

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 32; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32

N.87°56'47"E. (BEING AN ASSUMED BEARING) 427.57 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY K-10 (SOUTH LAWRENCE TRAFFICWAY) AND THE SOUTHWEST CORNER OF LANGSTON HEIGHTS ADDITION, A SUBDIVISION IN THE SAID CITY OF LAWRENCE; THENCE ALONG

THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY K-10 (SOUTH LAWRENCE TRAFFICWAY) S.2°42'30"E. 586.95 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY

RIGHT-OF-WAY LINE OF HIGHWAY K-10 (SOUTH LAWRENCE TRAFFICWAY) THE FOLLOWING TWO COURSES

(1) S.02°42'30"E. 190.00 FEET; THENCE

(2) S.13°28'51"E. 740.23 FEET; TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOB BILLINGS PARKWAY A PUBLIC STREET IN THE SAID CITY OF LAWRENCE; THENCE ALONG THE NORTH

RIGHT-OF-WAY LINE OF SAID BOB BILLINGS PARKWAY THE FOLLOWING TWO COURSES

(1) S.88°58'58"E. 277.79 FEET; THENCE

(2) S.76°02'06"E. 198.91 FEET TO A SOUTHWEST CORNER OF LANGSTON HEIGHTS ADDITION NO. 2,

A SUBDIVISION IN THE SAID CITY OF LAWRENCE; THENCE ALONG THE NORTHERLY, WESTERLY

AND SOUTHERLY LINE OF SAID LANGSTON HEIGHTS ADDITION NO. 2, THE FOLLOWING SEVEN COURSES

(1) N.88°02'04"E. 348.31 FEET; THENCE

(2) N.64°24'24"E. 87.32 FEET; THENCE

(3) N.01°57'50"W. 840.00 FEET; THENCE

(4) S.88°02'10"W. 684.72 FEET; THENCE

(5) ON A CURVE TO THE RIGHT WITH A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 105.42 FEET,

(CHORD OF SAID CURVE BEARS: N.75°11'07"W. 103.92 FEET); THENCE

(6) S.88°02'10"W. 240.83 FEET; THENCE

(7) N.17°13'53"W. 82.33 FEET TO THE POINT OF BEGINNING, CONTAINING 19.19 ACRES.

GENERAL NOTES:

THE BASIS OF BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE NORTH ZONE 1501.

ERROR OF CLOSURE FOR BOUNDARY = 1:141,383

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS IN BOOK 1150 PAGE 344.

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.

THE LOTS WILL BE PINNED PRIOR TO THE RECORDATION OF THE FINAL PLAT AT THE REGISTER OF DEEDS OFFICE, PER SECTION 20-811(I).

ALL UTILITIES WILL BE UNDERGROUND, PER SECTION 20-809(f)(4)(v).

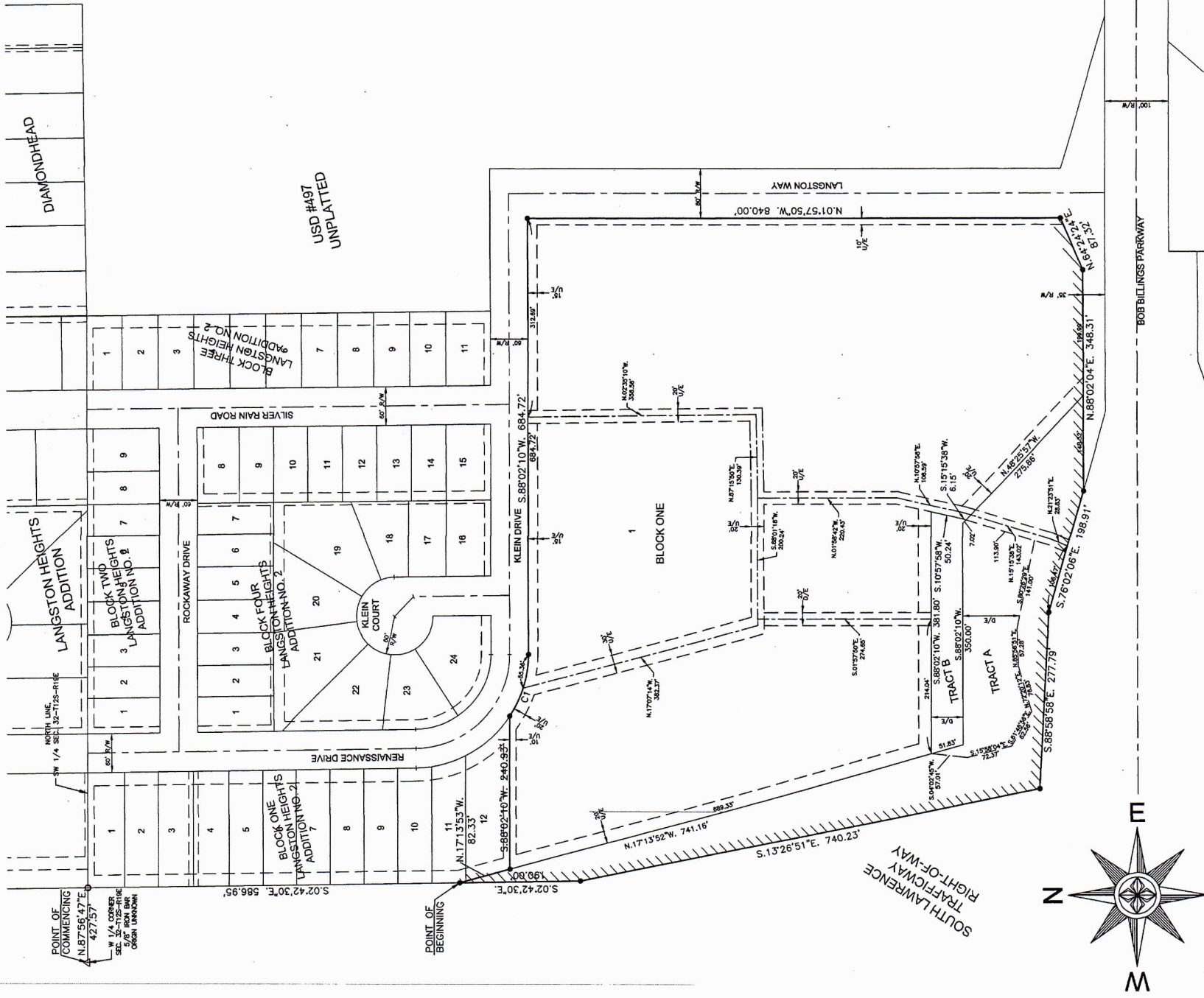
TRACT A, BLOCK ONE IS A PRIVATELY-OWNED PERMANENT EASEMENT CONVEYED TO KDOT FOR THE PURPOSES OF CONTROLLED HIGHWAY ACCESS AND HIGHWAY CONSTRUCTION; THIS PERMANENT EASEMENT WILL IN NO MANNER PROHIBIT ACCESS TO THE SHARED-USE HIGHWAY OR UNDER SAID EASEMENT, THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF THIS TRACT.

