

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M. IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33
 S.88°19'36"W. (BEING AN ASSUMED BEARING) 1022.47 FEET TO THE POINT OF BEGINNING AND A POINT ON THE NORTH LINE OF THE ROOKER ADDITION; THENCE ALONG THE NORTH LINE OF SAID ROOKER ADDITION THE FOLLOWING TWO COURSES

(1) S.43°34'12"W. 61.38 FEET; THENCE
 (2) S.61°21'42"W. 246.78 FEET (SAID ROOKER ADDITION: 246.80 FEET) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RESEARCH PARK DRIVE; THENCE
 S.61°23'32"W. 80.40 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RESEARCH PARK DRIVE; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID RESEARCH PARK DRIVE ON A CURVE TO THE RIGHT WITH A RADIUS OF 4999.52 FEET, AN ARC LENGTH OF 482.29 FEET, (CHORD OF SAID CURVE BEARS: S.30°57'42"E. 482.11 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LEGENDS DRIVE; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LEGENDS DRIVE
 S.61°47'48"W. 596.30 FEET TO THE SOUTHWEST CORNER OF FOX CHASE EAST ADDITION; THENCE ALONG THE EAST LINE OF SAID FOX CHASE EAST ADDITION THE FOLLOWING THREE COURSES

(1) N.48°29'06"W. 473.18 FEET (SAID FOX CHASE EAST ADDITION: 473.22 FEET); THENCE
 (2) N.12°39'05"E. 489.74 FEET (SAID FOX CHASE EAST ADDITION: 489.77 FEET); THENCE
 (3) N.01°50'36"W. 630.75 FEET (SAID FOX CHASE EAST ADDITION: 630.76 FEET) TO THE SOUTHWEST CORNER OF FOX CHASE ADDITION NO. 3; THENCE ALONG THE EAST LINE OF FOX CHASE ADDITION NO. 3
 N.01°59'09"W. 235.95 FEET (SAID FOX CHASE ADDITION: 235.87 FEET) TO THE SOUTHWEST CORNER OF FOX CHASE ADDITION; THENCE ALONG THE SOUTH LINES OF FOX CHASE ADDITION AND COLONIAL ADDITION
 N.88°08'52"E. 1419.62 FEET TO THE NORTHWEST CORNER OF OREAD WEST NO. 12; THENCE ALONG THE WEST LINE OF SAID OREAD WEST NO. 12
 S.01°51'11"E. 430.30 FEET TO THE NORTHEAST CORNER OF JOHN AUGUST ADDITION; THENCE ALONG THE NORTH AND WEST LINES OF SAID JOHN AUGUST ADDITION THE FOLLOWING THREE COURSES

(1) S.88°08'49"W. 217.48 FEET (SAID JOHN AUGUST ADDITION: 217.50 FEET); THENCE
 (2) S.01°51'11"E. 92.67 FEET (SAID JOHN AUGUST ADDITION: 92.68 FEET); THENCE
 (3) S.48°28'59"W. 202.66 FEET (SAID JOHN AUGUST ADDITION: 202.68 FEET) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BILTMORE DRIVE; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BILTMORE DRIVE
 ON A CURVE TO THE LEFT WITH A RADIUS OF 739.93 FEET, AN ARC LENGTH OF 35.15 FEET, (CHORD OF SAID CURVE BEARS: N.42°54'44"W. 35.15 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BILTMORE DRIVE; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BILTMORE DRIVE
 S.43°33'32"W. 79.99 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID BILTMORE DRIVE AND THE NORTHEAST CORNER OF SAID ROOKER ADDITION; THENCE ALONG THE NORTH LINE OF SAID ROOKER ADDITION
 S.43°34'12"W. 152.95 FEET TO THE POINT OF BEGINNING, CONTAINING 35.38 ACRES.

FLOODPLAIN DATA

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN. RE: THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION PUBLICATIONS: FLOOD INSURANCE RATE MAP, MAP NUMBER 20045C0158D, EFFECTIVE DATE AUGUST 5, 2010.

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 UNDER THE NAME OF "CEDAR GROVE SUBDIVISION" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT. THE 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 "UTILITY EASEMENT" OR "U/E."

