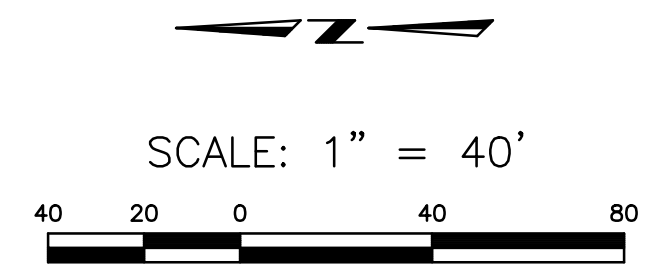
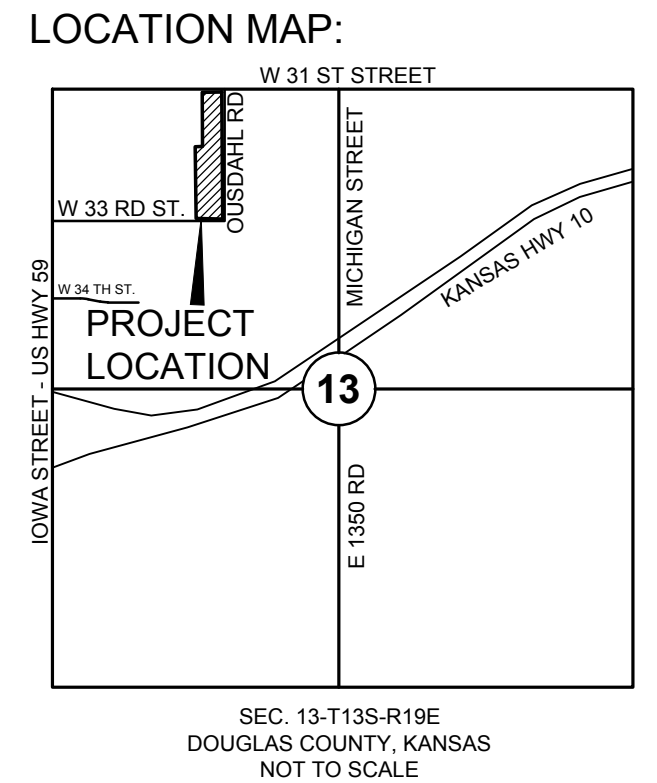
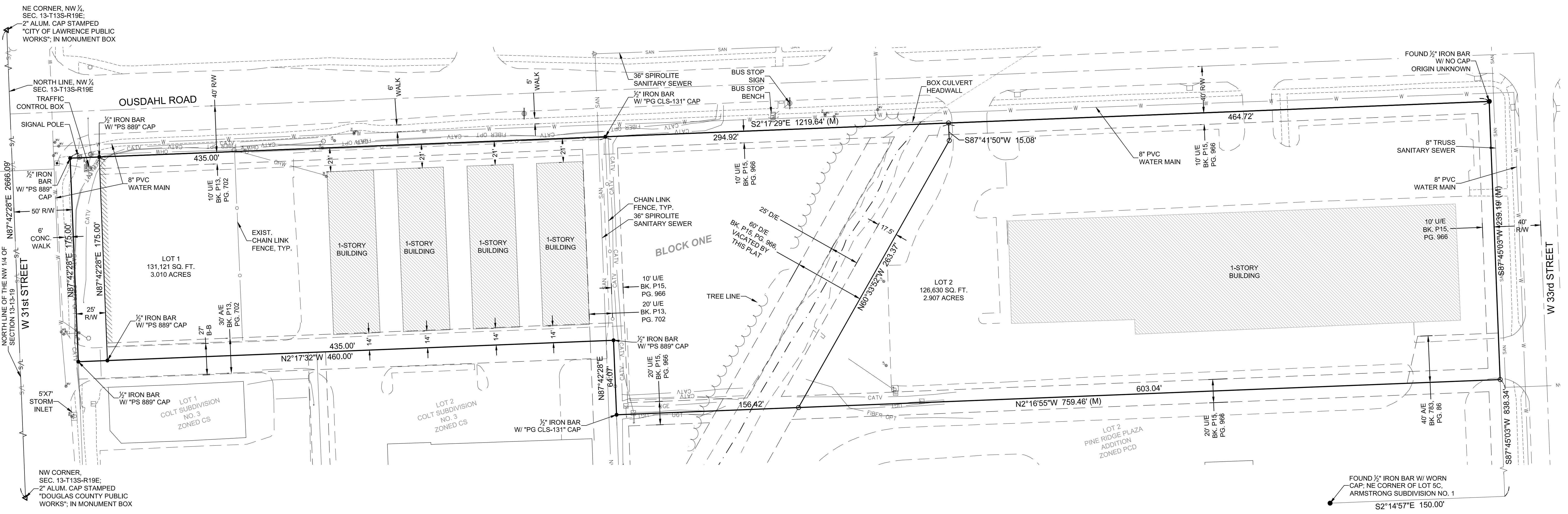