TRACT B, BLOCK ONE WILL BE A PRIVATELY-OWNED DRAINAGE EASEMENT. THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF THE SAME.

THE DRAINAGE EASEMENTS WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES AND WALLS).

LEGEND:

- SET 1/2" x 24" IRON BAR WITH PLASTIC CAP MARKED "BG CONS RLS-758"
- FOUND MONUMENT (1/2" IRON BAR) BELIEVED TO BE SET FOR LANGSTON HEIGHTS ADDITION UNLESS NOTED OTHERWISE
- (150') PLATTED BEARING/DISTANCE
- P/E PEDESTRIAN EASEMENT
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- /// CONTROLLED HIGHWAY ACCESS



CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	105.42	180.00	103.92	N.75°11'07"W.

LOT NO.	BLOCK	SQ. FT.	ACRES
1	A	692,957	15.908
	B	124,647	2.862
		817,604	18.770

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 "LANGSTON COMMONS" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL STREETS, DRIVES, ROADS, ETC. SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE, ARE HEREBY DEDICATED TO PUBLIC USE AND THE PUBLIC UTILITIES 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: *[Signature]*
 ROBERT M. SANTEE, PRESIDENT
 RSR HOLDINGS LLC
 DOUGLAS W. RANEY, MEMBER
 RSR HOLDINGS LLC

ACKNOWLEDGEMENT:

(STATE OF KANSAS)
 (COUNTY OF DOUGLAS) SS:

[Signature]
 I, *[Signature]*, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE SAID STATE OF KANSAS, DO HEREBY CERTIFY THAT ROBERT M. SANTEE, PRESIDENT, RSR HOLDINGS LLC AND DOUGLAS W. RANEY, MEMBER, RSR HOLDINGS LLC, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, 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 10/27/15 DAY OF October, A.D., 2015. MY COMMISSION EXPIRES 08/12/2017.

NOTARY PUBLIC
[Signature]

ENDORSEMENTS:

APPROVED AS A MAJOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE AND THE UNINCORPORATED AREA OF DOUGLAS COUNTY.

[Signature]
 SCOTT MCCOUGHLIN
 PLANNING DIRECTOR
 DATE 10/27/2015

RIGHTS-OF-WAY AND EASEMENTS ACCEPTED BY CITY COMMISSION, LAWRENCE, KANSAS

[Signature]
 MIKE ANIX
 MAYOR
 DATE 10/27/15

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

[Signature]
 MICHAEL KELLY, P.S. #889
 DOUGLAS COUNTY SURVEYOR
 DATE October 13, 2015

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 11 DAY OF November, 2015, AND IS DULY RECORDED AT 2:31 AM/PM, IN PLAT BOOK 18 PAGE 553.

[Signature]
 KAY FESNELL, 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 SURVEYING 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 SEPTEMBER 2014.

BY: *[Signature]*
 ALBERT R. DIEBALL, P.S., #758

BG CONSULTANTS, INC.
 1405 WAKARUSA DRIVE
 LAWRENCE, KANSAS 66049
 (785) 748-4474

A FINAL PLAT OF
LANGSTON COMMONS
 A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS
 SW 1/4, SEC. 32-T12S-R19E