

SCALE: 1" = 16'

SURVEYOR'S CERTIFICATION
I hereby certify that the platred area shown hereon is the true and accurate result of a field survey performed under my direct supervision in February 28, 2019, and that the plat is a closed traverse. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

Danny L. Stebbins, P.S. #1356
4701 W. 12th St.
Meriden, KS 66512
(785) 246-5313

GENERAL NOTES

1. Basis of bearings for this plat is the West Line of Lots 173, 174, 175 and 176 Fairfax. (N 00°00'00"E Assumed).
2. No part of the property is encumbered by the "Special Flood Hazard Area" per FEMA Flood Insurance Study and Map Number: 20045C0178E. Map Revised: September 2, 2015.
3. Further division or consolidation of any lots contained in this Minor Subdivision is prohibited, and shall be processed as a Major Subdivision, unless the action meets the exception noted in Section 20-808(C)(5)(i).
4. The lots will be platted prior to recordation of the Minor Subdivision/Replat at the Register of Deeds Office (per Section 20-831(K)).
5. Streets trees shall be provided in accordance with the Master-Street Tree Plan recorded with the Register of Deeds Book _____, Page _____.
6. The City of Lawrence granted a temporary right of entry to plant the required street trees pursuant to Ord. 20-81 (Ord. 20-81) on the condition that the trees are planted on lots with slopes greater than .3:1, or non-engineered fill greater than 12 inches. A soils engineer licensed by the State of Kansas, shall perform investigations, and a report of the investigation shall be submitted to the City of Lawrence Codes Enforcement Division.
8. No improvements are proposed for Laura Avenue. In lieu of construction of public sidewalk improvements, the owner of this property has signed an Agreement Not to Protest the formation of a benefit district for sidewalk improvements on Laura Avenue and is recorded with the Register of Deeds Book _____, Page _____.
9. Pursuant to Land Development Code Section 19-214(B), "A private sanitary sewer service line shall not cross any public right-of-way or drainage easement. A private sanitary sewer service line shall not be located in a city public utility easement or City public right-of-way for a length of greater than fifteen (15) feet." (Ord. 7745, Ord. 8747). "The owner of this property requests a variance to this requirement to allow Lot 1 to be served by the individual sanitary sewer service line to be connected to the existing main in Laura Ave. This variance was granted by the City of Lawrence.

