



CERTIFICATE OF SURVEY

I, H. J. Greeley, Deputy County Surveyor, do hereby certify that this is a true and correct plat of survey made by me described as follows: Beginning at the Southwest Corner of the SW 1/4 SE 1/4 of Sec. 15-27-4; thence run North along the West line of said SW 1/4 SE 1/4 to a point 600' South of the Northwest corner of said SW 1/4 SE 1/4; thence East 150'; thence Northeastly to a point on the North line of aforesaid SW 1/4 SE 1/4, said point being 400' East of the N.W. Corner of said SW 1/4 SE 1/4; thence East to the N.E. Corner of said SW 1/4 SE 1/4; thence South along the East line of said SW 1/4 SE 1/4 to a point 560' North of the Southeast Corner of said SW 1/4 SE 1/4, thence West 560'; thence South 560' to the South line of aforesaid SW 1/4 SE 1/4; thence West along said South line to the place of beginning. Subject to a strip 30' wide along the South line of said SW 1/4 SE 1/4 Sec. 15 dedicated to the public as a street and highway as shown by public record thereof; And beginning at a point on the West line of the NW 1/4 NE 1/4 Sec. 22-27-4, said point being 450' North of the SW Corner of said NW 1/4 NE 1/4; thence East 300' along the North line of Josephine Avenue in the City of Augusta, Kansas, to the West line of Socony Street in said City; thence North along the West line of said Socony Street to the North line of said NW 1/4 NE 1/4 Sec. 22; thence West along said North line to the N.W. Corner of said NW 1/4 NE 1/4 Sec. 22; thence South to the place of beginning. Subject to a strip 30' wide along the North line of the NW 1/4 NE 1/4 of said Sec. 22 dedicated to the public as a street and highway as shown by public record thereof.

H. J. Greeley
Deputy County Surveyor

We, the undersigned, *Lee Hoopes* and *Elizabeth A. Safford*, being the President and Secretary respectively of Associated Development Company Incorporated do hereby certify that the above said Corporation is the owner of the land described in the above certificate of survey and that this plat is filed for the purpose of subdividing same into lots for sale. The divisions of the several parcels of ground into which said tract is subdivided are fully indicated by figures on the face of this plat, the measurements being made in feet and decimals of a foot.

All streets and alleys included in this addition are fully set forth and defined on the plat and intended to be, and are, hereby dedicated to and for public uses and purposes as highways. Easements are hereby granted as indicated on the face of this plat for the construction, maintenance and removal of all public utilities.

Elizabeth A. Safford
Secretary

Lee Hoopes
President

State of Kansas, County of Butler, ss: *7th* day of *November*, 1955, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came *Lee Hoopes* and *Elizabeth A. Safford*, *President* and *Secretary* respectively of *Associated Development Company Incorporated*, who are personally known to me to be the same persons who executed the above instrument of writing and duly acknowledge the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my official seal this day and year last above written. My commission expires *22-October-1957*.

Anthony James
Notary Public

I, the undersigned, *Paul A. Buckette* do hereby certify that I am the Chairman of the City Planning Commission of the City of Augusta, Kansas, and that the accompanying plat was duly submitted to the said City Planning Commission and was by it duly examined and approved and thereupon submitted to the governing body of said city with the recommendation that said plat be approved. In witness whereof, I have hereunto set my hand this *3rd* day of *November*, 1955.

Paul A. Buckette
Chairman of City Planning Commission

State of Kansas, County of Butler, ss: We hereby certify that Associated Development Company Incorporated have furnished the City Attorney and governing body of the City of Augusta, Kansas, an abstract of title and plat of Lakecrest Addition to the City of Augusta, Kansas, and that the same has been approved and accepted by said City as platted.

Attest: *City Attorney*

Bob J. Hartman
Mayor
Walter A. Huff
City Clerk

State of Kansas, County of Butler, ss: This instrument was filed for record on the *7th* day of *November*, 1955 at *1:35* o'clock *P.M.* and duly recorded in Plat Book *417* at Page *181*.

Diana Jones
Register of Deeds.

**LAKECREST ADDITION
TO THE
CITY OF AUGUSTA, KANSAS.**

06.04. "R-1" Single-Family Residential District

It is the intent of this district to provide opportunities for attached and detached single-family residential development and protect the character of residential neighborhoods.

- A. Primary Land Uses: As allowed by-right and permitted by conditional use per [Section 05.03](#).
- B. Secondary Uses & Structures: As allowed by-right and permitted by conditional use per [Section 05.05](#).
- C. Lot Size Requirements
 - 1. Minimum Lot Area: 8,400 square feet
 - 2. Minimum Lot Width: Seventy (70) feet
 - 3. Minimum Lot Depth: One-hundred (100) feet
- D. Setback Requirements
 - 1. Minimum Front Setback: Thirty (30) feet
 - 2. Minimum Side Setback: Six (6) feet
 - 3. Minimum Rear Setback: Twenty (20) feet except where rear yard abuts a platted reserve that is at least 20 feet wide, then minimum rear yard setback is five (5) feet.
- E. Maximum Lot Coverage: Thirty-five percent (35%)
- F. Maximum Structure Height: Thirty-five (35) feet, except as these regulations allow for taller structures by exemption, conditional use, or specific use standard per [Article 10](#).
- G. Use Limitation: No outdoor storage shall be allowed.
- H. Supplemental Provisions:
 - 1. R-1 and R-2 zoning districts existing prior to the adoption of these regulations shall be designated R-1 districts upon the effective date of these regulations.
 - 2. R-3 zoning districts with single-family attached or detached residential primary uses shall be designated R-1 districts upon the effective date of these regulations.
 - 3. Developments zoned R-1 shall not be approved within the Planning Area without executing an annexation agreement with the City. No certificates of occupancy shall be issued prior to annexation.
 - 4. No used buildings or structures shall be allowed to be placed or relocated into R-1 zoning districts.