

Line #	Length	Direction
L1	52.80	S56° 39' 08" W
L2	36.33	S62° 09' 51" W
L3	90.07	S66° 10' 08" W
L4	148.57	N87° 48' 31" E
L5	98.52	S49° 17' 23" E
L6	60.03	S62° 40' 16" E
L7	116.38	N87° 55' 54" E
L8	131.26	S2° 04' 06" E
L9	65.87	N47° 08' 14" W
L10	55.66	S87° 47' 27" W
L11	30.39	S65° 31' 37" W
L12	23.90	S2° 12' 33" E
L13	16.62	S31° 25' 51" W
L14	53.76	N65° 04' 15" E
L15	285.80	N87° 47' 06" E
L16	79.52	S77° 35' 08" E
L17	76.96	S62° 09' 51" W
L18	95.94	S66° 10' 08" W
L19	163.76	N87° 48' 31" E
L20	105.69	S49° 17' 23" E

Line #	Length	Direction
L21	49.90	S62° 40' 16" E
L22	135.30	N87° 55' 54" E
L23	186.61	S2° 04' 06" E
L24	31.36	N88° 22' 24" E
L25	153.22	S1° 37' 36" E
L26	95.64	S1° 37' 36" E
L27	6.50	N88° 22' 24" E
L28	6.50	N88° 22' 24" E
L29	82.86	S1° 37' 36" E
L30	6.50	S88° 22' 24" W
L31	6.50	S88° 22' 24" W
L32	6.50	S88° 22' 24" W
L33	6.50	S88° 22' 24" W
L34	55.40	N1° 37' 36" W
L35	27.03	N87° 47' 28" E
L36	27.03	N87° 47' 28" E
L37	137.89	S1° 37' 36" E
L38	31.18	S88° 22' 24" W
L39	92.70	S2° 04' 06" E
L40	126.59	S87° 55' 54" W
L41	32.75	S62° 16' 20" W
L42	16.00	N30° 01' 54" E
L43	19.28	S2° 12' 32" E

Line #	Length	Direction
L44	17.86	S2° 12' 32" E
L45	21.21	S47° 12' 32" E
L46	218.45	N87° 47' 28" E
L47	112.32	S2° 12' 32" E
L48	83.40	N87° 47' 06" E
L49	63.38	S77° 35' 08" E
L50	4.89	N88° 21' 35" E
L51	216.00	N87° 47' 06" E
L52	84.35	N2° 12' 32" W
L53	216.00	N87° 47' 28" E
L54	84.32	S2° 12' 32" E
L55	108.29	S87° 55' 54" W
L56	115.14	N2° 12' 32" W
L57	28.34	N19° 44' 44" E
L58	39.68	N87° 47' 27" E
L59	82.44	S47° 08' 14" E
L60	83.33	S2° 04' 06" E
L61	84.46	S66° 10' 08" W
L62	159.56	N87° 48' 31" E
L63	29.19	S40° 12' 38" E

Line #	Length	Direction
L64	87.36	S2° 11' 29" E
L65	34.54	S62° 40' 16" E
L66	152.24	N87° 38' 33" E
L67	73.62	S62° 09' 51" W
L68	182.73	S66° 10' 08" W
L69	166.26	S87° 48' 31" W
L70	37.54	S40° 12' 38" E
L71	84.98	S2° 11' 29" E
L72	26.06	S62° 40' 16" E

