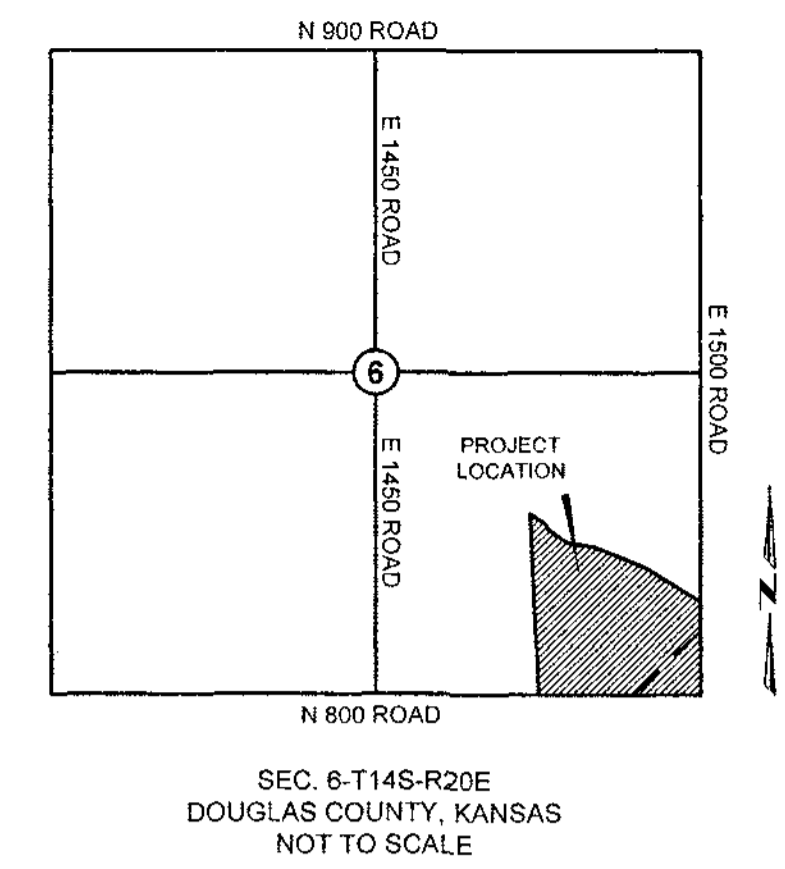


FILE NAME: V:\2016\046\CAD\Survey\161046_CERTIFICATE OF SURVEY_REV1.dwg LAST SAVED BY: Dennis Vossos SAVED DATE: 7/7/2016 2:03 PM PLOTTED: 7/7/2016 2:05 PM

LOCATION MAP:



OWNER:

BE IT KNOWN TO ALL MEN THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND A CERTIFICATE OF SURVEY PREPARED, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO PARCELS AS SHOWN AND FULLY DEFINED ON THIS CERTIFICATE OF SURVEY.

Rebecca J. Thomas, Trustee
REBECCA J. THOMAS, TRUSTEE OF THE REBECCA J. THOMAS REVOCABLE TRUST DATED APRIL 6, 2000

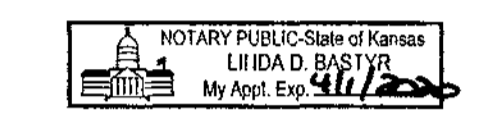
ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS 14th DAY OF July, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME REBECCA J. THOMAS, TRUSTEE OF THE REBECCA J. THOMAS REVOCABLE TRUST DATED APRIL 6, 2000, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON 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.