FILE NAME: W:\2017\3002\CAD\Planning\FP\173002C-MR3.dwg LAST SAVED BY: CL Maurer SAVED DATE: 11/2/2018 4:23 PM PLOTTED: 12/6/2018 1:00 PM



- NOTES: 1. THE BASIS OF BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE NORTH. 2. FURTHER DIVISION OR CONSOLIDATION OF ANY LOTS CONTAINED IN THIS MINOR SUBDIVISION/REPLAT IS PROHIBITED... 3. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN... 4. NO PORTION OF THIS LOT IS LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA"...

LEGAL DESCRIPTION: LOTS 1 AND 3, COLT SUBDIVISION NO. 2 AND LOTS 1A AND 1B OF A LOT SPLIT OF LOT 1, PINE RIDGE PLAZA ADDITION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

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 ON APRIL 26, 2018. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. BRAD C. ZILLIOX, P.S. #889, KANSAS AND SURVEYOR.

DEDICATION: BE IT KNOWN TO ALL MEN THAT I (WE), THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF "COKELEY ADDITION" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT...

WILLIAM D. COKELEY DATE MEMBER, JAYHAWK ACQUISITIONS, LLC THOMAS E. ISENBERG DATE MEMBER, FRATERNAL INVESTORS, LLC

ACKNOWLEDGEMENT: STATE OF KANSAS COUNTY OF DOUGLAS BE IT REMEMBERED THAT ON THIS DAY OF 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME WILLIAM D. COKELEY, A MEMBER OF JAYHAWK ACQUISITIONS, LLC, 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.

NOTARY PUBLIC MY COMMISSION EXPIRES

ACKNOWLEDGEMENT: STATE OF KANSAS COUNTY OF JOHNSON BE IT REMEMBERED THAT ON THIS DAY OF 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME THOMAS E. ISENBERG, A MEMBER OF FRATERNAL INVESTORS, LLC, 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.

NOTARY PUBLIC MY COMMISSION EXPIRES

ENDORSEMENTS: APPROVED AS A MINOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE AND THE UNINCORPORATED AREA OF DOUGLAS COUNTY

SCOTT McCULLOUGH DATE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

DEDICATION OF RIGHT-OF-WAY, EASEMENTS AND VACATION OF EASEMENTS ACCEPTED BY CITY COMMISSION, LAWRENCE, KANSAS

STUART BOLEY DATE MAYOR SHERRI RIEDEMANN DATE CITY CLERK

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

KEVIN R. SONTAG, P.S. #1640 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 2018, AND IS DULY RECORDED AT AM/PM, IN PLAT BOOK PAGE

KAY PESNELL DATE REGISTER OF DEEDS

COKELEY ADDITION A MINOR SUBDIVISION/REPLAT OF LOTS 1 AND 3, COLT SUBDIVISION No. 2 AND LOT 1A AND LOT 1B OF A LOT SPLIT OF LOT 1, PINE RIDGE PLAZA ADDITION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

NW 1/4, SEC. 13-T13S-R19E

- LEGEND: BENCHMARK, ELECTRICAL BOX, FIRE HYDRANT, GUY ANCHOR, MANHOLE, SANITARY MANHOLE, SIGN, SIGNAL POLE, STORM MANHOLE, TELEPHONE BOX, CABLE TV BOX, UTILITY POLE, UTILITY DROP, WATER VALVE, B-B BACK OF CURB TO BACK OF CURB. MONUMENTATION: SECTION CORNER, MONUMENT FOUND AS NOTED, SET 1/2" x 24" IRON BAR W/ "PS 889" CAP, UNLESS OTHERWISE NOTED. ACCESS PROHIBITED, CABLE TV LINE, CHAIN LINK FENCE, UNDERGROUND TELEPHONE, UNDERGROUND ELECTRIC, OVERHEAD WIRE, WATER LINE, SANITARY SEWER LINE, PROPERTY LINE, FIBER OPTIC LINE, SECTION LINE, EASEMENT.