

# FINAL PLAT

## HERITAGE TRACTOR

A SUBDIVISION IN LAWRENCE,  
DOUGLAS COUNTY, KANSAS

**DESCRIPTION:**  
A portion of Section 5, Township 13 South, Range 20 East of the 6th Principal Meridian, City of Lawrence, Douglas County, Kansas described as follows:  
Commencing at the Southwest corner of Section 5; thence N 87°51'39" E, along the South line of Section 5, for 722.15 feet to the Point of Beginning; thence N 1°55'36" W, to and along the East line of Lot 1, Block 1, POTTER'S EAST SUBDIVISION, for 704.92 feet to the South line of Lot 1; thence N 89°06'16" E, along said South line, for 249.39 feet; thence S 1°53'00" E, along the West line of Lot 1, Block 1, POTTER'S EAST SUBDIVISION, for 699.51 feet to the South line of Section 5; thence S 87°51'39" W, along said South line for 248.82 feet to the Point of Beginning.  
Containing 174,909 sq.ft. or 4.02 acres more or less.

**DEDICATION:**  
Be it known to all that I the undersigned owner of the above described tract of land have had cause for the same to be surveyed and platted under the naming of HERITAGE TRACTOR and have caused the same to be subdivided into the lot shown on this plat. All streets 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 "UE," "Water Easement" or "WE."

IN TESTIMONY WHEREOF, Muth Properties LLC, a Kansas limited liability company, have caused these presents to be signed by the Managing Member this 18<sup>TH</sup> day of MARCH, 2019.

Derek Dummuth - Managing Member

STATE OF KANSAS ) SS  
COUNTY OF DOUGLAS )

On this 18<sup>TH</sup> day of MARCH, 2019, before me appeared Derek Dummuth, to me personally known, who by me duly sworn, did say that he is Managing Member of Muth Properties, LLC, a Kansas limited liability company and he acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County and State, the day and year last above written.

My Commission expires: RODNEY CHAD HOWERTON  
Notary Public  
Print Name  
R. CHAD HOWERTON

**ENDORSEMENTS:**  
Approved as a major subdivision under The subdivision regulations of the City Of Lawrence & the unincorporated Areas of Douglas County

Scott McCallough  
Director, Planning & Development Services

Associated Preliminary Plat approved By the Lawrence-Douglas County Planning Commission, Douglas County, Kansas

Karen Willey, Chair

Dedication of easements and rights of way Accepted by City Commission, Lawrence, Kansas

Lisa Larson, Mayor

Sherri Riedemann, City Clerk

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

Kevin R. Sontag, P.S. #1640

FLILING 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 31<sup>ST</sup> day of DECEMBER, 2018, and is duly recorded at AM/PM, in Plat Book Page

Register of Deeds  
Kay Pessnell

S.W. 1/4, S.E. 1/4,  
Sec. 5, T-13, R-20  
Ex. 2 1/2" Aluminum Cap  
stamped "Douglas County  
Dept of Public Works"  
In Monument Box

### LEGEND

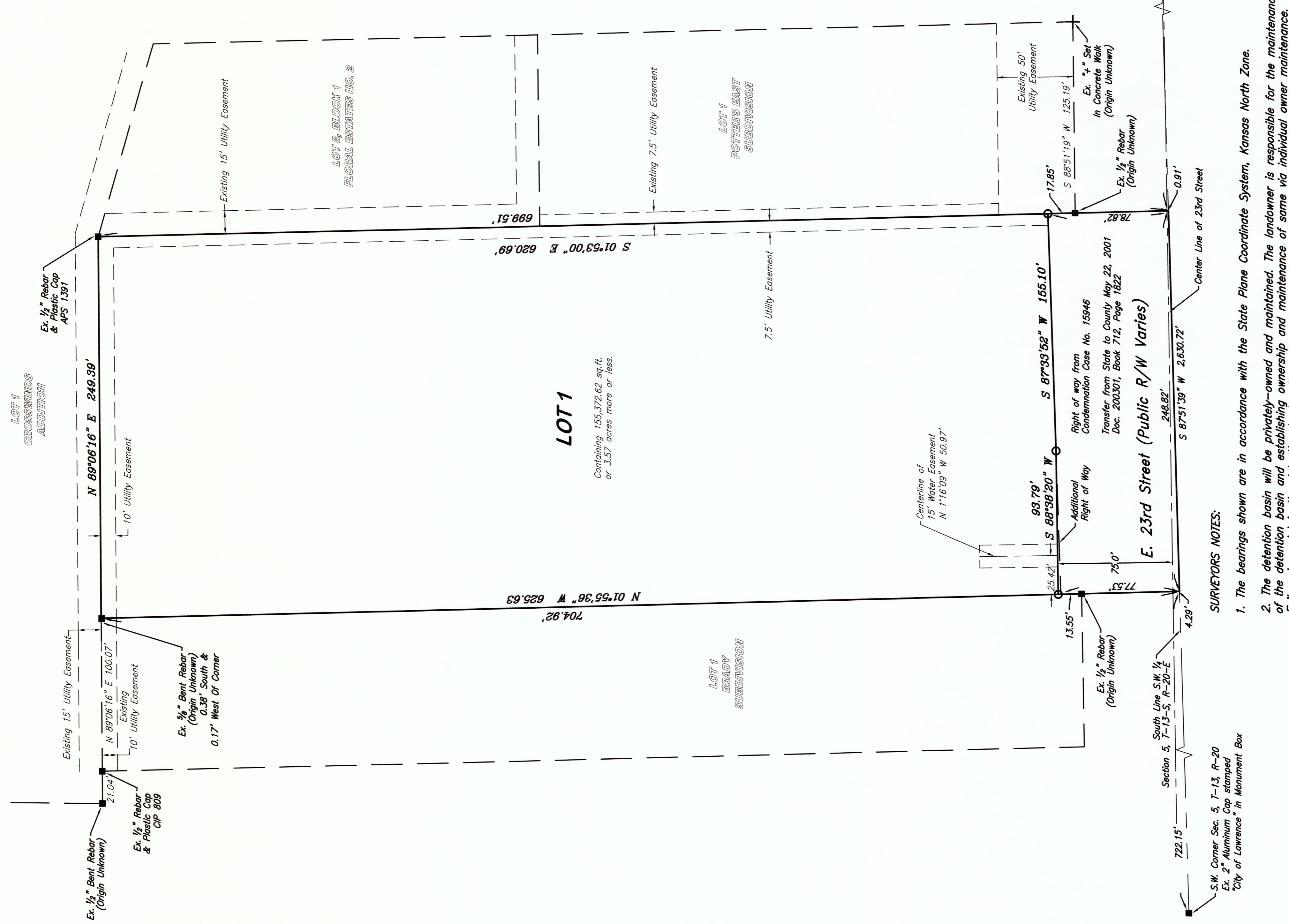
- EXISTING REBAR
  - + EXISTING "x" CUT IN CONCRETE
  - SET 1/2" x 24" REBAR & PLASTIC CAP
- KS PLS #854