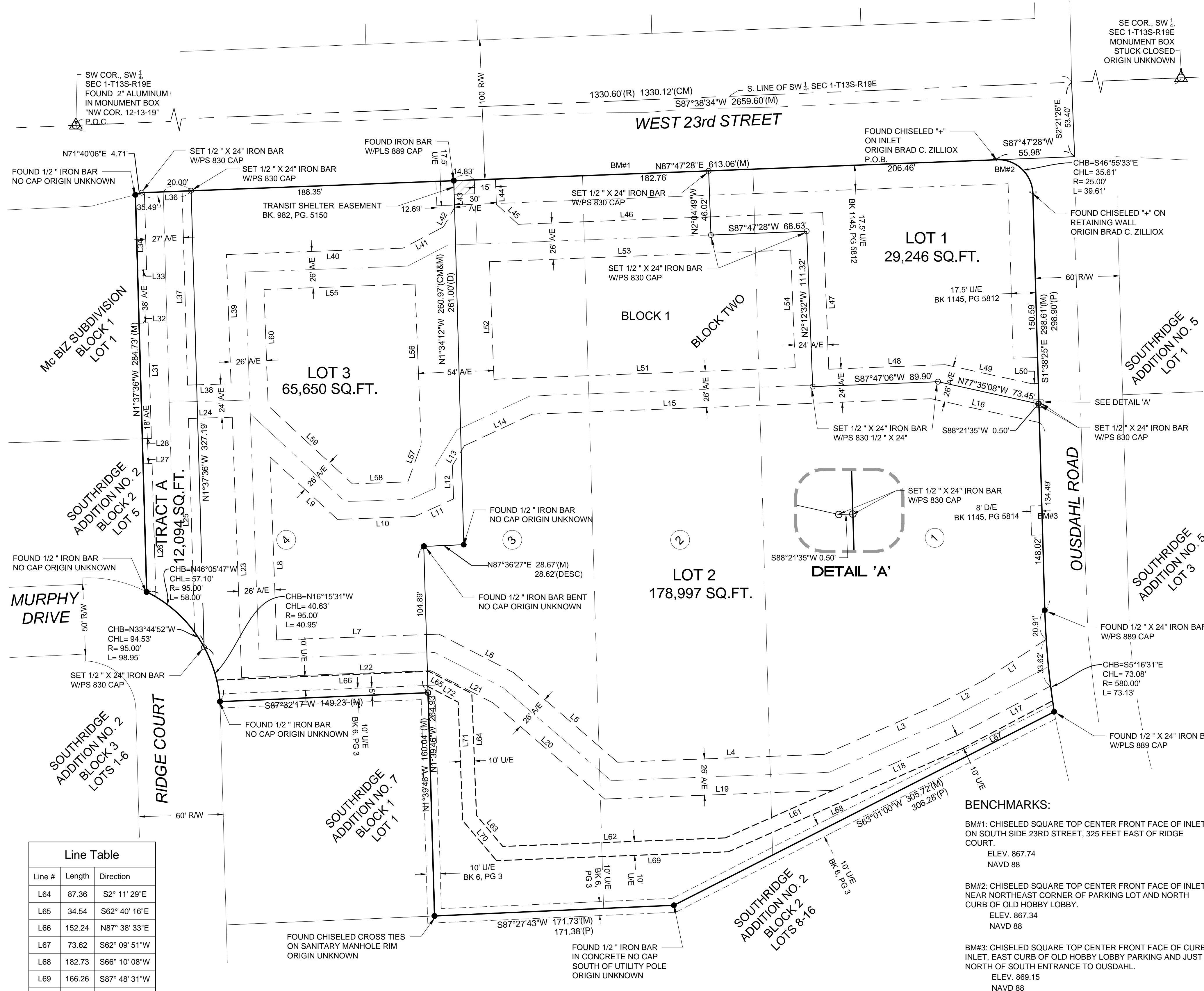
MONUMENTATION:

- △ SECTION CORNER
- SET 1/2" x 24" REBAR W / PPS 830 CAP
- FOUND IRON BAR AS NOTED

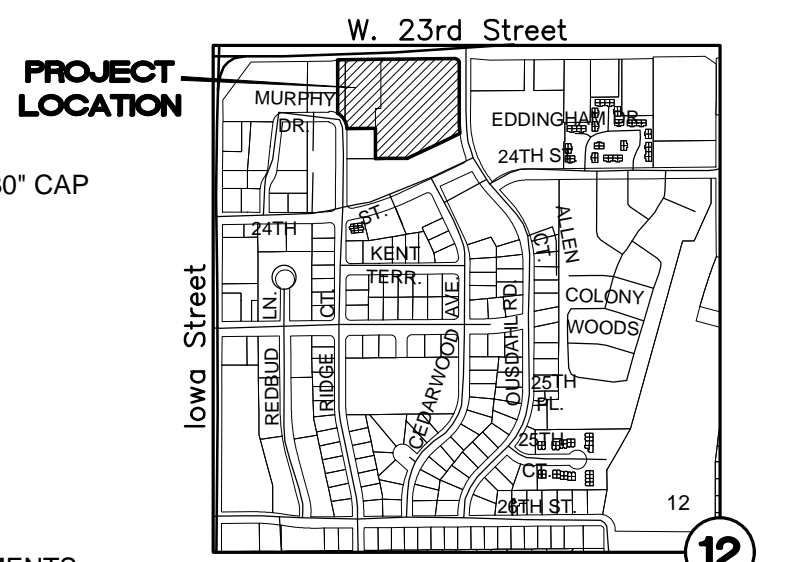
LEGEND

- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- U/E - UTILITY EASEMENT
- (P) - PLATTED
- (CM) - CALCULATED FROM MEASUREMENTS
- (M) - MEASURED
- # - ORIGINAL LOT NUMBER

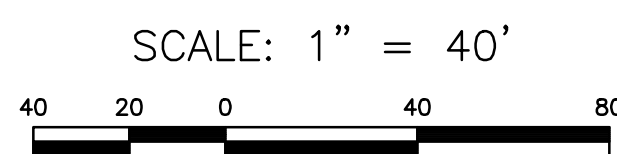
- EASEMENT TO BE VACATED



LOCATION MAP



**NW 1/4, SEC. 12-13-19
CITY OF LAWRENCE
DOUGLAS COUNTY, KANSAS**
NOT TO SCALE



W. MORRIS ADDITION NO. 1

A MINOR SUBDIVISION/REPLAT OF LOTS 1, 2, 3 AND 4, IN BLOCK 2, IN SOUTHRIDGE ADDITION NO. 2, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.
NW 1/4, SEC. 12-T13S-R19E

LEGAL DESCRIPTION:

ALL OF LOTS 1, 2, 3 AND 4, SOUTHRIDGE ADDITION NO. 2, A RECORDED SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, CONTAINING 285,988 SQUARE FEET OR 6.565 ACRES, MORE OR LESS.

DEDICATION:

BE IT KNOWN TO ALL MEN THAT I (WE), THE UNDER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF "W. MORRIS ADDITION NO. 1" 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 "ACCESS EASEMENT" OR "A/E" AND "UTILITY EASEMENT" OR "U/E".

MICHAEL BOYD CO TRUSTEE TEAM PLAYER LLC, EMIRA ONE, LLC	ROBERT D. HART VICE PRESIDENT U.S. BANK NATIONAL ASSOCIATION	LARRY G. MORGAN SENIOR VICE PRESIDENT U.S. BANK NATIONAL ASSOCIATION
---	--	--

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS ___ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID DOUGLAS COUNTY AND KANSAS, CAME MICHAEL BOYD, CO-TRUSTEE, TEAM PLAYER LLC, EMIRA ONE, LLC WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) 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 AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

STATE OF _____
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS ___ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID DOUGLAS COUNTY AND KANSAS, CAME ROBERT D. HART, VICE PRESIDENT, U.S. BANK NATIONAL ASSOCIATION WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) 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 AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

STATE OF _____
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS ___ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID DOUGLAS COUNTY AND KANSAS, CAME LARRY G. MORGAN, SENIOR VICE PRESIDENT, U.S. BANK NATIONAL ASSOCIATION WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) 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 AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

STATE OF KANSAS
COUNTY OF DOUGLAS

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, PLANNING & DEVELOPMENT SERVICES

APPROVAL OF AND VACATION OF EASEMENTS AND RIGHT OF WAY:

STUART BOLEY MAYOR	DATE _____	SHERRI RIEDEMANN CITY CLERK	DATE _____
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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 _____

REGISTER OF DEEDS
KAY PESNELL

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 NOVEMBER 15, 2018. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

