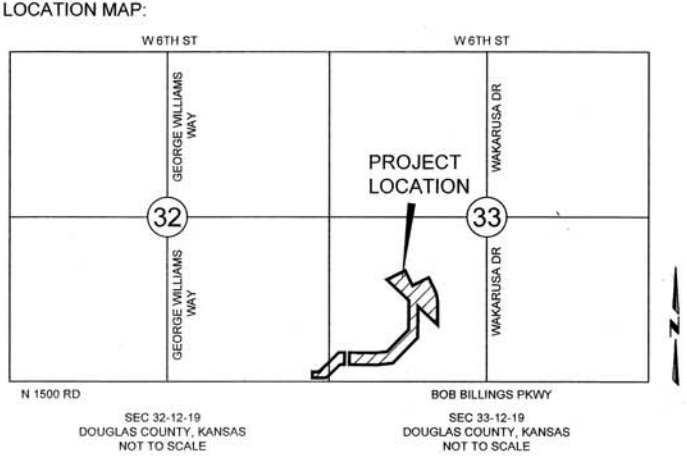
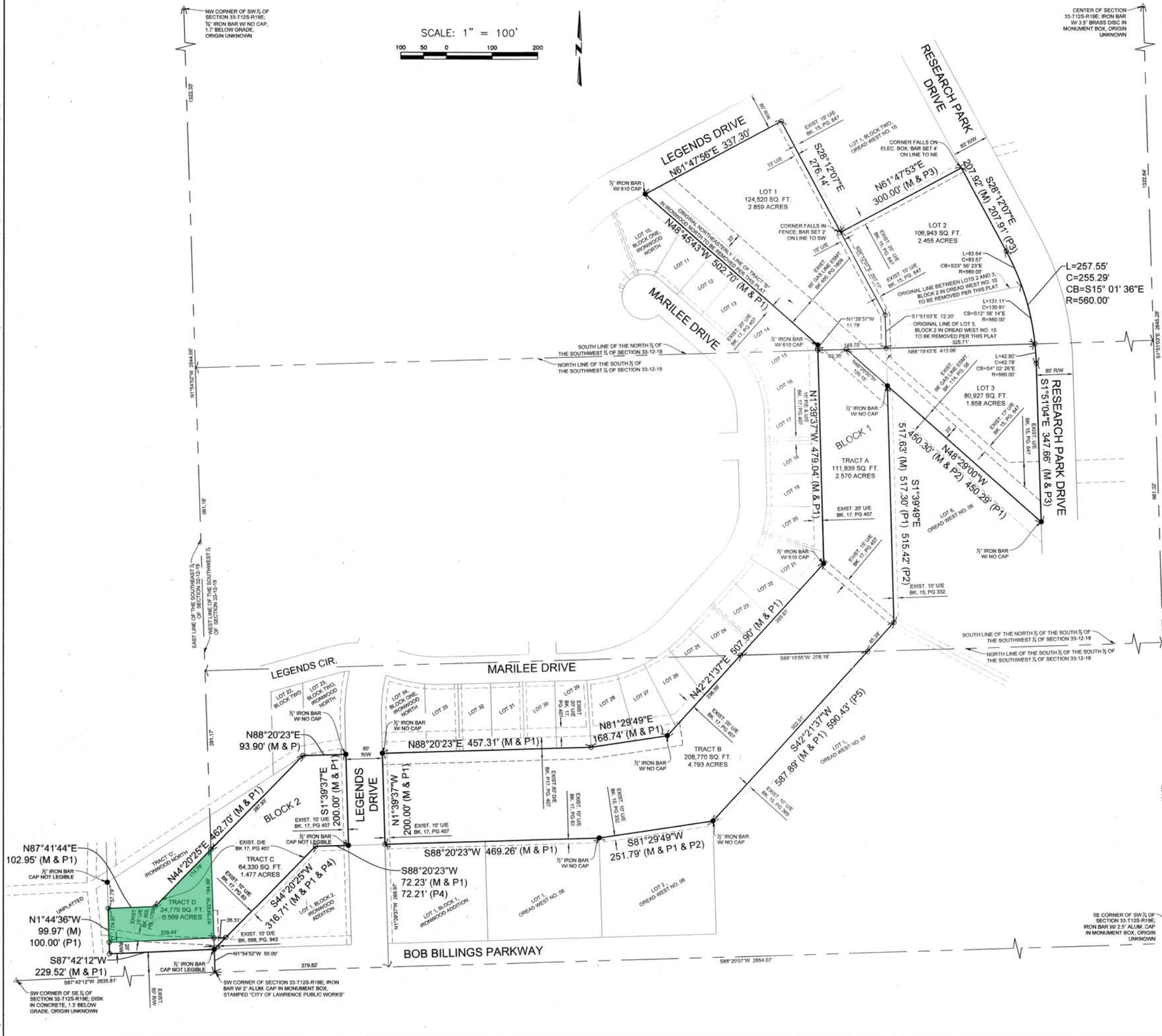