Thomas Clemens  
Area Surveyor

2800 Robinson Pike Road  
P.O. Box 324 Grandview, Missouri 64030  
(816) 941-7557 survey@tcrr.com

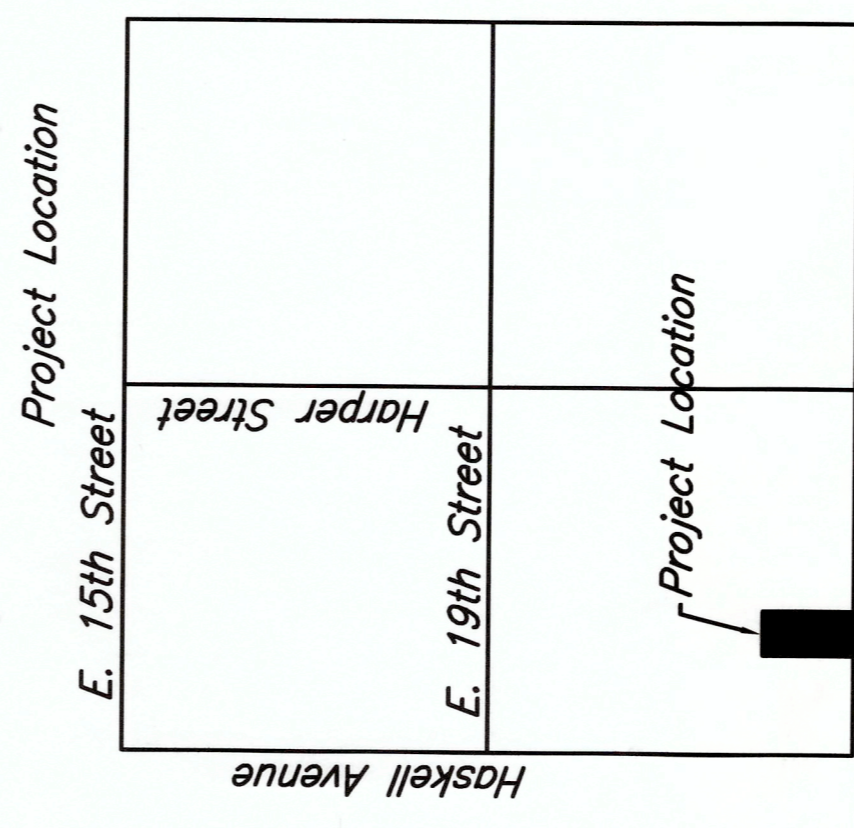
I hereby certify that the within Plat of "HERITAGE TRACTOR" subdivision is based upon an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for property boundary surveys. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief. The field work was completed on February 22, 2019

THOMAS W. CLEMENS, KS, P.L.S. NO. 854



### SURVEYORS NOTES:

1. The bearings shown are in accordance with the State Plane Coordinate System, Kansas North Zone.
2. The detention basin will be privately-owned and maintained. The landowner is responsible for the maintenance of the detention basin and establishing ownership and maintenance of same via individual owner maintenance. Failure to maintain the detention basin will result in the loss of the stormwater detention credit. The detention basin is to remain free of anything other than clean stormwater runoff including but not limited to silt, sediment, trash, grass clippings, leaves, tree limbs and sand.



SCALE: 1"=40'

DATE: DECEMBER 31, 2018

PROPERTY ADDRESS:  
1110 EAST 23RD STREET  
LAWRENCE, KANSAS 66046

OWNER:  
MUTH PROPERTIES LLC  
26201 W. 108TH  
OLATHE, KANSAS 66061