Linda D. Bastyr
LINDA D. BASTYR
NOTARY PUBLIC
MY COMMISSION EXPIRES



ENDORSEMENTS:

APPROVED AS A CERTIFICATE OF SURVEY UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE & THE UNINCORPORATED AREA OF DOUGLAS COUNTY

Scott McCullough
SCOTT MCCULLOUGH
DIRECTOR, PLANNING & DEVELOPMENT SERVICES
DATE: 7/16/16

REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005

Michael D. Kelly
MICHAEL D. KELLY, P.S. #869
DOUGLAS COUNTY SURVEYOR
DATE: July 7, 2016

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 25th DAY OF July, 2016, AND IS DULY RECORDED AT 2:08 AM PM, IN PLAT BOOK 18, PAGE 762

Kay Pesnell
KAY PESNELL
REGISTER OF DEEDS

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION IN THE MONTH OF APRIL, 2016. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



BRAD C. ZILLOX, P.S. #889
1310 WAKARUSA DRIVE, SUITE 100
LAWRENCE, KS 66049
(785) 843-7530

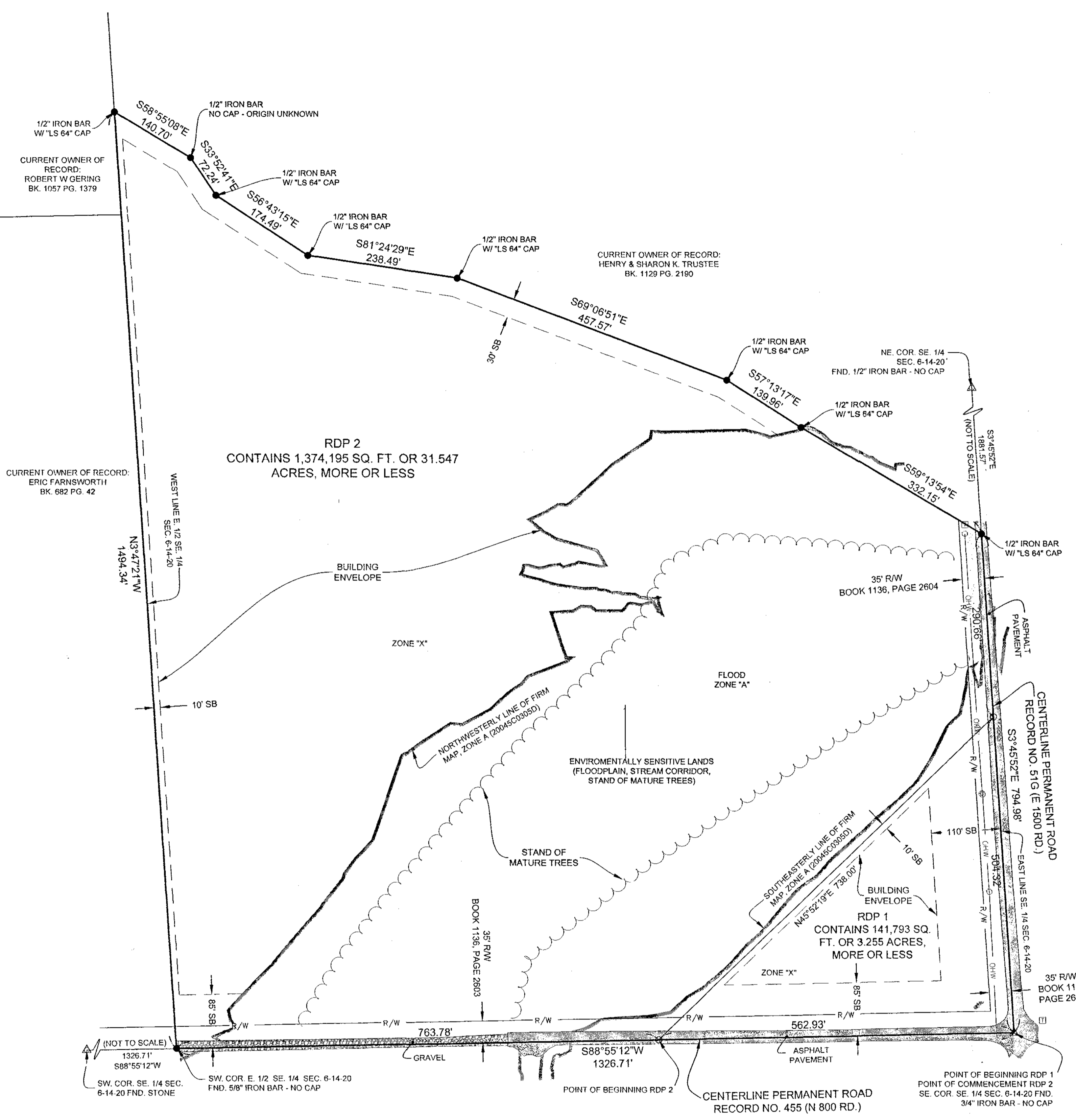


LEGEND:

