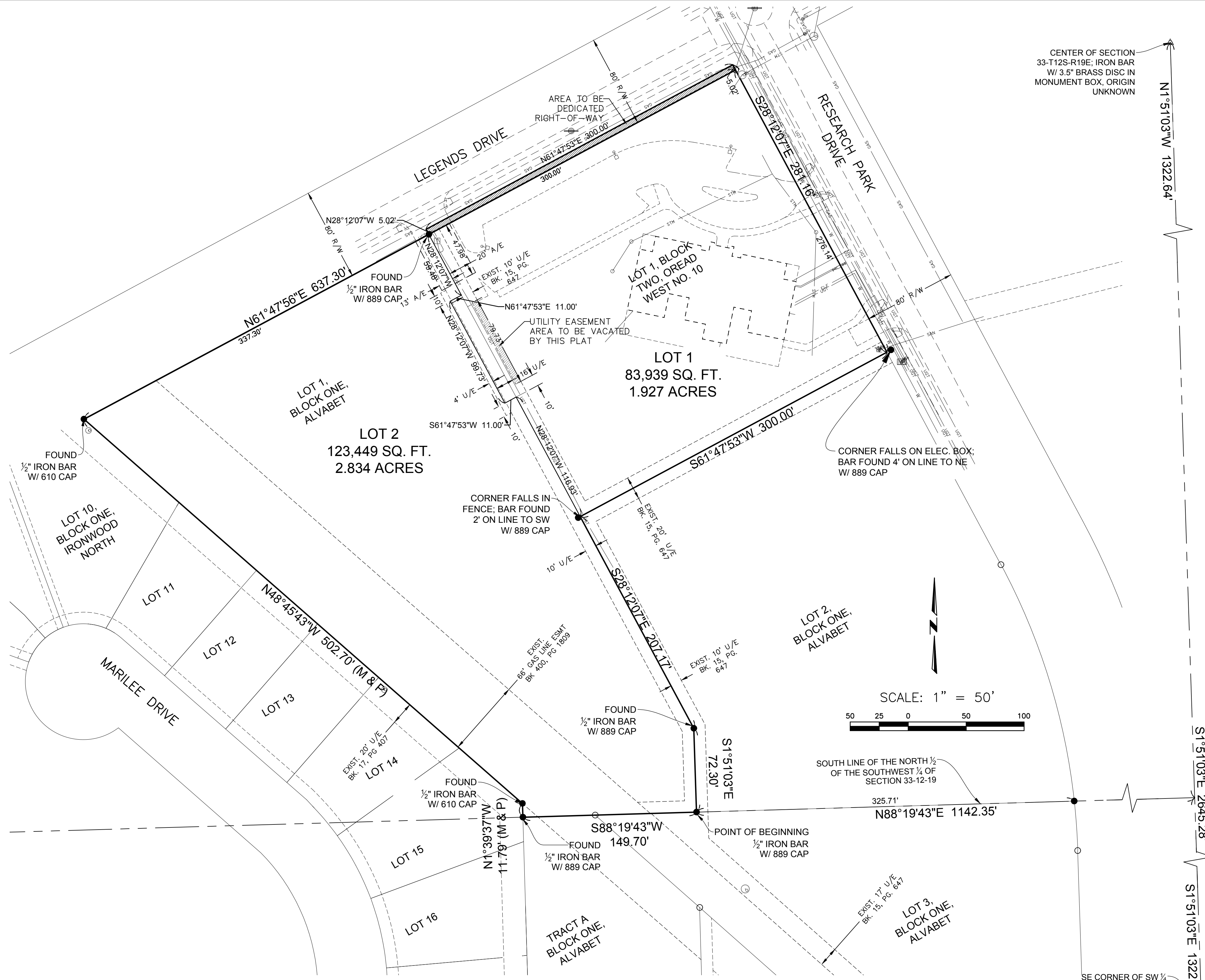


FILE NAME: U:\20183022\CAO\Planning\183022A-MSFP.dwg LAST SAVED BY: CL Mourner SAVED DATE: 12/28/2018 11:18 AM PLOTTED: 12/28/2018 11:22 AM



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 "BIRDIE ADDITION" 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 "UTILITY EASEMENT" OR "U/E" AND "ACCESS EASEMENT" OR "A/E".

