

LEGAL DESCRIPTION

The Northwest Quarter of Section 4, Township 13 South, Range 14 East, containing 156 acres, more or less, and:

A portion of the Northeast Quarter of Section 33, Township 12 South, Range 14 East, described as follows: Beginning at the Northeast corner of the Northwest Quarter of said Section, thence S 00°19'14" E along the East line of said Section to a point on the South line of said Northeast Quarter, a distance of 2511.67 feet, thence S 84°39'07" E along the South line of said Northeast Quarter, a distance of 414.39 feet, thence N 00°00'00" E, a distance of 278.57 feet, thence N 87°00'34" E, a distance of 824.88 feet, thence N 00°00'00" E, a distance of 1524.46 feet to a point on the North line of said Section, thence S 84°51'52" E along the North line of said Section, a distance of 74.24 feet to the Point of Beginning, containing 15.31 acres, more or less, and:

The South Half of the Southwest Quarter of Section 33, Township 13 South, Range 14 East, containing 80 acres, more or less, and: A portion of the Southwest Quarter of Section 33, Township 12 South, Range 14 East, containing 39.85 acres, and:

A portion of the North Half of the Southwest Quarter of Section 33, Township 12 South, Range 14 East, described as follows: Beginning at the Southeast Corner of the North Half of the Southwest Quarter of Section 33, Township 12 South, Range 14 East, thence N 84°51'50" E along the South line of said North Half, a distance of 2112.26 feet, thence N 00°12'43" E, a distance of 340.00 feet, thence N 14°50'27" E, a distance of 622.10 feet, thence N 00°12'48" E, a distance of 257.30 feet, thence S 84°51'04" E, a distance of 574.57 feet, thence South, along a curve to the left with a radius of 450.00 feet, a distance of 86.42 feet, thence N 87°12'28" E, a distance of 466.24 feet, thence N 84°51'04" E, a distance of 820.00 feet to a point on the East line of said Southwest Quarter, thence S 00°00'56" E along said East line, a distance of 1249.13 feet to the point of beginning, containing 54.04 acres, and:

All the totaling 344.75 acres, more or less, all in the City of Lawrence, Douglas County, Kansas.

GENERAL NOTES

1. DEVELOPER: Avamar Development Corp., 6 St. Andrews Drive, Lawrence, Kansas 66044.
2. ENGINEER: LANDSCAPE ENGINEERING, P.A., 310 Akarusa Drive, Lawrence, Kansas 66044.
3. SURVEYOR: LANDSCAPE ENGINEERING, P.A., 310 Akarusa Drive, Lawrence, Kansas 66044.
4. Topography obtained by aerial survey, performed by M. Jordan & Associates, Kansas City, MO (1988).
5. Existing Land Use: Agriculture & Research Park.
6. Existing Zoning: M-1, RCD-2 & A (County).
7. Proposed Zoning: M-1, RCD-2 & A (City).
8. Proposed Land Use: Research Park & Residential.
9. Note: All of said improvements (streets, sewer, water, etc.) to be provided for through private financing.
10. Notes:
 - a. North 51/2 City Lot, 3-1/2 acres.
 - b. North 51/2 City Lot, 3-1/2 acres.
 - c. North 51/2 City Lot, 3-1/2 acres.
 - d. North 51/2 City Lot, 3-1/2 acres.
 - e. North 51/2 City Lot, 3-1/2 acres.
 - f. North 51/2 City Lot, 3-1/2 acres.
 - g. North 51/2 City Lot, 3-1/2 acres.
 - h. North 51/2 City Lot, 3-1/2 acres.
 - i. North 51/2 City Lot, 3-1/2 acres.
 - j. North 51/2 City Lot, 3-1/2 acres.
 - k. North 51/2 City Lot, 3-1/2 acres.
 - l. North 51/2 City Lot, 3-1/2 acres.
 - m. North 51/2 City Lot, 3-1/2 acres.
 - n. North 51/2 City Lot, 3-1/2 acres.
 - o. North 51/2 City Lot, 3-1/2 acres.
 - p. North 51/2 City Lot, 3-1/2 acres.
 - q. North 51/2 City Lot, 3-1/2 acres.
 - r. North 51/2 City Lot, 3-1/2 acres.
 - s. North 51/2 City Lot, 3-1/2 acres.
 - t. North 51/2 City Lot, 3-1/2 acres.
 - u. North 51/2 City Lot, 3-1/2 acres.
 - v. North 51/2 City Lot, 3-1/2 acres.
 - w. North 51/2 City Lot, 3-1/2 acres.
 - x. North 51/2 City Lot, 3-1/2 acres.
 - y. North 51/2 City Lot, 3-1/2 acres.
 - z. North 51/2 City Lot, 3-1/2 acres.
11. A street gradient to be engineered to not exceed a 0% slope.
12. A street to be served and maintained for open space/parkwater management purposes by developers or homeowners association.
13. No access to 30th Street shall be permitted from Lots 24, 30, 42, & 43.
14. Block 5 and Lot 27 Block 7.

