

# SOUTH HILLS NO. 3 SECOND REPLAT

A MINOR SUBDIVISION / REPLAT OF LOTS A-1 AND A-2, A LOT SPLIT FOR LOT A IN THE REPLAT OF SOUTH HILLS NO. 3 TOGETHER WITH LOT B, A REPLAT OF SOUTH HILLS NO. 3, BOTH BEING PLATTED SUBDIVISIONS OF LAND IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 19 EAST, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

**LEGAL DESCRIPTION**  
Lots A-1 and A-2, a lot split for Lot A in the Replat of SOUTH HILLS NO. 3, an addition to the City of Lawrence, Douglas County, Kansas, together with Lot B, a Replat of SOUTH HILLS NO. 3, an addition in the City of Lawrence, Douglas County, Kansas.

**DEDICATION**  
The undersigned proprietor of said property shown on this plat does hereby dedicate over, under and through all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways and avenues not heretofore dedicated, a perpetual easement for the purpose of constructing, using, replacing and maintaining public roadways, public ways and thoroughfares, including storm sewer, street lighting, sidewalks, trails, and appurtenant work in any part of the easement, including the right to clean, repair, maintain and replace the roadway, and for any future expansion of such facilities within the area of the easement together with the right of access to the easement and over the easement for these purposes. 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 thereon 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.

Be it known to all men that I (we), the undersigned proprietors of the above described tract of land have caused the same to be surveyed and platted under the name of "SOUTH HILLS NO. 3 SECOND REPLAT" and have caused the same to be subdivided in the manner shown on the accompanying plat and heretofore dedicated to public use 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", "Drainage Easement" or "D/E", "Water Easement" or "W/E" and "Sanitary Easement" or "S/E".

**EXECUTION**  
IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Opus Development Company, L.L.C.

By: \_\_\_\_\_  
Joe Down, Vice President

**ACKNOWLEDGEMENT**  
STATE OF KANSAS )  
COUNTY OF JOHNSON ) SS

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, came Joe Down, Vice President of Opus Development Company, L.L.C., who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

**APPROVALS**  
Approved as a Minor Subdivision/Replat under the subdivision regulations of the City of Lawrence and unincorporated area of Douglas County.

Scott McCullough, Planning Director Date \_\_\_\_\_  
Lawrence-Douglas County Planning Director

Reviewed in Compliance with K.S.A. 58-2005.  
**REFERENCE DOCUMENTS**  
1) Final plat of SOUTH HILLS NO. 3, Book 8, Page 5 as recorded with the Douglas County Register of Deeds  
2) Final plat of Replat of SOUTH HILLS NO. 3, Book 13, Page 95 as recorded with the Douglas County Register of Deeds  
3) W.L.R. Spittler R.S. Main 1940 Replat of SOUTH HILLS NO. 3, Book 150, Page 247 as recorded with the Douglas County Register of Deeds.  
Douglas County Surveyor

**BENCHMARKS**  
Benchmark Datum: NAVD 88 based on NGS Benchmarks  
NCS PID #E1593 = Stainless steel rod 191 feet North of centerline of 13th Street, 37 feet West of Burroughs Creek Trail and 23 feet East of centerline of Oregon Street  
Elevation = 827.39  
NGS PID #E1594 = Stainless steel rod 29 feet North of 19th Street, 103 feet West of Burroughs Creek Trail and 23 feet Southwest of Northwest corner of curb inlet.  
Elevation = 851.14

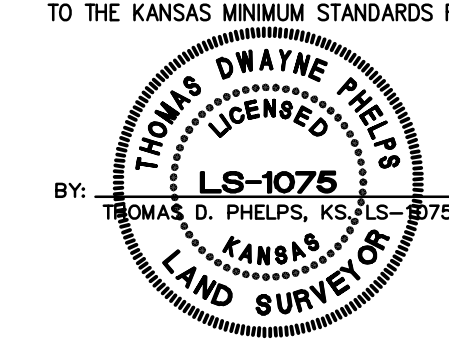
**Project Benchmarks**  
BM No. 1 = Square cut on Southwest corner of curb inlet on South side of 23rd Street at East entrance at the Northeast corner of Lot.  
Elevation = 854.78  
BM No. 2 = Square cut on top of retaining wall for trash bin at the Northeast corner of trash bin by cell tower  
Elevation = 860.14