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- MONUMENTATION:**
- SECTION CORNER
 - FOUND IRON BAR AS NOTED
 - SET 1/2" x 24" IRON BAR WITH PS 889 CAP
- LEGEND:**
- R/W RIGHT-OF-WAY
 - U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - (M) MEASURED DIMENSION
 - (P) PLATTED DIMENSION
- REFERENCE SURVEYS:**
- P1 - IRONWOOD NORTH
 - P2 - OREAD WEST NO 6
 - P3 - OREAD WEST NO 10
 - P4 - IRONWOOD ADDITION
 - P5 - OREAD WEST NO 7

- NOTES:**
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS IN BOOK _____ PAGE _____. IF STREET TREES DIE, THE PROPERTY OWNER IS RESPONSIBLE FOR REPLANTING TREES WITHIN ONE YEAR. NO TREES ON THE RIGHT-OF-WAY CAN BE REMOVED WITHOUT THE PERMISSION OF THE CITY OF LAWRENCE PARKS DEPARTMENT. THE CITY IS HEREBY GRANTED TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO SECTION 20-811(g) OF THE SUBDIVISION. TREES WITHIN THE RIGHT-OF-WAY REQUIRE TREE ROOT PROTECTION WITHIN A 10' RADIUS OF THE TREE TRUNK.
 - NO PORTIONS OF THE LOTS ARE LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" PER FEMA MAP NUMBER 20045C0154D AND 20045C0158D, LAST REVISED AUGUST 5, 2010.
 - NO PERSON MAY CONSTRUCT, MAINTAIN OR ALLOW ANY NATURAL OR NON-NATURAL STRUCTURE OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHUBBERY, BERMS, FENCES AND WALLS) UPON A DRAINAGE EASEMENT THAT THE DIRECTOR OF PUBLIC WORKS FINDS IMPEDES, DETAINS, RETAINS OR OTHERWISE INTERFERES WITH THE DRAINAGE OF STORMWATER REGARDLESS OF THE SOURCE OF STORMWATER.
 - TRACTS 'A', 'B', 'C', 'D', AND THE WESTERLY 33 FEET OF LOT 1 ARE DEDICATED TO THE CITY OF LAWRENCE AS GREENSPACE PER THE TERMS AND RESTRICTIONS OF A CONSERVATION EASEMENT FILED IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS IN BOOK 762, PAGE 1287.
 - BLOCK 1 - ERROR OF CLOSURE = 1: 702,126
BLOCK 2 - ERROR OF CLOSURE = 1: 71,726
 - BASIS OF BEARINGS: KANSAS STATE PLANE NAD 83 NORTH ZONE.
 - REFERENCE PLATS:
P1 - IRONWOOD NORTH AS RECORDED IN PLAT BOOK 17, PAGE 407
P2 - OREAD WEST NO 6 AS RECORDED IN PLAT BOOK 15, PAGE 332
P3 - OREAD WEST NO 10 AS RECORDED IN PLAT BOOK 15, PAGE 647
P4 - IRONWOOD ADDITION AS RECORDED IN PLAT BOOK 17, PAGE 63
P5 - OREAD WEST NO 7 AS RECORDED IN PLAT BOOK 15, PAGE 369

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN HEREON ARE THE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION MAY 5, 2017. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



**A FINAL PLAT OF
ALVABET**

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