JIM STICKLER, P.S. 830, 1310 WAKARUSA DRIVE, SUITE 100, LAWRENCE, KS 66049
785.843.7530

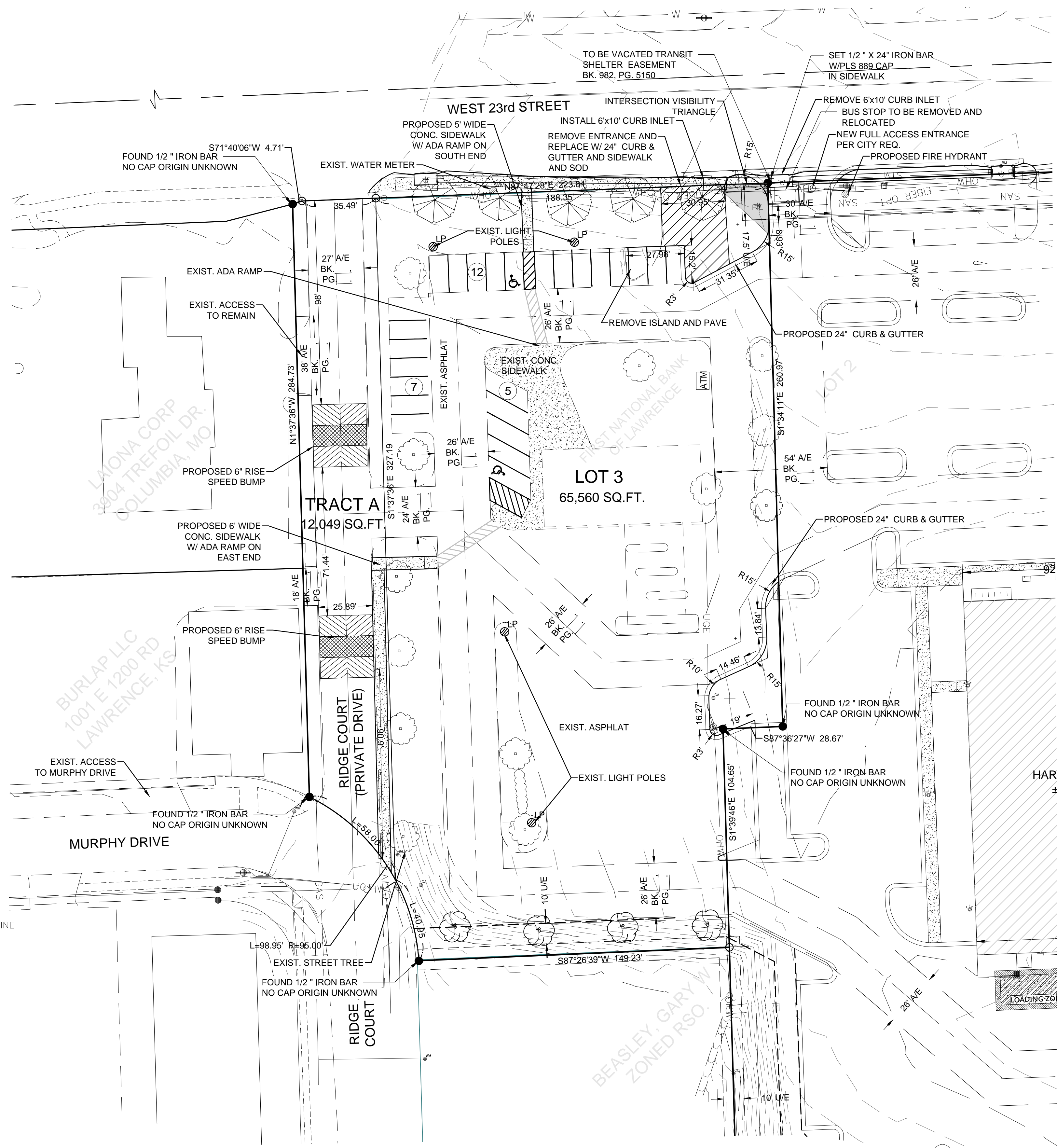
GENERAL NOTES:

- 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.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 20045C0159D, WITH A DATE OF IDENTIFICATION OF AUGUST 5, 2010, FOR COMMUNITY NO. 200090, IN DOUGLAS COUNTY, STATE OF KANSAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. THE PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE.
- ERROR OF CLOSURE = 1:5,498,747.50
- BASIS OF BEARINGS: KANSAS STATE PLANE NORTH ZONE 1501.