**GENERAL NOTES**  
1) Bearing basis - A bearing of N 89°16'00" E along the North line of Lot 1 was held from Final Plat of South Hills No. 3.  
2) Further Division of consolidation of any lots contained in the minor subdivision is prohibited and shall be processed as a major subdivision except as provided for in Section 20-808(C)(5)(1) of the City of Lawrence Development Code.  
3) The property within this minor subdivision/replat is currently zoned Smartcode T-5. All new construction shall conform to the setback regulations of the Smartcode T-5 zoned district as defined by the City of Lawrence Development Code.  
4) The lots will be platted prior to recordation of the minor subdivision/replat at the register of deeds (per Section 20-811(C)(8)).  
5) Street trees shall be provided in accordance with the master street tree plan filed with the register of deeds, book \_\_\_\_\_, page \_\_\_\_\_. If street tree die, the property owner is responsible for replanting trees within on year. No trees on the right-of-way can be removed without permission of the City of Lawrence Parks Department. Trees within the right-of-way require tree root protection within a 1'-radius of the tree trunk. Trees shown graphically are limited to those considered as street trees or those whose canopy would be affected by street trees.  
6) The City is hereby granted a temporary right of entry to plant the required street trees pursuant to Section 20-811(G) of the City Subdivision Regulations.  
7) No portion of this property is located within a designated "special flood hazard area" per FEMA Map number 20045001590, with an effective date of August 5, 2010.  
8) This survey conforms to Section 20-808(F)(1)(X1) of the Land Development Code.  
9) Title Information shown hereon was taken from First American Title Insurance Company commitment for Title Insurance No. NCS-890700-MPLS and with an effective date of February 8, 2018 at 7:30 a.m.

**FILING RECORD**  
STATE OF KANSAS )  
COUNTY OF DOUGLAS ) SS  
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 \_\_\_\_\_, 20\_\_\_\_, and is duly recorded at \_\_\_\_\_ a.m./p.m. in Plat Book \_\_\_\_\_ Page \_\_\_\_\_

