

OUSDAHL SUBDIVISION NO.2

A SUBDIVISION IN JEFFERSON COUNTY, KANSAS.

FINAL PLAT

JEFFERSON CO. KS. SS.
FILED FOR RECORD
VOL. 12, PG. 4
2008 JAN 28 P. 1:19
REG. OF DEEDS
FEE 20.00

AMERICAN SURVEYING

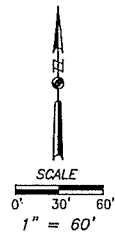
Steve Tufte, Owner
7531 Hwy 59, Oskaloosa, Kansas 66066
785-231-8090

Book 12 Page 4

Address: 3rd St. & Wellman Rd., Lawrence, KS 66044
Date of Survey: March, 2007 Job No: JF2-0807
Owner: Ousdahl Land Co. LLC, Wayne Ousdahl, Manager

DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 36, Township 11 South, Range 19 East of the Sixth P.M., Jefferson County, Kansas, described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 36; thence N89°51'31"W assumed bearing, along the South line of said Southeast Quarter 52.49 feet to the westerly road right-of-way line for the Point of Beginning; thence continuing N89°51'31"W along said South line 1265.86 feet to the Southwest corner of the Southeast Quarter of said Southeast Quarter; thence N00°06'00"W 241.09 feet; thence N66°47'39"E 291.10 feet; thence N00°00'33"E 367.18 feet; thence N86°39'25"E 483.48 feet; thence N40°45'03"E 359.36 feet to the Southerly road right-of-way line; thence S37°27'20"E along said Southerly road right-of-way line 9.40 feet; thence S63°57'47"E along said Southerly road right-of-way line 52.52 feet; thence 224.48 feet along said road right-of-way line on a tangent curve to the left having a radius of 292.47 feet, a central angle of 43°58'32" and a chord distance of 219.01 feet on a bearing of S64°03'44"E; thence S76°41'51"E along said road right-of-way line 47.31 feet; thence S00°07'07"W along the westerly road right-of-way line 492.12 feet; thence S01°35'57"W along said westerly road right-of-way line 246.16 feet; thence S02°28'58"W along said westerly road right-of-way line 151.43 feet to the Point of Beginning. Containing 21.12 acres more or less.