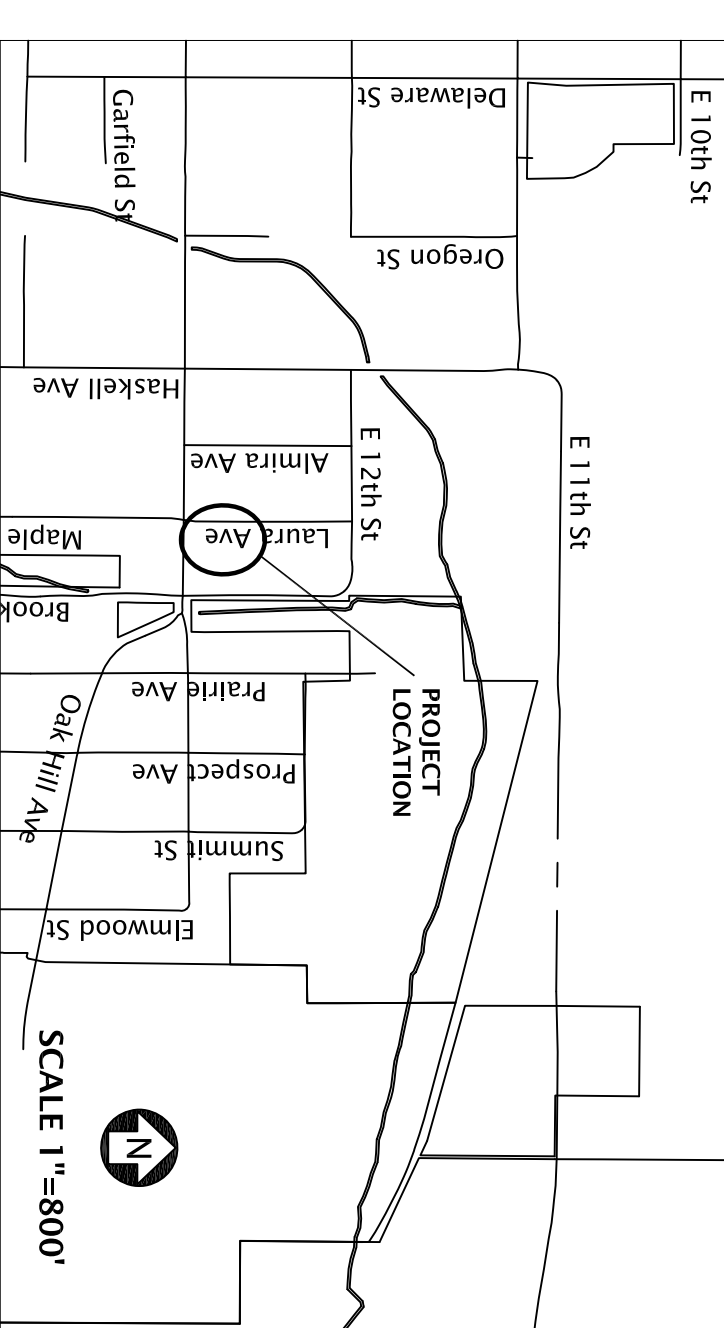
COMMUNITY FEATURES WITHIN A MILE:

BIBBORGIS CREEK TRAIL AND INEAS PARK, BROOK CREEK PARK, HOBBS PARK, EDGEWOOD PARK, SOUTH PARK, PARNELL PARK AND LAWRENCE LEVEL TRAIL.

PROJECT BENCH MARK:

BM#1 - PUNCHMARK NORTH RIM OF SANITARY SEWER MANHOLE RING LOCATED IN THE CENTER OF 12TH STREET BETWEEN LAURA AVENUE AND ALMIRA AVENUE. ELEVATION = 828.29

LOCATION MAP



LEGEND

—○—	OVERHEAD WIRE	BB	BACK OF CURB TO BACK OF CURB
—○—	OVERHEAD ELECTRICAL	R/W	RIGHT-OF-WAY
—○—	UNDERGROUND TELEPHONE	CL	CENTERLINE
—○—	GAS	DE	DRAINAGE EASEMENT
—○—	WATERLINE	UE	UTILITY EASEMENT
—○—	SANITARY SEWER SERVICE LINE	PEB	PEDESTRIAN EASEMENT
—○—	SANITARY SEWER SERVICE	(P)	PLATTED
—○—	WATER VALVE	(M)	MEASURED
—○—	STORMWATER LINE	(CN)	CALCULATED FROM
—○—	PROPERTY LINE	●	FOUND 5' OR MORE FROM SURVEY
—○—	CENTERLINE	●	FOUND 5' OR MORE FROM SURVEY
—○—	EASEMENT	●	FOUND 5' OR MORE FROM SURVEY
—○—	PAVEMENT	●	FOUND 5' OR MORE FROM SURVEY
—○—	BUILDING SETBACK LINE	●	FOUND 5' OR MORE FROM SURVEY
—○—	DRAINAGE DIRECTION	○	FOUND 5' OR MORE FROM SURVEY
—○—	SEWER	○	FOUND 5' OR MORE FROM SURVEY
—○—	ELECTRIC BOX	○	FOUND 5' OR MORE FROM SURVEY
—○—	UTILITY BOX	○	FOUND 5' OR MORE FROM SURVEY

NOTE: "X" IN UTILITY LINE DENOTES EXISTING FEATURE

ENGINEER'S CERTIFICATION
I hereby certify that the information and area map shown hereon are true and accurate to the best of my knowledge. Plat prepared April 2019.