- SET: 1/2" x 24" IRON BAR W/ "PS 889" CAP
- FOUND: IRON BAR, SIZE, CONDITION AND ORIGIN, AS NOTED
- △ FOUND: SECTION CORNER, SIZE, CONDITION AND ORIGIN, AS NOTED
- WATER VALVE
- UTILITY POLE
- SECTION LINE
- - - R/W RIGHT-OF-WAY
- - - SETBACK LINE
- - - FEMA HAZARD LINE
- - - TIMBER LINE

NOTES:

- THE BASIS OF BEARINGS FOR THIS CERTIFICATE OF SURVEY IS KANSAS STATE PLANE NORTH ZONE NAD83
- THE ORIGINAL TRACT DEED IS RECORDED IN BOOK 1131, PAGE 3971 AT THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS.
- SUBJECT PROPERTY IS ZONED 'A' (AGRICULTURAL).
- THIS PROPERTY DIVISION WAS DESIGNED IN ACCORDANCE WITH SECTION 20-806 (PROPERTY DIVISIONS IN THE RURAL AREA (OUTSIDE OF THE UGAS)) OF THE SUBDIVISION REGULATIONS FOR LAWRENCE AND THE UNINCORPORATED AREAS OF DOUGLAS COUNTY, KANSAS.
- THIS CERTIFICATE OF SURVEY WAS NOT PREPARED FOR THE PURPOSE OF PLATTING LAND. NO FURTHER DIVISIONS OF THE PARCELS CREATED BY THIS SURVEY SHALL OCCUR UNTIL THE PROPERTY IS SUBDIVIDED IN ACCORDANCE WITH ALL APPLICABLE SUBDIVISION REGULATIONS OF DOUGLAS COUNTY OR THE CITY INTO WHICH IT IS ANNEXED OR UNTIL AN AMENDED CERTIFICATE OF SURVEY IS APPROVED AND RECORDED AT THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS.
- THE RESIDENTIAL DEVELOPMENT PARCELS (RDPs) SHOWN ON THIS CERTIFICATE OF SURVEY SHALL BE CONSIDERED PARCELS BUT SHALL NOT BE CONSIDERED LOTS AS DEFINED BY THE SUBDIVISION REGULATIONS FOR LAWRENCE AND UNINCORPORATED DOUGLAS COUNTY. RDPs SHALL BE ELIGIBLE FOR A BUILDING PERMIT FOR ONE SINGLE-FAMILY DWELLING AND PERMITTED ACCESSORY USES, BUILDINGS AND STRUCTURES. USE FOR ANY OTHER PURPOSE (OTHER THAN AGRICULTURAL USE), CONSTRUCTION OF MORE THAN ONE SINGLE-FAMILY DWELLING, SHALL BE PROHIBITED.
- RDP 1 AND RDP 2 CREATED BY THIS CERTIFICATE OF SURVEY SHALL NOT BE ELIGIBLE FOR A BUILDING PERMIT UNTIL ALL OF THE FOLLOWING OCCURS:
 - RDP 1: RURAL WATER DISTRICT No. 4 ISSUES A WATER METER AND PRESENTS DOCUMENTATION TO THE LAWRENCE-DOUGLAS COUNTY HEALTH DEPARTMENT AND THE DOUGLAS COUNTY ZONING OFFICE THAT A WATER METER HAS BEEN PURCHASED BY THE OWNER.
 - RDP 2: RURAL WATER DISTRICT No. 4 ISSUES A WATER METER AND PRESENTS DOCUMENTATION TO THE LAWRENCE-DOUGLAS COUNTY HEALTH DEPARTMENT AND THE DOUGLAS COUNTY ZONING OFFICE THAT A WATER METER HAS BEEN PURCHASED BY THE OWNER OR THE LAWRENCE-DOUGLAS COUNTY HEALTH DEPARTMENT ISSUES A PERMIT FOR A WELL AND PROVIDES A COPY OF THIS PERMIT TO THE DOUGLAS COUNTY ZONING OFFICE. WELL WATER IS NOT AVAILABLE IN ALL PARTS OF THE COUNTY. IF WELL WATER IS NOT AVAILABLE, PLEASE CONTACT THE LAWRENCE-DOUGLAS COUNTY HEALTH DEPARTMENT FOR REQUIREMENTS FOR CISTERNS WITHIN THE COUNTY.