PURVIS BIRDIE DATE  
SOLE MEMBER, MAZDA, LLC

ACKNOWLEDGEMENT:

STATE OF KANSAS  
COUNTY OF DOUGLAS  
BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME TIRAZ BIRDIE, A MEMBER OF BIRDIE ENTERPRISES, 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.  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

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 "BIRDIE ADDITION" 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 "UTILITY EASEMENT" OR "U/E" AND "ACCESS EASEMENT" OR "A/E".

TIRAZ BIRDIE DATE  
MEMBER, BIRDIE ENTERPRISES, LLC

ACKNOWLEDGEMENT:

STATE OF KANSAS  
COUNTY OF DOUGLAS  
BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME TIRAZ BIRDIE, A MEMBER OF BIRDIE ENTERPRISES, 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.  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

ENDORSEMENTS:

APPROVED AS A MINOR SUBDIVISION (REPLAT 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 SHERRI RIEDEMANN DATE  
MAYOR 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 \_\_\_\_\_ 2019, AND IS DULY RECORDED AT \_\_\_\_\_ AM/PM, IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

KAY PESNELL DATE  
REGISTER OF DEEDS

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 NOVEMBER 9, 2018. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

\_\_\_\_\_ PLAT PREPARED NOVEMBER, 2018  
JIM STICKLER, P.S. #830  
1310 WAKARUSA DRIVE, SUITE 100  
LAWRENCE, KS 66049  
(785) 843-7530

BIRDIE ADDITION

A MINOR SUBDIVISION/REPLAT OF LOT 1, BLOCK 2, OREAD WEST NO. 10 AND LOT 1, BLOCK 1, ALVABET, SUBDIVISIONS IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

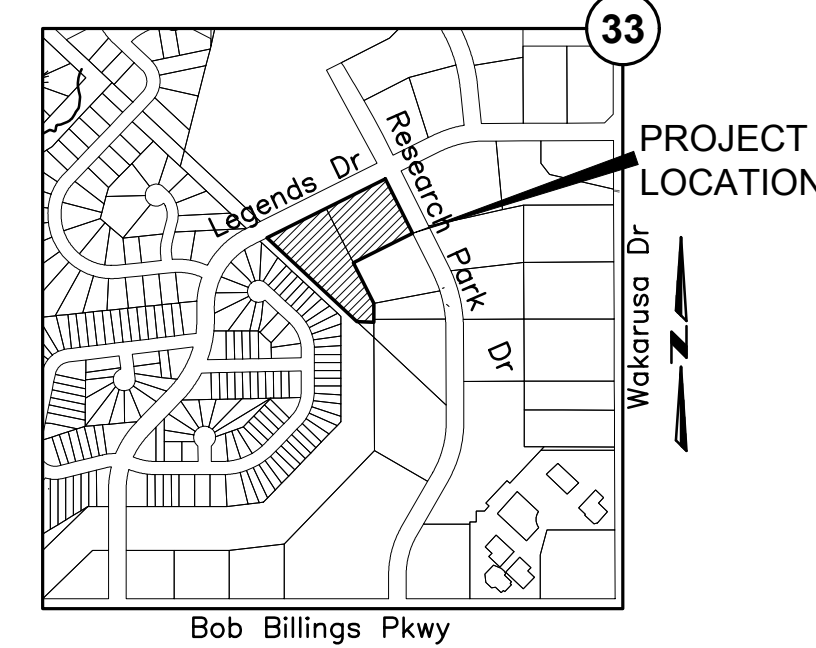
SW 1/4, SEC. 33-T12S-R19E

LEGAL DESCRIPTION:

LOT 1, BLOCK ONE, ALVABET AND LOT 1, BLOCK TWO, OREAD WEST NO. 10, SUBDIVISIONS IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, ACCORDING TO THE RECORDED PLATS THEREOF, BEING IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 19 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF LOT 1, BLOCK ONE OF ALVABET PLAT; THENCE SOUTH 88 DEGREES 19 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 19 EAST A DISTANCE OF 149.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK ONE, IN SAID ALVABET PLAT; THENCE NORTH 1 DEGREE 39 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF LOT 1, BLOCK ONE, IN SAID ALVABET PLAT A DISTANCE OF 11.79 FEET; THENCE NORTH 48 DEGREES 45 MINUTES 43 SECONDS WEST A OF 502.70 FEET TO THE SOUTH LINE OF LEGENDS DRIVE RIGHT-OF-WAY; THENCE NORTH 61 DEGREES 47 MINUTES 56 SECONDS EAST A DISTANCE OF 337.30 FEET ALONG SAID LEGENDS DRIVE RIGHT-OF-WAY TO A POINT ON THE WEST LINE OF LOT 1, BLOCK ONE OF OREAD WEST NO. 10; THENCE NORTH 61 DEGREES 47 MINUTES 56 SECONDS EAST A DISTANCE OF 637.30 FEET ALONG SAID LEGENDS DRIVE RIGHT-OF-WAY AND THE NORTH LINE LOT 1 BLOCK TWO OF OREAD WEST NO. 10 AND THE SOUTHERN RIGHT-OF-WAY LEGENDS DRIVE TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK TWO OF OREAD WEST NO. 10; THENCE SOUTH 28 DEGREES 12 MINUTES 07 SECONDS EAST ALONG EAST LINE OF SAID LOT 1, BLOCK TWO OF OREAD WEST NO. 10 AND WEST RIGHT-OF-WAY OF RESEARCH PARK DRIVE, A DISTANCE OF 276.16 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK TWO OF OREAD WEST NO. 10; THENCE SOUTH 61 DEGREES 47 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK TWO OF OREAD WEST NO. 10 A DISTANCE OF 300.00 FEET TO A POINT ON EAST LINE OF SAID LOT 1, BLOCK ONE, IN SAID ALVABET PLAT; THENCE SOUTH 28 DEGREES 12 MINUTES 07 SECONDS EAST ALONG SAID EAST LINE OF LOT 1, BLOCK TWO, IN SAID ALVABET PLAT DISTANCE OF 207.17 FEET; THENCE SOUTH 1 DEGREE 51 MINUTES 03 SECONDS EAST A DISTANCE OF 72.30 FEET TO THE POINT OF BEGINNING. CONTAINING 208,870 SQUARE FEET OR 4.795 ACRES, MORE OR LESS.

LOCATION MAP:



SW 1/4, SEC. 33-12-19  
CITY OF LAWRENCE  
DOUGLAS COUNTY, KANSAS  
NOT TO SCALE

MONUMENTATION:

- SECTION CORNER
- MONUMENT FOUND AS NOTED
- SET 1/2" x 24" IRON BAR W / "PS 830" CAP, UNLESS OTHERWISE NOTED
- GAS
- ELE
- STM
- UGT
- W
- SAN
- GAS LINE
- ELECTRIC LINE
- STORM PIPE
- UNDERGROUND TELEPHONE
- WATER LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT

NOTES:

- THE BASIS OF BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE NORTH.
- FURTHER DIVISION OR CONSOLIDATION OF ANY LOTS CONTAINED IN THIS MINOR SUBDIVISION/REPLAT IS PROHIBITED, AND SHALL BE PROCESSED AS A MAJOR SUBDIVISION, UNLESS THE ACTION MEETS THE EXPLANATIONS NOTED IN SECTION 20-808(c)(5)(i).
- 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. TREES WITHIN THE RIGHT-OF-WAY REQUIRE TREE ROOT PROTECTION WITHIN A 10' RADIUS OF THE TREE TRUNK.
- NO PORTION OF THIS LOT IS LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM); MAP No. 20045C0154D, DOUGLAS COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF 08/05/2010.