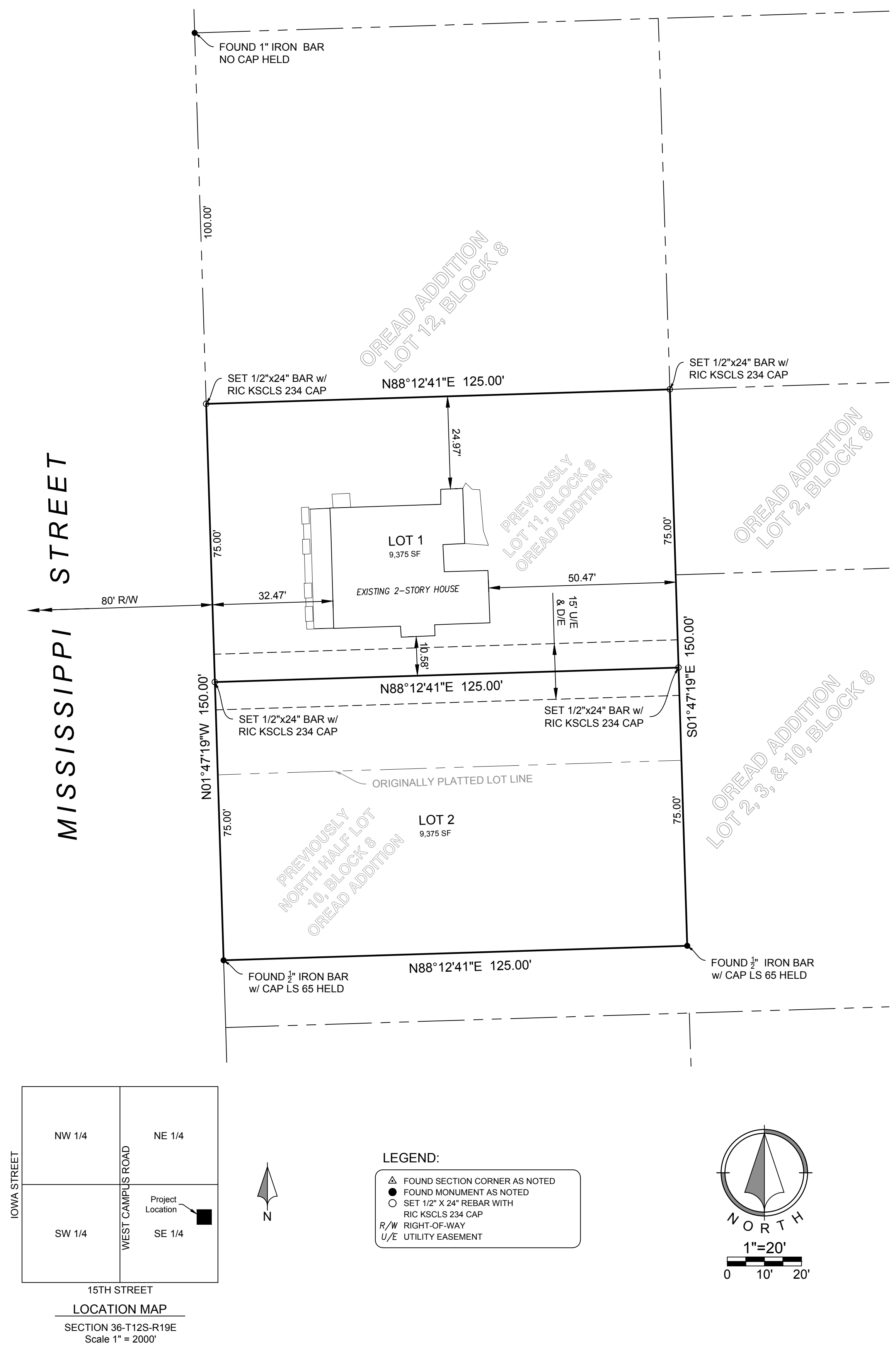


CLASSICAL DEVELOPMENTS ADDITION

A MINOR SUBDIVISION / REPLAT OF THE NORTH HALF OF LOT 10 AND ALL OF LOT 11, IN BLOCK 8, OREAD ADDITION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



DESCRIPTION

the north half of Lot 10, and all of Lot 11, Block 8, Oread Addition, a subdivision in the Southeast Quarter of Section 36, Township 12 South, Range 19 East of the 6th principal meridian, 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 "Classical Developments Addition".

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

ACKNOWLEDGEMENT

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ____ day of _____, 20__.

Classical Developments, L.L.C.

Michael Heitmann, Managing Member

STATE OF KANSAS)
) SS
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 Michael Heitmann, Managing Member of Classical Developments, L.L.C., 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: _____

NOTES:

- Basis of Bearings: South line of north half of Lot 10, Block 8, Oread Addition (N88°12'41"E)
- CLOSURE CALCULATIONS:
Precision, 1 part in: 550000000.00'
Error distance: 0.0001'
Error direction: N 00°00'00" E
Perimeter: 550.00'
- All bearings and distances shown on this plat are measured unless otherwise noted.
- Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20045C0178E, 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.
- Lots shall be pinned in accordance with Section 20-811(k) of the codes of the City of Lawrence.
- Community features within a mile of this property: Clinton Park, Constant Park, Buford R. Watson Park, Outdoor Aquatic Center, Hobbs Park, South Park, Parnell Park, Veterans Park, and Water Tower Park.
- 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).
- Typical soil types: Pawnee-Woodson-Morrill Association.
- This Minor Subdivision / Replat does not modify the existing right-of-way for Mississippi Street. Public improvements are proposed for a relocated sanitary sewer with this Minor Subdivision / Replat.
- The property within this Minor Subdivision is zoned RM32. All new construction shall conform to the setback regulations of the RM32-UC zoned district.
- Street trees shall be provided in accordance with the Master Street Tree Plan filed with the Register of Deeds, Book ____, Page ____.

STATE OF KANSAS)
) SS
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 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

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

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

Kevin R. Sontag, P.S. 1640, Douglas County Surveyor

Sherri Riedemann, City Clerk

CERTIFICATION

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 meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

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

CLASSICAL DEVELOPMENTS ADDITION

Prepared For:
Classical Developments, LLC
c/o Michael Heitmann

Date of Preparation:
October 24 2017

By: RCW

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Leavenworth, Kansas 66048

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Renaissance
Infrastructure
Consulting