John Dean Grob
Professional Engineer #12769
3210 Mesa Way, Suite A
Lawrence, KS 66049
(785) 856-1900

LEGAL DESCRIPTION - FAIRFAX ADDITION NO. 3

LOTS 173, 174, 175 AND 176, FAIRFAX, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLASS COUNTY, KANSAS.

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 Penell

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

ENDORSEMENTS

Approved as a Minor Subdivision/Replat
under the Subdivision Regulations of the
City of Lawrence & the Unincorporated
area of Douglas County.

Scott McCullough _____ Date
Planning Director

Kevin R. Sontag, P.S. #1640 _____ Date
Douglas County Surveyor

Rights-of-Way Dedication
Accepted by City Commission
Lawrence, Kansas

Mayor _____ Date
Lisa Larsen _____ Sherri Riedemann _____ Date

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 as a Minor Subdivision under the name of "FAIRFAX ADDITION NO. 3" and have caused the same to be subdivided into lots and streets as shown and fully defined on this plat.

Rebecca S. Gully
1236 Laura Avenue
Lawrence, Kansas 66044

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 Rebecca S. Gully, who is 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 _____
Printed Name _____

FAIRFAX ADDITION NO. 3
A MINOR SUBDIVISION/REPLAT OF
LOTS 173, 174, 175 AND 176, FAIRFAX
a subdivision in the SW¼ of Section 32, Township 12 S,
Range 20 E, in the City of Lawrence, Douglas County, Kansas

GENERAL NOTES

1. Basis of bearings for this plat is the West Line of Lots 173, 174, 175 and 176 Fairfax (N 00°00'00"E Assumed).
2. No part of the property is encumbered by the "Special Flood Hazard Area" per FEMA Flood Insurance Study and Map Number: 20045C0178E, Map Revised: September 2, 2015.
3. Further division or consolidation of any lots contained in this Minor Subdivision is prohibited, and shall be processed as a Major Subdivision, unless the action meets the exception noted in Section 20-808(C)(5)(i).
4. The lots will be platted prior to recordation of the Minor Subdivision/Replat at the Register of Deeds Office (per Section 20-811(K)).
5. Street trees shall be provided in accordance with the Master Street Tree Plan recorded with the Register of Deeds Book _____, Page _____.
6. The City is hereby granted a temporary right of entry to plant the required street trees pursuant to Ord. 20-811(K).
7. Soils investigations shall be performed before any structures are erected on lots with slopes greater than 3:1, or non-engineered fill greater than 12 inches. A soils engineer licensed by the State of Kansas, shall perform investigations, and a report of the investigation shall be submitted to the City of Lawrence Codes Enforcement Division.
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under the Subdivision Regulations of the
City of Lawrence & the Unincorporated
area of Douglas County.

Scott McCullough _____ Date
Planning Director

Kevin R. Sontag, P.S., #1640 _____ Date
Douglas County Surveyor

Rights-of-Way Dedication
Accepted by City Commission
Lawrence, Kansas

Mayor _____ Date
Lisa Larsen _____ Sherri Riedemann _____ Date

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 as a Minor Subdivision under the name of "FAIRFAX ADDITION NO. 3" and have caused the same to be subdivided into lots and streets as shown and fully defined on this plat.