LEGEND
 B/B - BACK OF CURB TO BACK OF CURB
 U/E - UTILITY EASEMENT
 A/E - ACCESS EASEMENT

- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- SPRINKLER HEAD
- SPRINKLER VALVE
- STORM SEWER MANHOLE
- TELEPHONE BOX
- WATER METER
- WATER VALVE
- AC UNIT
- AREA DRAIN
- BOLLARD
- CABLE TV BOX
- ELEC BOX
- ELEC METER
- FIRE HYD
- GAS METER
- GAS VALVE
- LIGHT POLE
- CABLE TELEVISION
- UNDER GROUND PIPE
- UNDER GROUND TELEPHONE
- UNDER GROUND ELECTRIC
- OVERHEAD WIRE
- OVERHEAD ELECTRIC
- GAS LINE
- PROPERTY LINE
- WATERLINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- UNDER GROUND FIBER OPTIC LINE

- MONUMENTS:**
 ● BAR FOUND - AS NOTED HEREON
 ○ 1/2"x24" BAR W/ CAP "PLS 889" SET



STREET TREES LOT 3

STREET	REQUIRED	PROVIDED
RIDGE COURT	40 L.F. / 40 L.F. = 1	1 EXISTING + 0 PROVIDED
W 23th STREET	188 L.F. / 40 L.F. = 5	0 EXISTING + 5 PROVIDED

TREES PLANTED UNDER POWER LINE SHOULD BE A SPECIES THAT MATURES SMALLER THAN 20' TALL.

STREET TREES TRACT A

STREET	REQUIRED	PROVIDED
RIDGE COURT	58 L.F. / 40 L.F. = 1	0 EXISTING + 1 PROVIDED
W 23th STREET	40 L.F. / 40 L.F. = 1	0 EXISTING + 0 PROVIDED

TREES PLANTED UNDER POWER LINE SHOULD BE A SPECIES THAT MATURES SMALLER THAN 20' TALL.

LEGAL DESCRIPTION:

LOT 3 AND TRACT A, BLOCK 1, W. MORRIS ADDITION NO. 1, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

NOTES

- OWNERS: FIRST NATIONAL BANK OF LAWRENCE, & US BANK NATIONAL ASSOCIATION 2080 E. LAKE ST. MINNEAPOLIS, MN. 55406
- LAND PLANNER/ SURVEYOR: LANDPLAN ENGINEERING, P.A. CIVIL ENGINEER/ 1310 WAKARUSA DRIVE LAWRENCE, KANSAS 66049
- EXISTING ZONING: CS
- EXISTING LAND USE: OFFICE
- NO PORTIONS OF THE LOTS ARE LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" PER FEMA MAP NUMBER 20045C0159D, LAST REVISED AUGUST 5, 2010. TOPOGRAPHIC INFORMATION OBTAINED FROM CITY OF LAWRENCE GIS LIDAR.
- ALL SEWER AND THE WATER SERVICE IS TO BE PROVIDED BY THE CITY OF LAWRENCE. THE CITY OF LAWRENCE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PAVEMENT DUE TO THE WEIGHT OF REFUSE VEHICLES.
- THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDING AND FACILITIES. APPENDIX A TO 28 CFR PART 36.
- PEDESTRIAN PATH FROM 23RD SHALL BE PROVIDED.
- REPLACE ANY SIDEWALK IN ROW ADJACENT TO SITE THAT HAS MORE THAN 2% CROSS SLOPE AND/OR DOES NOT MEET CURRENT CITY STANDARDS FOR WIDTH CONSTRUCT SIDEWALK AND RAMPS.

PARKING SUMMARY

PARKING REQUIRED: 10
 (THESE OCCUPANT LOAD CALCULATIONS ARE PER LAWRENCE, KS, ZONING AND ARE FOR PARKING COUNTS ONLY)
 FINANCIAL: 2,812 SF/300 = 10

PARKING PROVIDED: 24
 ADA SPACES: 2 20-912(a) ACCESSIBLE PARKING FOR PHYSICALLY DISABLED PERSON
 REGULAR SPACES: 22 1 VAN REG PER 1-25 PKG. SP.

ADA COMPLIANCE

THE SITE IMPROVEMENTS ARE INTENDED TO COMPLY WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA). HANDICAP PARKING, SIGNAGE, ACCESSIBLE ROUTES, AND RAMPS HAVE BEEN ADDED AS A MATTER OF COMPLIANCE FOR ADA REQUIREMENTS.