BY: *[Signatures]*
 HARITH M. HAMID, MANAGER ROGER D. JOHNSON, MANAGER
 WE1929 LLC WE1929 LLC

ACKNOWLEDGEMENT:

(STATE OF KANSAS)
 (COUNTY OF DOUGLAS) SS:
 I, JESSICA HERMESCH, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT HARITH M. HAMID, MANAGER, WE1929 LLC AND ROGER D. JOHNSON, MANAGER, WE1929 LLC, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION AND DELIVERY OF THIS PLAT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 20th DAY OF March, A.D., 2018. MY COMMISSION EXPIRES APRIL 8, 2018.

[Signature]
 NOTARY PUBLIC

ENDORSEMENTS:

APPROVED AS A MAJOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE AND THE UNINCORPORATED AREA OF DOUGLAS COUNTY.
[Signature] 3/20/18
 SCOTT McCULLOUGH DATE
 PLANNING DIRECTOR
[Signature] 3/28/18
 ERIC STRUCKHOFF DATE
 PLANNING COMMISSION CHAIR

RIGHTS-OF-WAY AND EASEMENTS ACCEPTED BY CITY COMMISSION, LAWRENCE, KANSAS
[Signature] 3/20/18
 STUART BOLEY DATE
 MAYOR
[Signature] 3/20/18
 SHERRI RIEDEMANN DATE
 CITY CLERK

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

[Signature] 3/19/18
 KEVIN R. SONTAG, P.S. 1640 DATE
 DOUGLAS COUNTY SURVEYOR

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 3rd DAY OF April 2018, AND IS DULY RECORDED AT 3:43 AM/PM, IN PLAT BOOK 19, PAGE 228.
[Signature]
 KAY PESNELL, REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE:

(STATE OF KANSAS)
 (COUNTY OF DOUGLAS) SS:
 I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR IN THE STATE OF KANSAS WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING, THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME, OR UNDER MY SUPERVISION, THAT ALL SUBDIVISION REGULATIONS OF DOUGLAS COUNTY, KANSAS, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT, THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE FIELD WORK WAS COMPLETED NOVEMBER 2017.