 - RDP 1 AND RDP 2: WASTEWATER DISPOSAL IS PROVIDED BY AN ON-SITE SEWAGE MANAGEMENT SYSTEM APPROVED BY THE DIRECTOR OF THE LAWRENCE-DOUGLAS COUNTY HEALTH DEPARTMENT OR A CONNECTION TO A WASTEWATER DISPOSAL SYSTEM APPROVED BY THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT. A PRELIMINARY SITE EVALUATION FOR EACH SEPTIC SYSTEM IS REQUIRED PRIOR TO A BUILDING PERMIT BEING ISSUED. THE SEPTIC PERMIT MUST BE APPROVED AND PURCHASED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ON-SITE SEWAGE MANAGEMENT SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "STANDARDS ON INDIVIDUAL ON-SITE SEWAGE MANAGEMENT SYSTEMS - LATERAL FIELDS AND OTHER SEWAGE DISPOSAL SYSTEMS FOR THE UNINCORPORATED TERRITORY OF DOUGLAS COUNTY, KANSAS COUNTY SANITATION CODE", RESOLUTION 97-48, AS AMENDED.
- DEVELOPMENT ON RDPs SHALL COMPLY WITH THE DOUGLAS COUNTY ZONING REGULATIONS, CHAPTER XII OF THE COUNTY CODE.
- BUILDING ENVELOPES DEPICTED ON THIS CERTIFICATE OF SURVEY EXCLUDE REQUIRED SETBACKS AND AREAS CONTAINING FEATURES IDENTIFIED AS ENVIRONMENTALLY SENSITIVE LANDS BY SECTION 11-110 OF THE SUBDIVISION REGULATIONS FOR LAWRENCE AND UNINCORPORATED DOUGLAS COUNTY.
- DEVELOPMENT ON RDPs SHALL COMPLY WITH THE DOUGLAS COUNTY ACCESS MANAGEMENT REGULATIONS, CHAPTER IX, ARTICLE 5 OF THE COUNTY CODE.
- PROPERTY BOUNDARIES FOR THE RDPs SHALL BE PINNED PRIOR TO RECORDING THE CERTIFICATE OF SURVEY.
- SUBJECT PROPERTY INCLUDES TWO FEMA DESIGNATED ZONES. FLOOD ZONE 'A' (SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WHERE NO BASE FLOOD ELEVATIONS ARE DETERMINED) AND ZONE 'X' (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD BOUNDARY). THIS INFORMATION OBTAINED FROM FEMA PROVIDED FLOOD INSURANCE RATE MAP NUMBER 20045C03050 WITH AN EFFECTIVE DATE AUGUST 5, 2010.
- ACCESS FOR RDP 2 SHALL OCCUR FROM N 800 ROAD.
- THE DESIGN OF RDP 1 DOESN'T COMPLY WITH THE DIMENSIONAL STANDARDS OF THE ZONING REGULATIONS, 90% MINIMUM LOT WIDTH. THIS HAS BEEN DETERMINED TO BE ACCEPTABLE AS A MEANS TO MAINTAIN THE ENVIRONMENTALLY SENSITIVE LANDS ON ONE RDP IN ORDER TO MINIMIZE THE DISTURBANCE TO THE ENVIRONMENTALLY SENSITIVE LANDS.