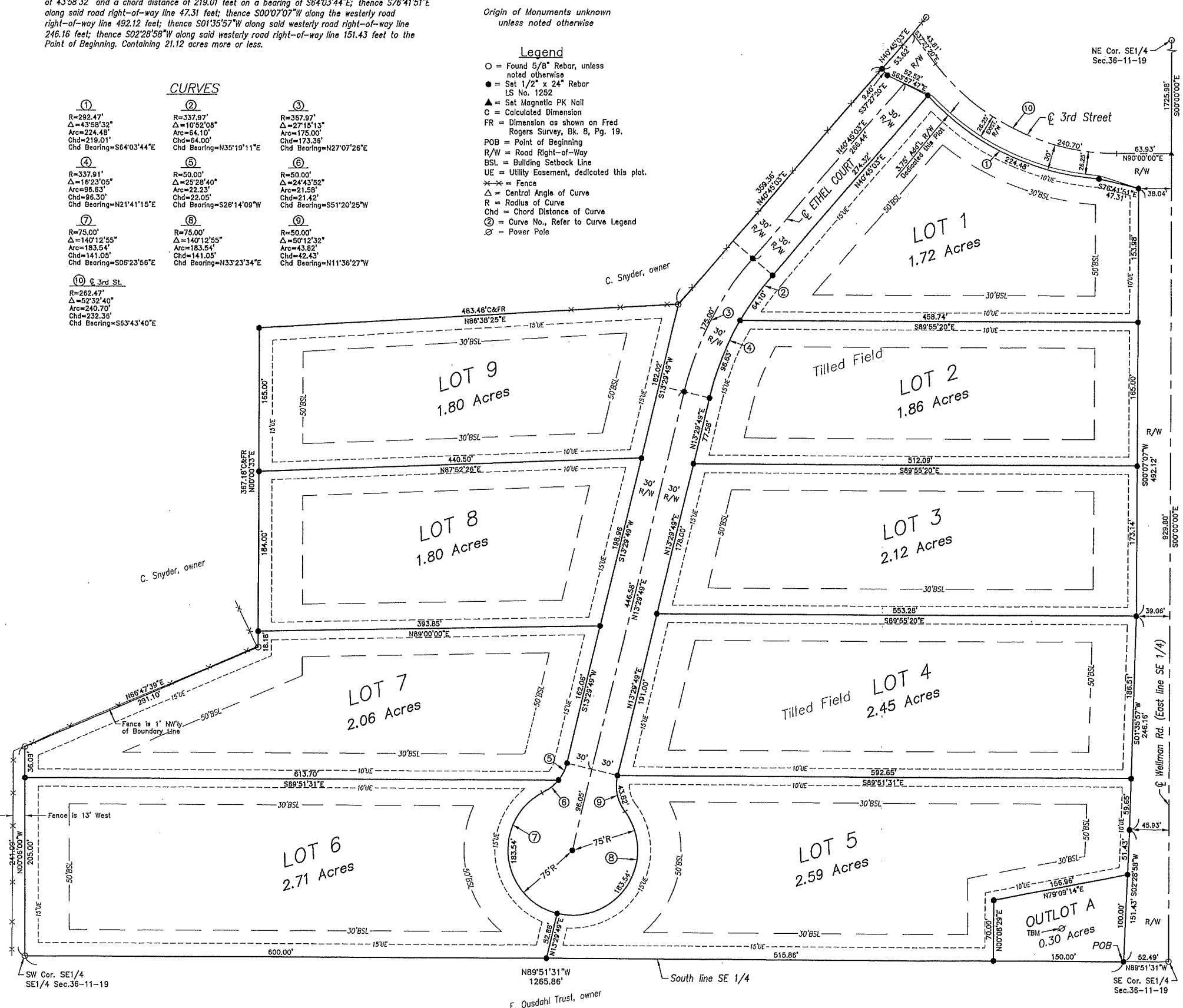
Bearings are Assumed
Origin of Monuments unknown unless noted otherwise

Legend

- = Found 5/8" Rebar, unless noted otherwise
- = Set 1/2" x 24" Rebar LS No. 1252
- ▲ = Set Magnetic PK Nail
- C = Calculated Dimension
- FR = Dimension as shown on Fred Rogers Survey, Bk. 8, Pg. 19.
- POB = Point of Beginning
- R/W = Road Right-of-Way
- B/L = Building Setback Line
- UE = Utility Easement, dedicated this plat.
- = Fence
- Δ = Central Angle of Curve
- R = Radius of Curve
- Chd = Chord Distance of Curve
- ⊙ = Curve No., Refer to Curve Legend
- ⊕ = Power Pole

CURVES

- | | | |
|--|--|--|
| ①
R=292.47'
Δ=43°58'32"
Arc=224.48'
Chd=219.01'
Chd Bearing=S64°03'44"E | ②
R=337.97'
Δ=10°52'08"
Arc=64.10'
Chd=64.00'
Chd Bearing=N35°19'11"E | ③
R=367.97'
Δ=27°15'13"
Arc=175.00'
Chd=173.36'
Chd Bearing=N27°07'26"E |
| ④
R=337.91'
Δ=16°23'05"
Arc=98.63'
Chd=96.30'
Chd Bearing=N21°41'19"E | ⑤
R=50.00'
Δ=25°28'40"
Arc=22.23'
Chd=22.05'
Chd Bearing=S26°14'09"W | ⑥
R=50.00'
Δ=24°43'52"
Arc=21.58'
Chd=21.42'
Chd Bearing=S51°20'25"W |
| ⑦
R=75.00'
Δ=140°12'55"
Arc=183.54'
Chd=141.05'
Chd Bearing=S06°23'56"E | ⑧
R=75.00'
Δ=140°12'55"
Arc=183.54'
Chd=141.05'
Chd Bearing=N33°23'34"E | ⑨
R=50.00'
Δ=50°12'32"
Arc=43.82'
Chd=42.43'
Chd Bearing=N11°36'27"W |
| ⑩ ⊕ 3rd St.
R=262.47'
Δ=52°32'40"
Arc=240.70'
Chd=232.36'
Chd Bearing=S63°43'40"E | | |



