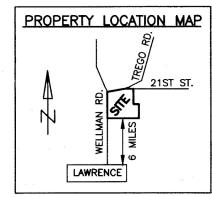


SHAW ESTATES

A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 19 EAST OF THE SIXTH P.M., JEFFERSON COUNTY, KANSAS.

FINAL PLAT



AMERICAN SURVEYING
Steve Tufte and Garret Tufte
7531 Hwy 59, Oskaloosa, Kansas 66066
785-231-8090 785-231-9903
ADDRESS: WELLMAN RD. & 21ST ST., LAWRENCE, KS
DATE OF SURVEY: 9/01/23 JOB NO: JF2-081023
ORDERED BY: MARTHA SHAW & BRIAN PINE, REALTOR

BUILDING SETBACK LINES
Current Building or Setback line distances shall be ascertained from the Jefferson Co. Planning and Zoning Dept. prior to any improvements being made on the property.

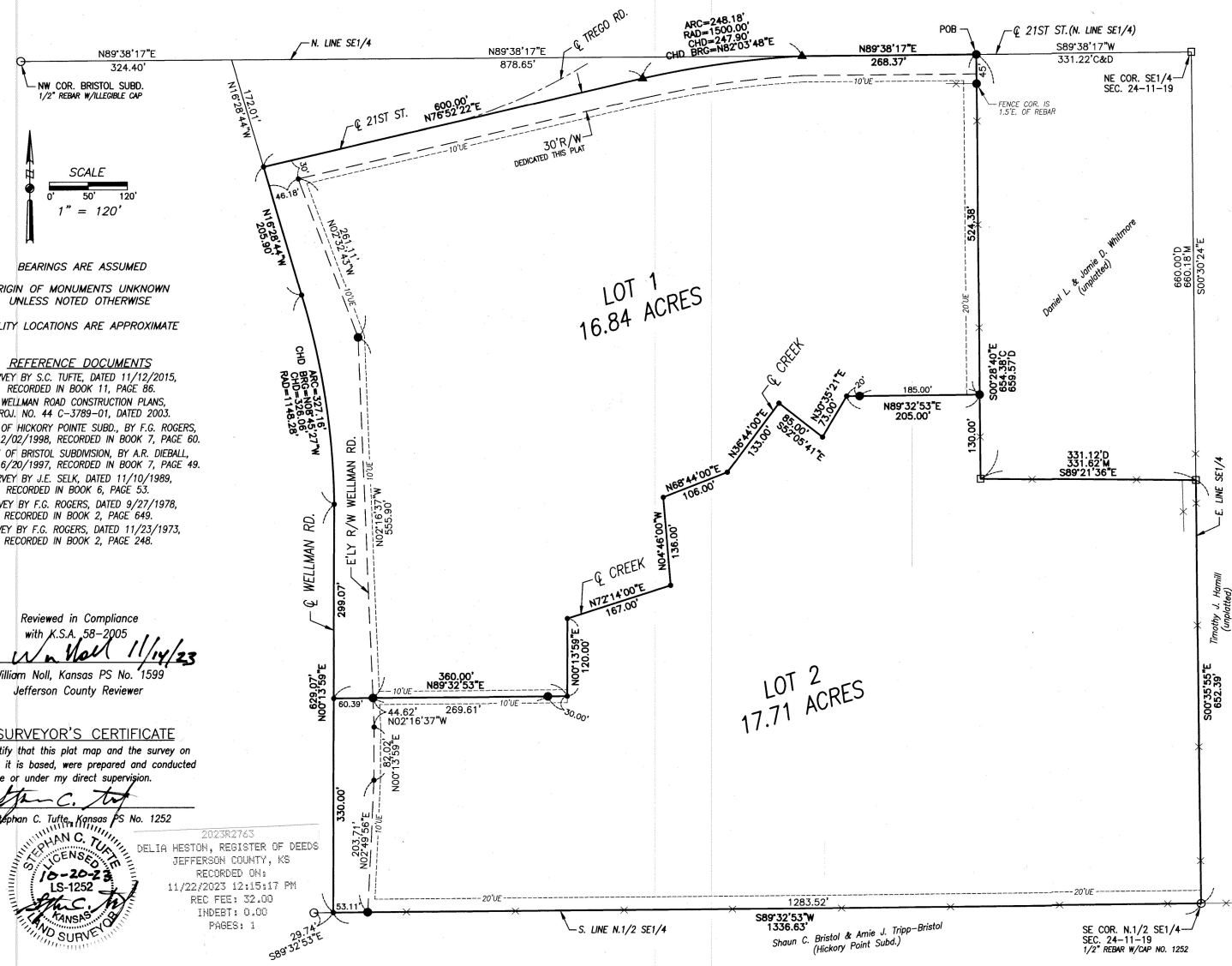
NOTES
LOTS ARE ZONED RURAL RESIDENTIAL (RR).
WASTEWATER MANAGEMENT SYSTEM TO BE APPROVED BY THE JEFFERSON COUNTY SANITATION OFFICER.
WATER SERVICE IS PROVIDED JEFF. CO. RWD NO. 13.
ELECTRIC SERVICE PROVIDED BY FREESTATE ELEC. CO.-OP.
PORTIONS OF EACH LOT ARE IN WITHIN FEMA FLOOD ZONE "A", AS SHOWN.

VERTICAL BENCHMARK
USGS NO. "51L1939" BRASS DISK = 1058' NAVD 88
LOCATED ON WEST SIDE OF WELLMAN RD., NEAR SOUTH OF 46TH ST. INTERSECTION.