Rebecca S. Gully
1236 Laura Avenue
Lawrence, Kansas 66044

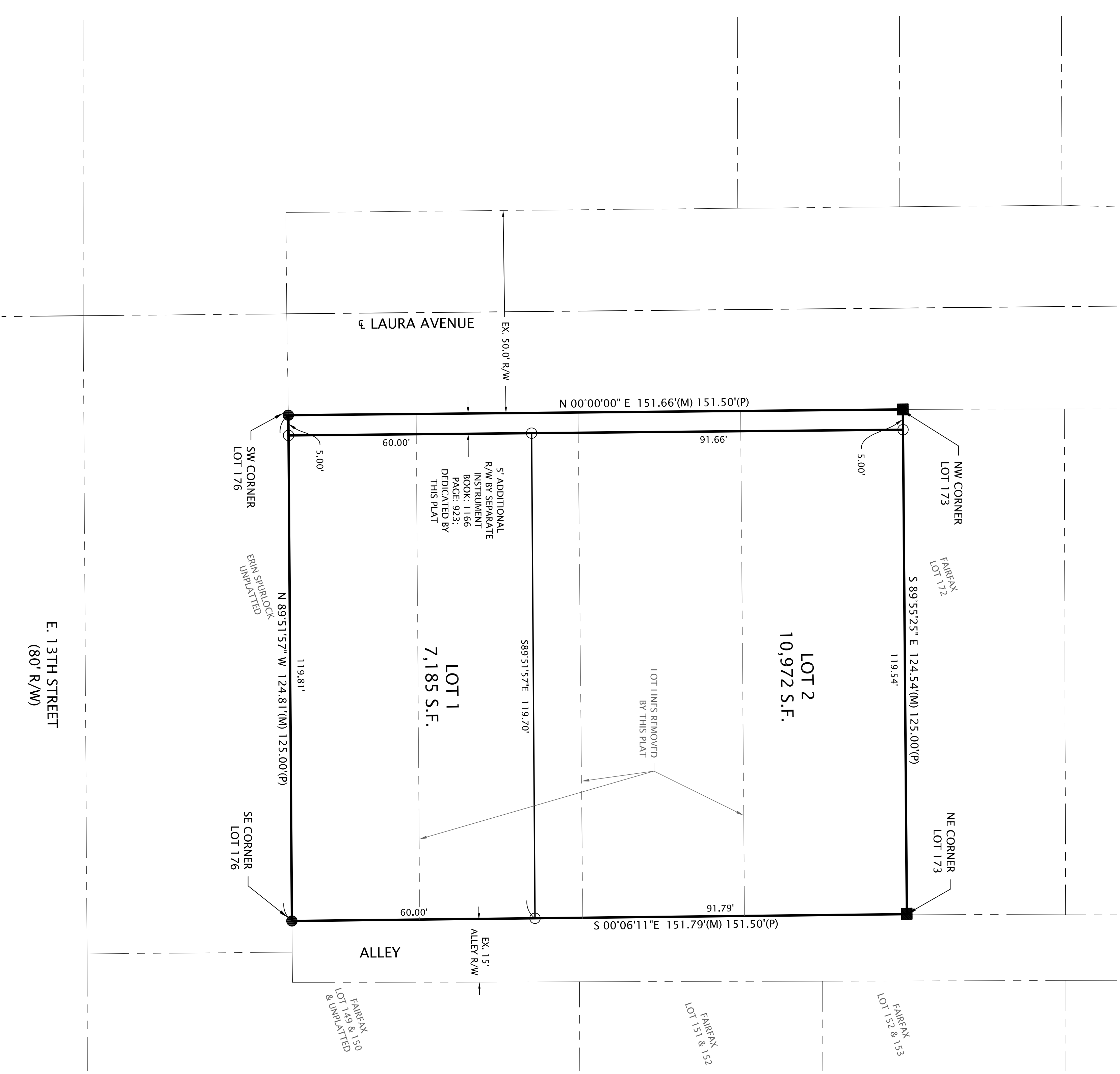
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County of Douglas