Register of Deeds  
Kay Pesnell

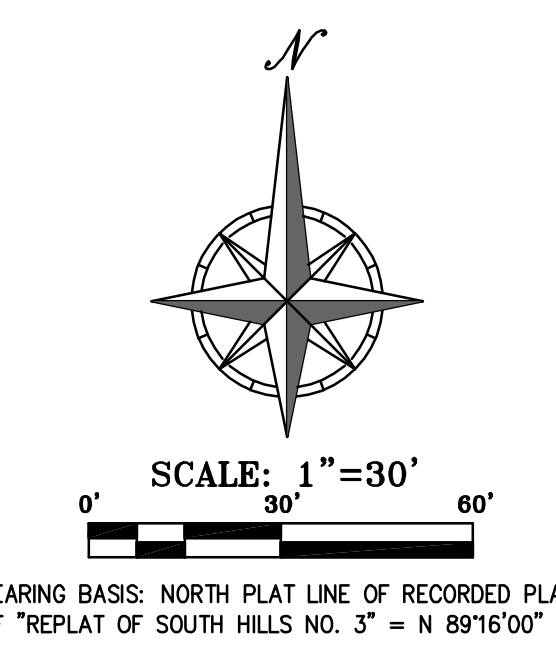
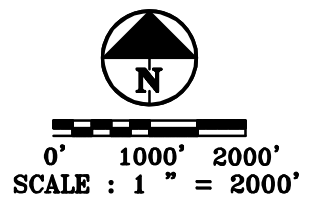
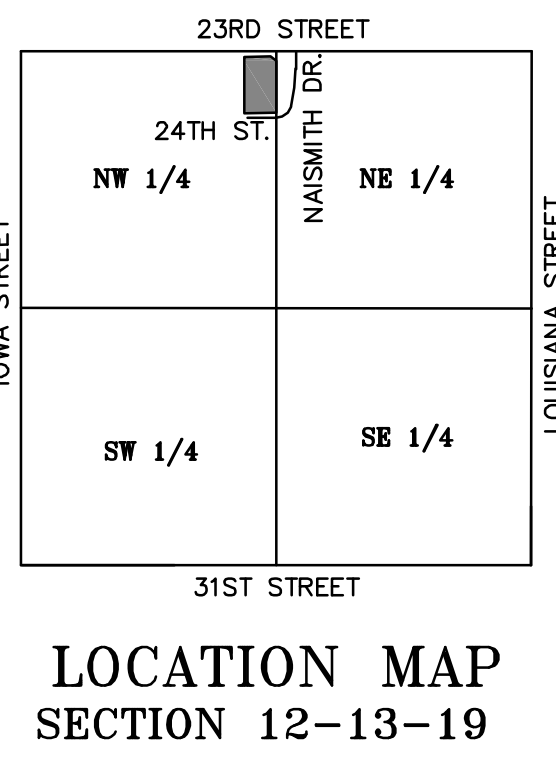
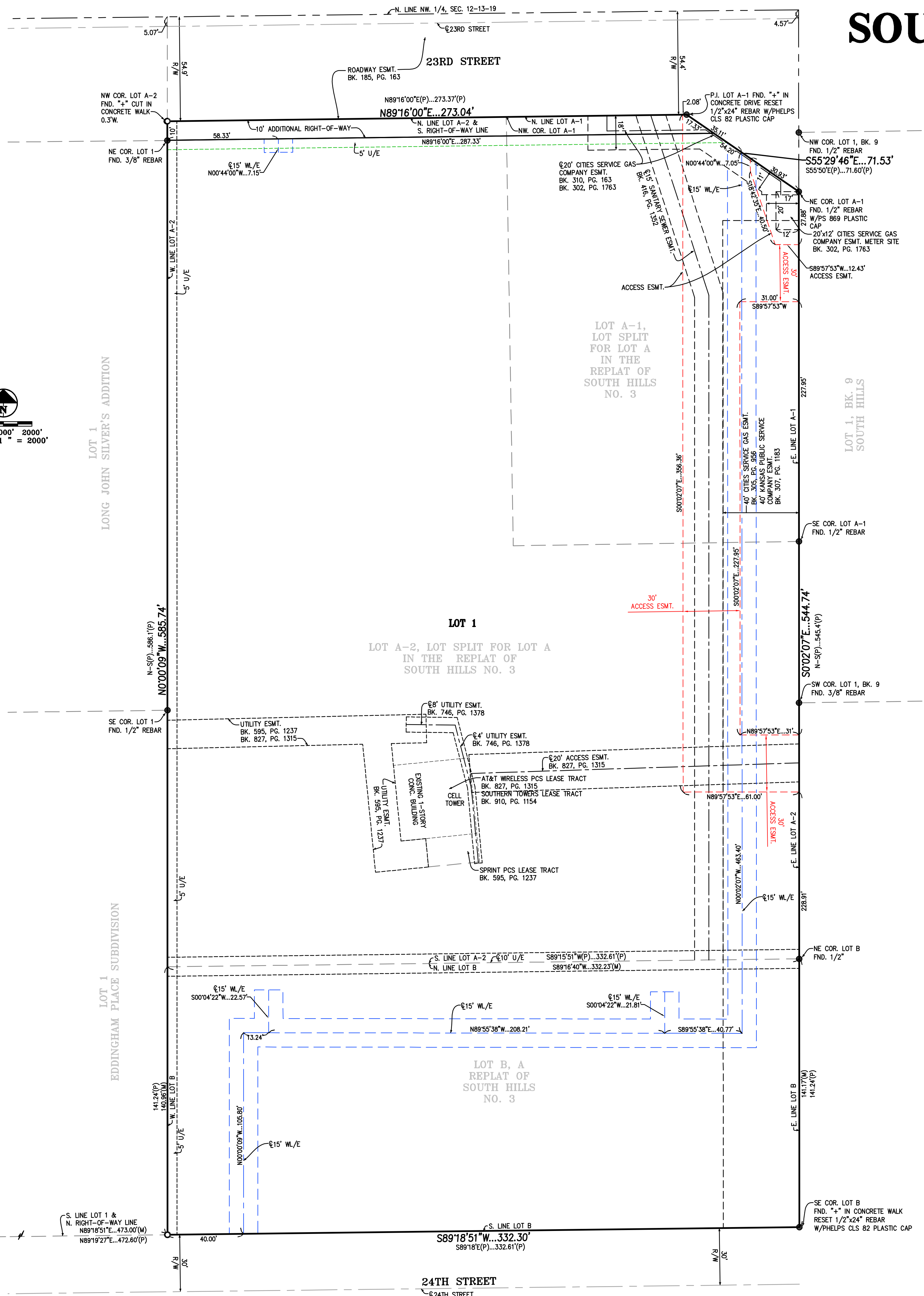
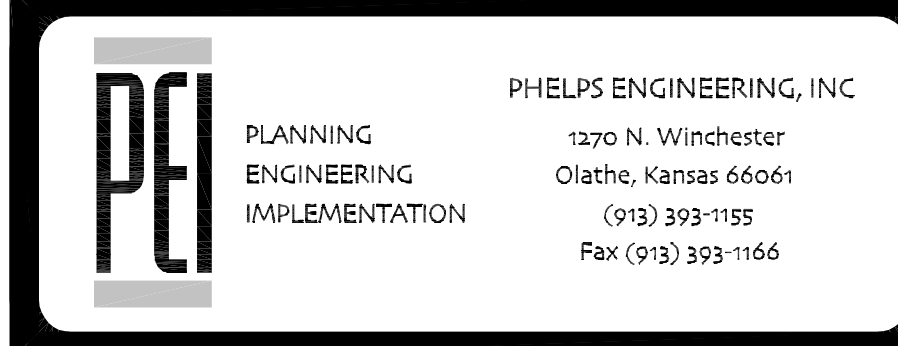
I, THOMAS D. PHELPS, HEREBY CERTIFY THAT IN NOVEMBER 2018, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



CERTIFICATE OF AUTHORIZATION  
KANSAS  
LAND SURVEYING - LS-82  
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION  
MISSOURI  
LAND SURVEYING - 2007001128  
ENGINEERING - 2007000688

PHELPS ENGINEERING, INC.  
1270 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1166



BEARING BASIS: NORTH PLAT LINE OF RECORDED PLAT OF "REPLAT OF SOUTH HILLS NO. 3" = N 89°16'00" E

- LEGEND**
- DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE
  - DENOTES FOUND AS DESCRIBED ORIGIN UNKNOWN UNLESS DESCRIBED
  - U/E DENOTES UTILITY EASEMENT
  - WL/E DENOTES WATER LINE EASEMENT
  - A/E DENOTES ACCESS EASEMENT
  - (M) DENOTES MEASURED BEARING AND/OR DISTANCE
  - (P) DENOTES PLATTED BEARING AND/OR DISTANCE

LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
LOT 1	19059.39	4.3746
PLAT	193361.25	4.4390
ROW 23RD ST	2801.86	0.0643