- LEGEND**
- = FOUND 1/2" REBAR, UNLESS NOTED OTHERWISE
 - = FOUND 5/8" REBAR
 - = SET 1/2" X 24" REBAR, WITH CAP NO. 1252
 - ▲ = SET 80D SPIKE
 - = CALCULATED POINT, NO MONUMENT SET
 - C = CALCULATED DIMENSION
 - M = MEASURED DIMENSION
 - D = DIMENSION AS SHOWN IN REFERENCED DESCRIPTION
 - POB = POINT OF BEGINNING
 - R/W = ROAD RIGHT-OF-WAY
 - CHD BRG = CHORD BEARING
 - CHD = CHORD DISTANCE
 - ARC = CURVE DISTANCE
 - RAD = RADIUS
 - UE = UTILITY EASEMENT, DEDICATED THIS PLAT
 - ⊕ = CENTER LINE
 - = FENCE

SHAW ESTATES DESCRIPTION
A tract of land located in the Southeast Quarter of Section 24, Township 11 South, Range 19 East of the Sixth P.M., Jefferson County, Kansas, described by Stephan Tufte, Kansas PS No. 1252, on September 9th, 2023, as: Commencing at the Northeast corner of said Southeast Quarter; thence S89°38'17"W assumed bearing, along the North line of said Southeast Quarter 331.22 feet for the Point of Beginning; thence S00°28'40"E 654.38 feet; thence S89°21'36"E 331.62 feet to the East line of said Southeast Quarter; thence S00°35'55"E along said East line 652.39 feet to the Southeast corner of the North Half of said Southeast Quarter; thence S89°32'53"W along said South line 1336.63 feet to the centerline of Wellman Road; thence N00°13'59"E along said centerline 629.07 feet; thence Northwesterly along said centerline 327.16 feet on a curve to the left, having a radius of 1148.28 feet with a chord bearing N08°45'27"W 326.06 feet; thence N16°28'44"W along said centerline 205.90 feet to the centerline 21st Street; thence N76°52'22"E along said 21st Street centerline 600.00 feet; thence Northeasterly along said 21st Street centerline 248.18 feet on a curve to the right, having a radius of 1500.00 feet with a chord bearing N82°03'48"E 247.90 feet to the North line of said Southeast Quarter; thence N89°38'17"E along said North line 268.37 feet to the Point of Beginning, containing 34.54 acres, more or less. Subject to easements of record and public road rights-of-way.

FORMERLY DESCRIBED IN DOC. NO. 2023R1739.



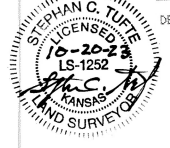
BEARINGS ARE ASSUMED
ORIGIN OF MONUMENTS UNKNOWN UNLESS NOTED OTHERWISE
UTILITY LOCATIONS ARE APPROXIMATE

- REFERENCE DOCUMENTS**
- SURVEY BY S.C. TUFFE, DATED 11/12/2015, RECORDED IN BOOK 11, PAGE 86.
 - WELLMAN ROAD CONSTRUCTION PLANS, PROJ. NO. 44 C-3789-01, DATED 2003.
 - PLAT OF HICKORY POINT SUBD., BY F.G. ROGERS, DATED 2/02/1998, RECORDED IN BOOK 7, PAGE 60.
 - PLAT OF BRISTOL SUBDIVISION, BY A.R. DIEBALL, DATED 6/20/1997, RECORDED IN BOOK 7, PAGE 49.
 - SURVEY BY J.E. SELK, DATED 11/10/1989, RECORDED IN BOOK 6, PAGE 53.
 - SURVEY BY F.G. ROGERS, DATED 9/27/1978, RECORDED IN BOOK 2, PAGE 649.
 - SURVEY BY F.G. ROGERS, DATED 11/23/1973, RECORDED IN BOOK 2, PAGE 248.

Reviewed in Compliance with K.S.A. 58-2005
William Noll 11/14/23
William Noll, Kansas PS No. 1599
Jefferson County Reviewer

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 PS No. 1252



2023R2763
DELIA HESTON, REGISTER OF DEEDS
JEFFERSON COUNTY, KS
RECORDED ON:
11/22/2023 12:15:17 PM
REC FEE: 32.00
INDEX: 0.00
PAGES: 1

IN WITNESS WHEREOF:
Molly M. Shaw, Trustee of the Martha Jo Shaw Charitable Remainder Trust has caused these presents to be signed this 21st day of November, 2023.

Molly M. Shaw
Molly M. Shaw
STATE OF Washington, COUNTY OF Spokane, ss:
Be it remembered that on this 21st day of November, 2023, before me, a notary public in and for said County and State, came Molly M. Shaw, Trustee of the Martha Jo Shaw Charitable Remainder Trust, personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same to be her voluntary act and deed. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year written.
Timothy J. Hamill
Notary Public 230161675

This Plat of Shaw Estates Subdivision has been submitted to and approved by the Jefferson County Planning Commission.
This 23rd day of October, 2023.
Tim Benyshek, Chairman
Tiffany Asher, Secretary

This Subdivision is accepted by the Board of County Commissioners of Jefferson County, Kansas this 13th day of November, 2023.
Richard Malm, Chairman
Doug Walbridge
David Christy

ENTERED IN TRANSFER RECORD IN MY OFFICE THIS DAY 11/22/2023
Delia Heston
COUNTY CLERK

This is to certify that this instrument was filed for record in the Register of Deeds Office on the 21st day of November, 2023, BK 13 Pg 6 in Document No. 2023R2763
Delia Heston, Register of Deeds