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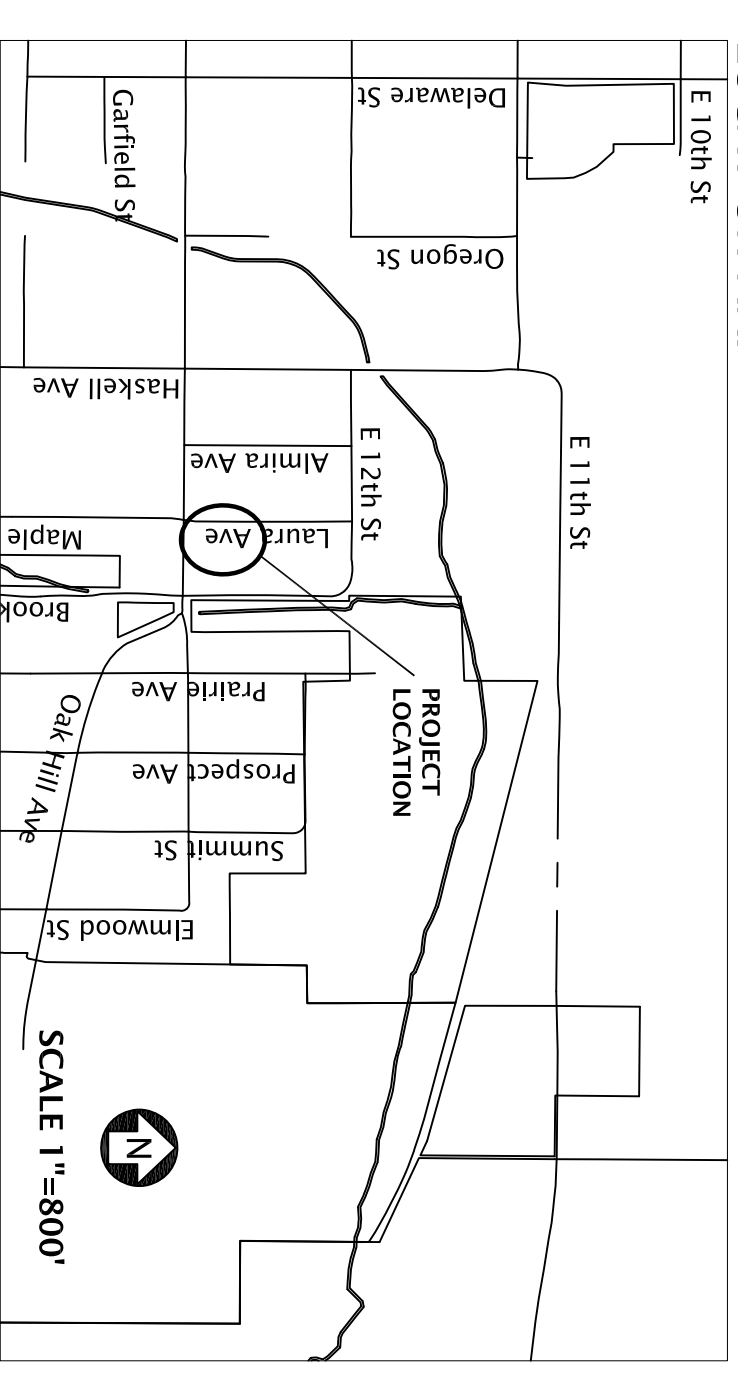


E 13TH STREET
(80' R/W)

SURVEYOR'S CERTIFICATION

I hereby certify that the platted area shown hereon is the true and accurate result of a field survey performed under my direct supervision in February 28, 2019, and that the plat is a closed traverse. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

Danny L. Stebbins, P.S., #1356
477 W. 12th Street
Meriden, KS 66512
(785) 246-3513



LEGEND

	PLAT BOUNDARY		R/W RIGHT-OF-WAY
	PROPERTY LINE WITHIN BOUNDARY		CL. CENTERLINE
	PROPERTY LINE OFF-SITE/REMOVED		(F) PLATTED
	CENTERLINE		(M) MEASURED
	EASEMENT		
	ROUND 5/8" BAR AS FROM SURVEY #1602		
	ROUND 1" PIPE FROM SURVEY #1871 & #39676		
	SET: 1/2" X 24" REBAR W/CAP "1356"		

ENGINEER'S CERTIFICATION

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John Dean Grob
Professional Engineer #12769
3210 Mesa Way, Suite A
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