INTERIOR PARKING LANDSCAPING LOT 3

1807 W 23RD	REQUIRED	PROVIDED
10 PARKING SPACES REQUIRED	LANDSCAPING AREA: 24 STALLS x 40 S.F. = 1,520 S.F.	4,184 S.F.
	TREES: 24 STALLS / 10 = 2.4 x 1 = 3 TREES	4 TREES.
	SHRUBS: 24 STALLS / 10 = 2.4 x 15 = 36 SHRUBS	36 SHRUBS

SITE SUMMARY LOT 3

	AREA (SQ. FT.)		AREA (SQ. FT.)	
EXISTING BUILDINGS	2,812	PROPOSED BUILDINGS	2,812	4%
EXISTING PAVEMENT	42,948	PROPOSED PAVEMENT	40,983	63%
EXISTING IMPERVIOUS	45,760	PROPOSED IMPERVIOUS	43,795	67%
EXISTING PERVIOUS	19,890	PROPOSED PERVIOUS	21,855	33%
PROPERTY AREA	65,650	PROPERTY AREA	65,650	100%

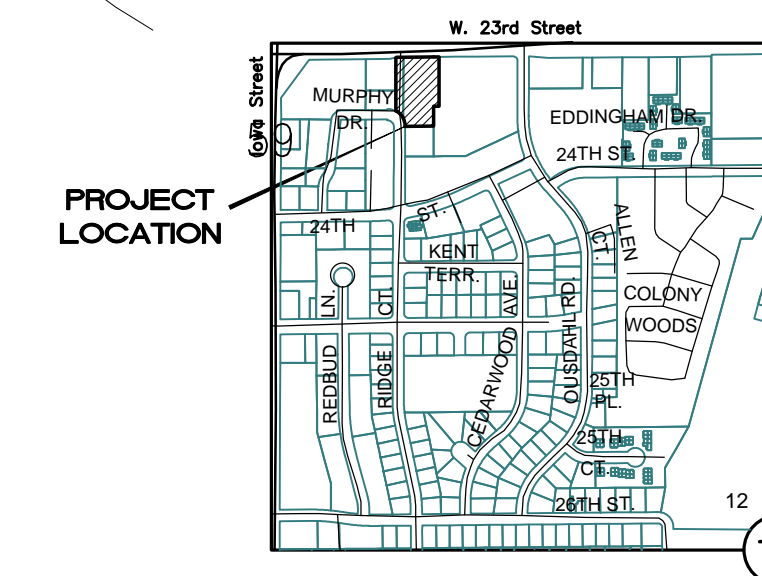
SITE SUMMARY TRACT A

	AREA (SQ. FT.)		AREA (SQ. FT.)	
EXISTING BUILDINGS	0	PROPOSED BUILDINGS	0	0%
EXISTING PAVEMENT	8,320	PROPOSED PAVEMENT	9,311	77%
EXISTING IMPERVIOUS	8,320	PROPOSED IMPERVIOUS	9,311	77%
EXISTING PERVIOUS	2,729	PROPOSED PERVIOUS	2,738	23%
PROPERTY AREA	12,049	PROPERTY AREA	12,049	100%

LANDSCAPE SCHEDULE

SYMBOL	COUNT	SPECIES	SIZE	ROOT
	4	EASTERN REDBUD CERCIS CANADENSIS	1.5" CAL	B&B
	5	STREET TREES		
		EXISTING TREES		
		EXISTING SHRUBS		
		EXISTING TREES AND SHRUBS AREA		

LOCATION MAP



NW 1/4, SEC. 12-13-19
 CITY OF LAWRENCE
 DOUGLAS COUNTY, KANSAS
 NOT TO SCALE

SCALE: 1" = 30'
 30 15 0 30 60

REV	DATE	DESCRIPTION
1	07/18/18	NEIGHBOR ACCESS AGREEMENT

DATE: October 29, 2018
 PROJECT NO.: 20183017
 DESIGNED BY: CLM
 DRAWN BY: MSW
 CHECKED BY: CLM

ISSUE # 1 SHEET NO. 1 OF 1 SHEETS