NOTES
PROPERTY IS ZONED SUBURBAN RESIDENTIAL. PROPERTY IS NOT IN A FLOOD HAZARD AREA. WASTEWATER MANAGEMENT SYSTEM TO BE APPROVED BY THE JEFFERSON COUNTY SANITATION OFFICER. WATER SERVICE IS PROVIDED BY RMD NO. 13, JEFFERSON COUNTY. ELECTRIC SERVICE PROVIDED BY LEAVENWORTH-JEFFERSON ELECTRIC COOP. TELEPHONE SERVICE PROVIDED BY SOUTHWEST BELL.

BUILDING SETBACK LINES
Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the road or property line. FRONT & REAR: 50' SIDES: 30'

CONSTRUCTION NOTE
The southerly ditch of 3rd Street will be graded/filled to direct water runoff easterly as shown on Wellman Road Project Plans No. 44C-3789-01.

This Plat of OUSDAHL SUBDIVISION NO.2 has been submitted to and approved by the Jefferson County Planning Commission. This 28th day of October 2007. Bret Frakes, Chairman Paul Johnson, Secretary

This Subdivision is accepted by the Board of County Commissioners of Jefferson County, Kansas this 28th day of January 2008. David Christy, Chairman Donald Edmonds, Francis Grollman

OWNER'S CERTIFICATE
This is to certify that the undersigned is the owner of the above described parcel of land and has caused the same to be subdivided into lots as shown on this plat, which shall be known as OUSDAHL SUBDIVISION NO.2, a subdivision in Jefferson County, Kansas. All road rights-of-way on this plat are hereby dedicated to the public. An easement or license to the public to locate, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures upon, over, under and along the areas marked for easements on this plat, are hereby granted.

IN WITNESS WHEREOF:
Ousdahl Land Company LLC, Wayne Ousdahl, Manager, has caused these presents to be signed this 28th day of January, 2008. Wayne Ousdahl, Wayne Ousdahl, Manager

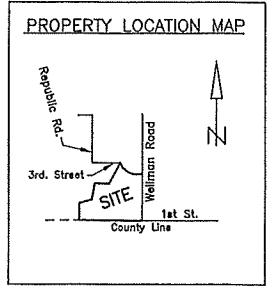
Entered on the Transfer Records of Jefferson County, Kansas, this 28th day of January 2008. Linda Bullman, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office on the 28th day of January 2008, in Plat Book 12 Page 4 at 1:19 P.M. Delta Heston, Register of Deeds

STATE OF KANSAS, COUNTY OF JEFFERSON, ss: Be it remembered that on this 28th day of January 2008, before me came Wayne Ousdahl, to the personality known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same to be his voluntary act and deed. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year written. Eloise Tichenor, Notary Public

ELOISE TICHENOR Notary Public - State of Kansas My App. Expires 5-8-2009

Reviewed in Compliance with K.S.A. 58-2005. Fred C. Rogers, Kansas LS No.64 Jefferson County Surveyor



SURVEYOR'S CERTIFICATE
I certify that this plat map and the survey on which it is based, were prepared and conducted by me or under my direct supervision. Stephan C. Tufte, Stephan C. Tufte, Kansas LS No.1252



REFERENCE DOCUMENTS
F. Rogers Survey: 06/15/1996, Job No.: 75-96, Bk.8, Pg.19
Wellman Road plans, County Project No. 44C-3789-01
TBM = 80d Spike in NE face Power Pole at the west side Wellman Rd., +-80' NW of the SE cor. Outlot A. Elevation = 849.96 NGVD 1929 Datum