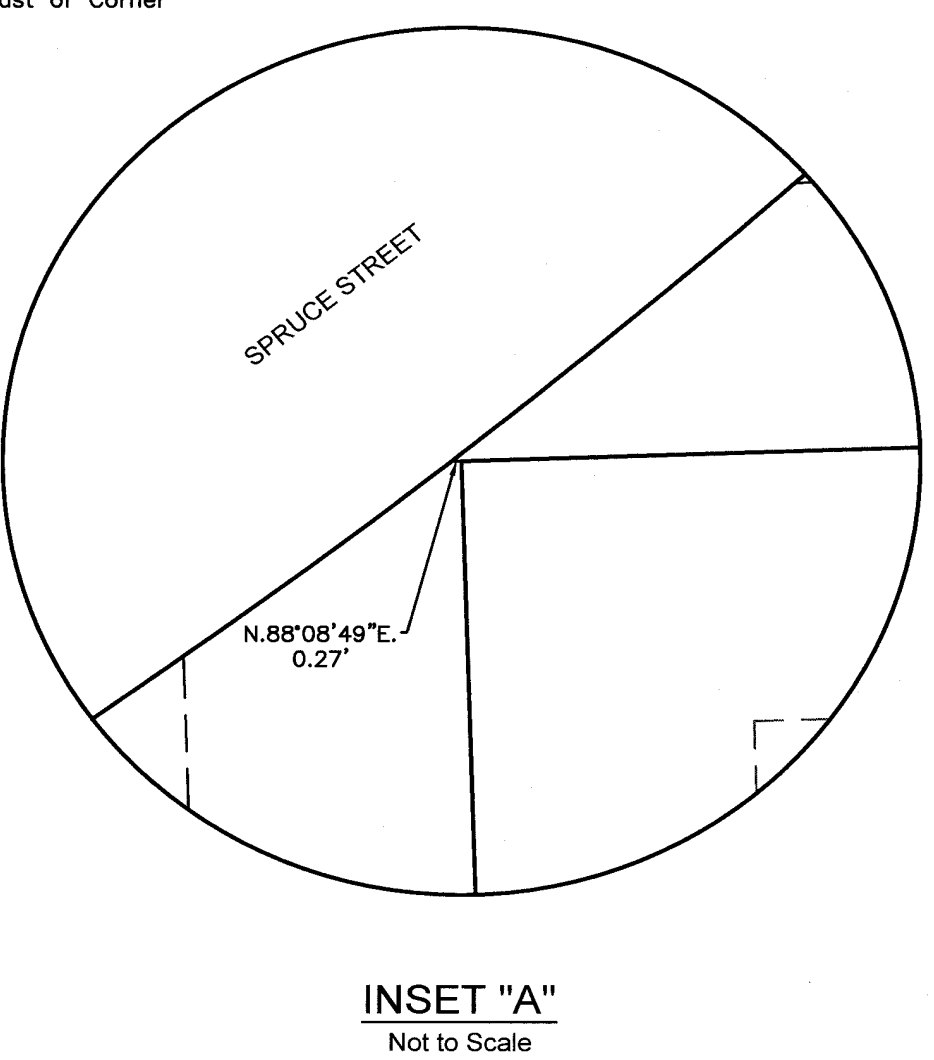
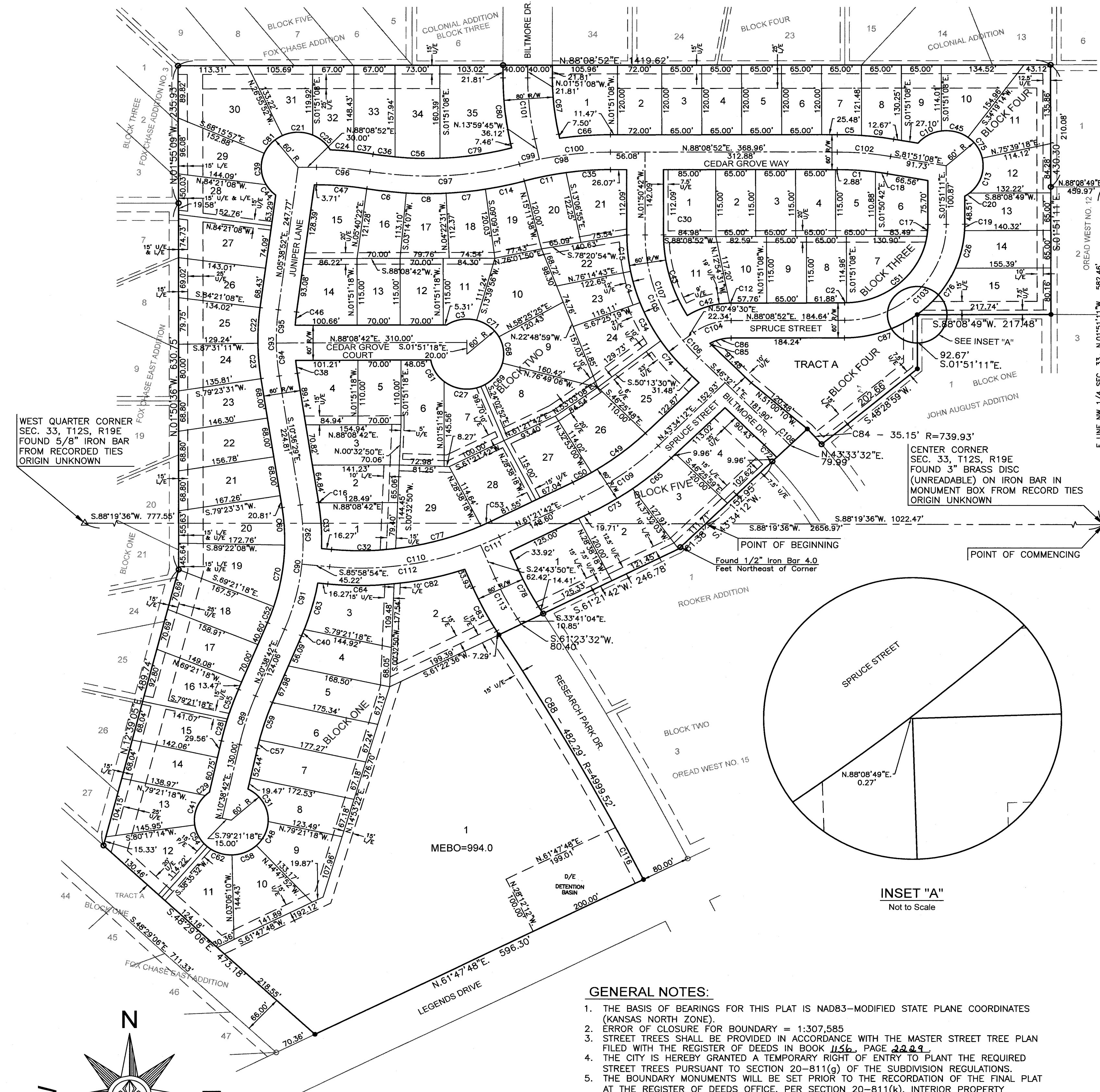
BY: *[Signature]*
 ALBERT R. DIEBALL, P.S., #758
 BG CONSULTANTS, INC.
 1405 WAKARUSA DRIVE
 LAWRENCE, KANSAS 66049
 (785) 749-4474

