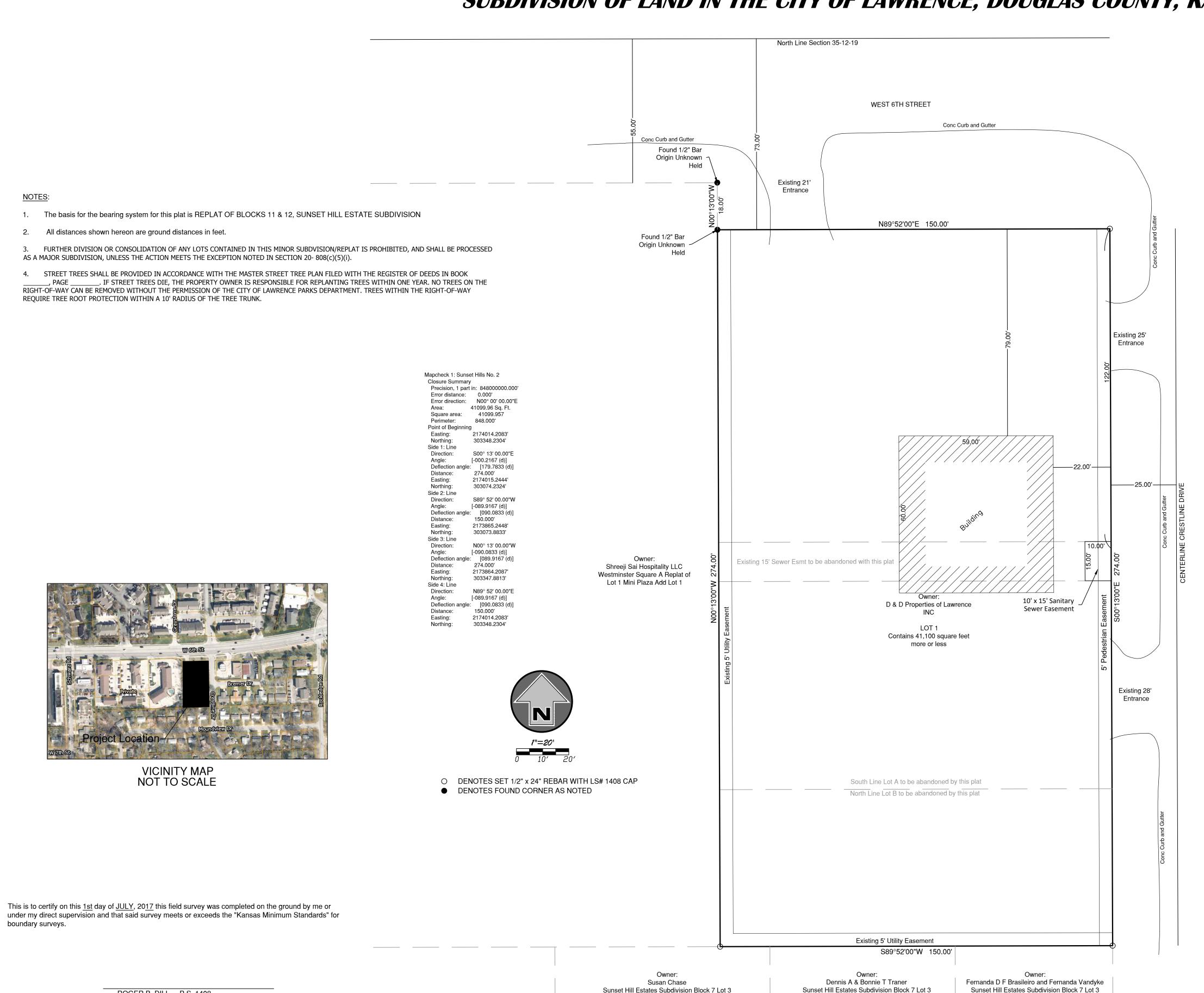
FINAL PLAT

SUNSET HILL ESTATE SUBDIVISION NO. 2

A REPLAT OF THE REPLAT OF BLOCKS 11 & 12, SUNSET HILL ESTATE SUBDIVISION, A SUBDIVISION OF LAND IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



LEGAL DESCRIPTION

LOTS A AND B. REPLAT OF BLOCKS 11 & 12. SUNSET HILL ESTATE SUBDIVISION, A SUBDIVISION OF LAND IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

Contains 41,100 square feet more or less

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "SUNSET HILL ESTATE SUBDIVISION NO. 2."

The undersigned proprietor of said property shown on this plat does 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.

The undersigned proprietors of the above described land hereby consents and agrees the the Board of County Commissioners of Douglas County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shell become and remain a lien on the remainder of that land fronting or abutting on such dedicated public ways or thoroughfares.

An easement is hereby granted to the City of Lawrence, Douglas County, Kansas to enter upon, construct, maintain, use, and authorize the location, of sidewalks upon, under, over, and across those areas outlined and designated on this plat as "5' pedestrian easement", and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Lawrence, Douglas County, Kansas.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed on this _____ day of _______, 2017.

D & D PROPERTIES OF LAWRENCE INC

MANAGING PARTNER, JON DAVIS

COUNTY OF DOUGLAS)

BE IT REMEMBERED, that on this _____ day of ____ _____, 2017, before me a Notary Public in and for said County and State, came JON DAVIS, MANAGING PARTNER OF D & D PROPERTIES OF LAWRENCE INC, 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

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 DOUGLAS COUNTY REGISTER OF DEEDS ON THIS _ AM/PM, IN PLAT BOOK DAY OF 2017, AND IS DULY RECORDED AT _

KAY PESNELL

REGISTER OF DEEDS

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

SCOTT MCCULLOUGH DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

ERIC STRUCKHOFF DATE

PLANNING COMMISSION CHAIR

EASEMENTS VACATED AND DEDICATED ACCEPTED BY CITY COMMISSION FOR LAWRENCE, DOUGLAS COUNTY, KANSAS.

LESLIE SODEN DATE MAYOR

DATE SHERRI RIEDEMANN CITY CLERK

Prepared For:

LANDSCAPE ARCHITECT PAUL WERNER ARCHITECTS

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

MICHAEL KELLY County Surveyor Date of Preparation:

JULY 27, 2017

SUNSET HILL ESTATE SUBDIVISION NO. 2

DOUGLAS COUNTY, KANSAS

ATLAS SURVEYORS

14070 Robin Road | Leavenworth, Kansas 66048 | 913.530.8422 | 913.351.3367 (F)

ROGER B. DILL P.S. 1408