LEGAL DESCRIPTION - ORIGINAL TRACT - PARENT PARCEL (BK 1131, PG 3971):

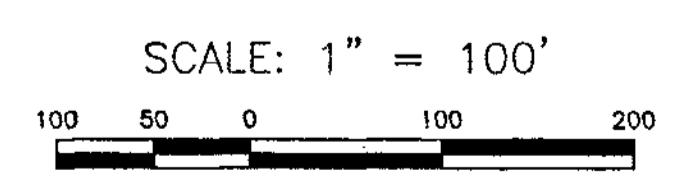
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 20 EAST OF THE SIXTH P.M., DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER, THENCE NORTH 87°19'07" WEST, A DISTANCE OF 1,326.63 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 11°00'10" WEST, A DISTANCE OF 1,484.34 FEET, SAID POINT BEING ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 11°55'09" WEST, A DISTANCE OF 140.70 FEET; THENCE SOUTH 30°07'00" EAST, A DISTANCE OF 72.24 FEET; THENCE SOUTH 52°57'34" EAST, A DISTANCE OF 174.49 FEET; THENCE SOUTH 77°38'48" EAST, A DISTANCE OF 238.49 FEET; THENCE SOUTH 85°21'10" EAST, A DISTANCE OF 457.57 FEET; THENCE SOUTH 53°27'36" EAST, A DISTANCE OF 139.96 FEET; THENCE SOUTH 59°28'13" EAST, A DISTANCE OF 332.15 FEET, SAID POINT BEING ON THE EAST LINE OF THE SOUTHEAST QUARTER; THENCE SOUTH 11°00'00" EAST, A DISTANCE OF 795.00 FEET TO THE POINT OF BEGINNING, CONTAINING 34.80 ACRES, MORE OR LESS.

LEGAL DESCRIPTION - RDP 1:

THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (S6), TOWNSHIP FOURTEEN SOUTH (T14S), RANGE TWENTY EAST (R20E) OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 88 DEGREES 55 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 562.93 FEET; THENCE NORTH 45 DEGREES 32 MINUTES 19 SECONDS EAST, A DISTANCE OF 738.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 3 DEGREES 45 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 504.32 FEET TO THE POINT OF BEGINNING, CONTAINING 141,793 SQUARE FEET OR 3.255 ACRES, MORE OR LESS.

LEGAL DESCRIPTION - RDP 2:

THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (S6), TOWNSHIP FOURTEEN SOUTH (T14S), RANGE TWENTY EAST (R20E) OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 88 DEGREES 55 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 562.93 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH 88 DEGREES 55 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 763.78 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 3 DEGREES 47 MINUTES 21 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1494.34 FEET; THENCE SOUTH 33 DEGREES 52 MINUTES 41 SECONDS EAST, A DISTANCE OF 72.24 FEET; THENCE SOUTH 11°56 DEGREES 43 MINUTES 15 SECONDS EAST, A DISTANCE OF 174.49 FEET; THENCE SOUTH 81 DEGREES 24 MINUTES 29 SECONDS EAST, A DISTANCE OF 238.49 FEET; THENCE SOUTH 69 DEGREES 06 MINUTES 51 SECONDS EAST, A DISTANCE OF 457.57 FEET; THENCE SOUTH 57 DEGREES 13 MINUTES 17 SECONDS EAST, A DISTANCE OF 139.96 FEET; THENCE SOUTH 59 DEGREES 13 MINUTES 54 SECONDS EAST, A DISTANCE OF 332.15 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 3 DEGREES 45 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 200.66 FEET; THENCE SOUTH 45 DEGREES 52 MINUTES 19 SECONDS WEST, A DISTANCE OF 738.00 FEET TO THE POINT OF BEGINNING; CONTAINING 1,374,195 SQUARE FEET OR 31.547 ACRES, MORE OR LESS.



CERTIFICATE OF SURVEY

IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 20 EAST OF THE SIXTH P.M., DOUGLAS COUNTY, KANSAS

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CERTIFICATE OF SURVEY
IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 20 EAST OF THE SIXTH P.M., DOUGLAS COUNTY, KANSAS

REV.	DATE	DESCRIPTION

DATE:	06/09/2016
PROJECT NO.:	20161046
DESIGNED BY:	JJ-DV
DRAWN BY:	JJ
CHECKED BY:	JJ
ISSUE	SHEET NO.
A	1
OF 1 SHEETS	