BENCHMARK

BM #110 - SET SQUARE CUT ON SOUTH ECR OF WEST ENTRANCE ON RESEARCH PARK DRIVE FOR THE DANCE GALLERY (4940 LEGENDS DR). ELEV. = 991.70

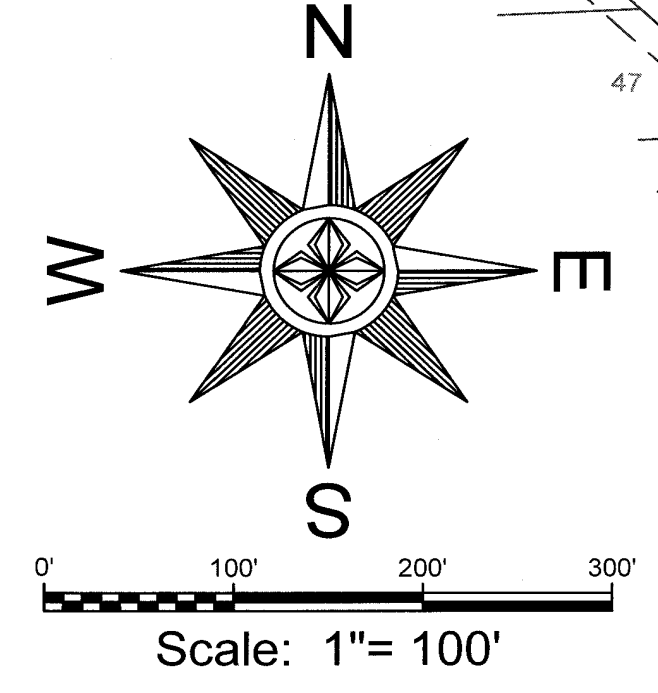
A FINAL PLAT OF CEDAR GROVE SUBDIVISION
 AN UNPLATTED PARCEL OF LAND, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS
 NW 1/4 & SW 1/4, SEC. 33-T12S-R19E

- LEGEND**
- FOUND 1/2" IRON BAR ORIGIN UNKNOWN UNLESS NOTED OTHERWISE
 - SET 1/2"x24" IRON BAR WITH PLASTIC CAP MARKED "BGCONS PS 758"
 - △ FOUND MONUMENT AS NOTED
 - U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - P/E PEDESTRIAN EASEMENT
- BK., PG. REFERS TO BOOK AND PAGE AT THE DOUGLAS COUNTY REGISTER OF DEEDS
 27. LOT NUMBER ADJOINING PROPERTY



GENERAL NOTES:

1. THE BASIS OF BEARINGS FOR THIS PLAT IS NAD83-MODIFIED STATE PLANE COORDINATES (KANSAS NORTH ZONE).
2. ERROR OF CLOSURE FOR BOUNDARY = 1:307,585
3. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS IN BOOK 1124, PAGE 223.
4. THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO SECTION 20-811(g) OF THE SUBDIVISION REGULATIONS.
5. THE BOUNDARY MONUMENTS WILL BE SET PRIOR TO THE RECORDED OF THE FINAL PLAT AT THE REGISTER OF DEEDS OFFICE, PER SECTION 20-811(k). INTERIOR PROPERTY CORNERS WILL BE SET AFTER SUBSTANTIAL COMPLETION OF INFRASTRUCTURE AND UTILITIES.
6. ALL UTILITIES WILL BE UNDERGROUND, PER SECTION 20-809(f)(4)(iv).
7. NO RESIDENTIAL STRUCTURES, FENCES OR FILL SHALL BE PERMITTED IN THE DRAINAGE EASEMENT. NO STRUCTURES WILL BE PERMITTED IN THE LANDSCAPE EASEMENTS.
8. IF A BASEMENT IS BUILT ON A LOT WHERE A MINIMUM ELEVATION HAS BEEN ESTABLISHED, THE BUILDING DESIGN IS ENCOURAGED TO INCORPORATE A SUMP PUMP.
9. TRACT "A" AND THE DETENTION BASIN ON LOT 1, BLOCK ONE WILL BE PRIVATELY-OWNED AND MAINTAINED. THE LAND OWNER/DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF SAME VIA INDIVIDUAL OWNER MAINTENANCE. THEY WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES AND WALLS).



Lot Area Table								
Block	Lot	S.F.	Ac.		Block	Lot	S.F.	Ac.
1	1	223,096	5.122		2	14	10,781	0.248
1	2	22,102	0.507		2	15	10,786	0.248
1	3	12,380	0.284		2	16	7,821	0.180
1	4	10,495	0.241		2	17	8,089	0.186
1	5	11,509	0.264		2	18	8,019	0.184
1	6	11,876	0.273		2	19	8,480	0.195
1	7	11,725	0.269		2	20	8,195	0.188
1	8	9,928	0.228		2	21	10,253	0.235
1	9	10,873	0.250		2	22	8,522	0.196
1	10	11,824	0.271		2	23	7,731	0.177
1	11	12,304	0.282		2	24	11,104	0.255
1	12	11,499	0.264		2	25	12,759	0.293
1	13	10,504	0.241		2	26	11,105	0.255
1	14	9,720	0.223		2	27	11,216	0.257
1	15	9,597	0.220		2	28	11,498	0.264
1	16	11,523	0.265		2	29	14,522	0.333
1	17	10,780	0.247		3	1	9,775	0.224
1	18	11,457	0.263		3	2	7,475	0.172
1	19	13,010	0.299		3	3	7,475	0.172
1	20	12,024	0.276		3	4	7,475	0.172
1	21	11,017	0.253		3	5	7,390	0.170
1	22	10,305	0.237		3	6	8,815	0.202
1	23	9,592	0.220		3	7	11,300	0.259
1	24	9,254	0.212		3	8	7,475	0.172
1	25	9,183	0.211		3	9	7,475	0.172
1	26	9,479	0.218		3	10	8,205	0.188
1	27	10,956	0.252		3	11	10,638	0.244
1	28	10,696	0.246		4	1	12,536	0.288
1	29	10,307	0.237		4	2	8,640	0.198
1	30	17,373	0.399		4	3	7,800	0.179
1	31	9,153	0.210		4	4	7,800	0.179
1	32	9,351	0.215		4	5	7,800	0.179
1	33	10,269	0.236		4	6	7,800	0.179
1	34	11,681	0.268		4	7	7,819	0.180
1	35	16,547	0.380		4	8	8,141	0.187
2	1	10,031	0.230		4	9	8,188	0.188
2	2	8,766	0.201		4	10	10,741	0.247
2	3	10,366	0.238		4	11	13,991	0.321
2	4	10,270	0.236		4	12	8,251	0.189
2	5	7,700	0.177		4	13	9,079	0.208
2	6	12,276	0.282		4	14	9,483	0.218
2	7	9,567	0.220		4	15	14,501	0.333
2	8	12,927	0.297		4	A	37,161	0.853
2	9	12,595	0.289		5	1	15,261	0.350
2	10	13,232	0.304		5	2	13,624	0.313
2	11	7,493	0.172		5	3	12,455	0.286
2	12	8,050	0.185		5	4	13,569	0.311
2	13	8,050	0.185					

A FINAL PLAT OF CEDAR GROVE SUBDIVISION

AN UNPLATTED PARCEL OF LAND, LAWRENCE, DOUGLAS
COUNTY, KANSAS

NW 1/4 & SW 1/4, SEC. 33-T12S-R19E