SITE SUMMARY

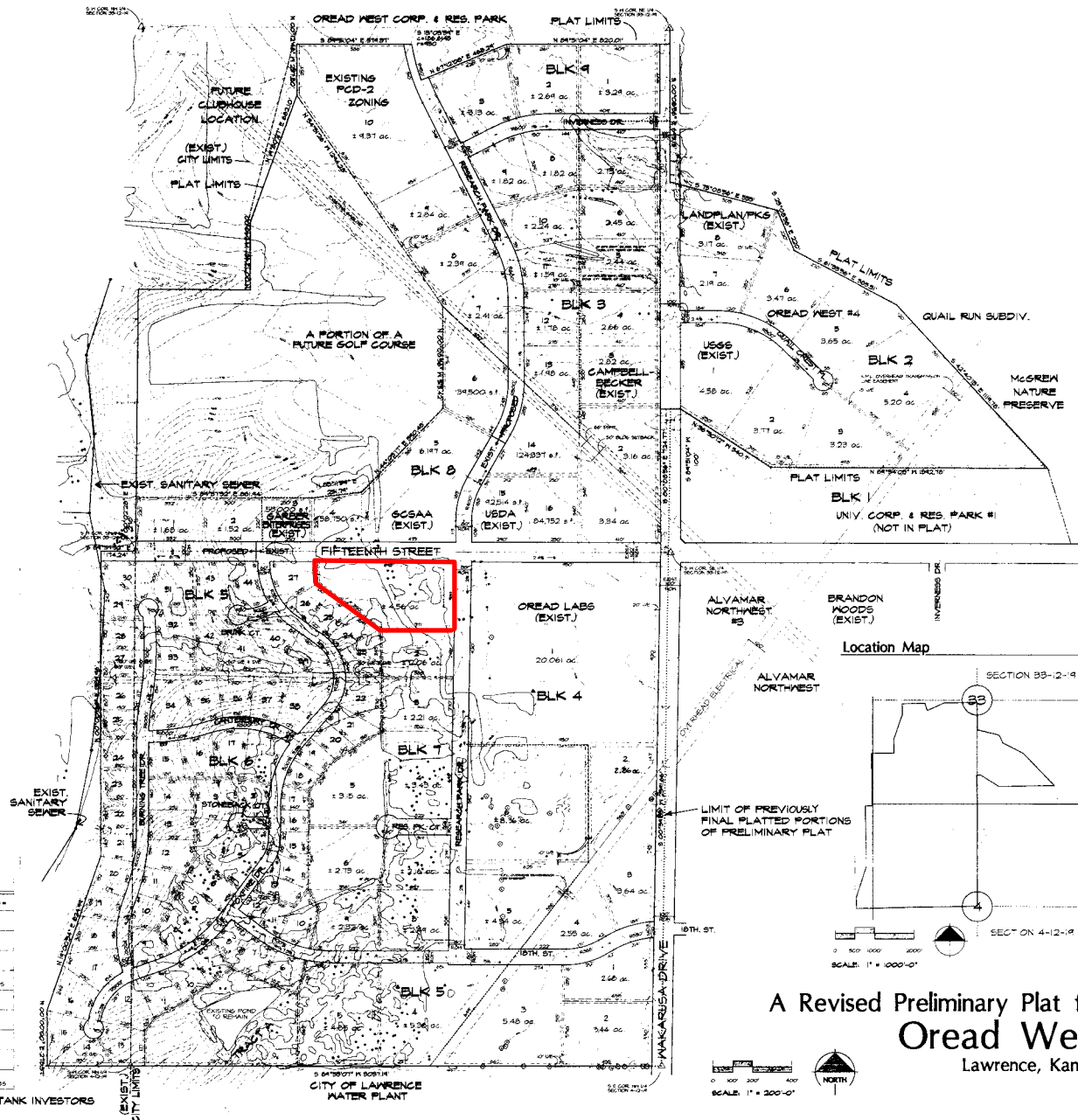
GROSS AREA: 344.75 acres
TOTAL RIGHTS-OF-WAY AREA: 40.24 acres
NET RESIDENTIAL AREA: 59.85 acres
NET RESEARCH-PARK AREA: 185.71 acres
OPEN SPACE AREA: 55.12 acres

RESIDENTIAL LOTS:
MINIMUM LOT SIZE: 15,000 sq. ft. (Lot 16 Block 7)
MAXIMUM LOT SIZE: 5,940 sq. ft. (Lot 3 Block 5)
AVERAGE LOT SIZE: 32,779 sq. ft.
TOTAL NUMBER LOTS: 14 lots

RESEARCH-PARK LOTS:
MINIMUM LOT SIZE: 55,000 sq. ft. (Lot 3 Block 8)
MAXIMUM LOT SIZE: 874,200 sq. ft. (Lot 1 Block 4)
AVERAGE LOT SIZE: 147,164 sq. ft.
TOTAL NUMBER LOTS: 57 lots

AREA BLOCK	TOTAL AREA	RIGHTS-OF-WAY	NET RESIDENTIAL	NET RESEARCH-PARK	OPEN SPACE
BLOCK 1	31.50 acres	3.14 acres	1.11 acres	1.11 acres	1.11 acres
BLOCK 2	33.85 acres	4.50 acres	2.26 acres	2.26 acres	2.26 acres
BLOCK 3	44.6 acres	6.67 acres	3.44 acres	3.44 acres	3.44 acres
BLOCK 4	47.8 acres	6.23 acres	4.68 acres	4.68 acres	4.68 acres
BLOCK 5	68.22 acres	7.84 acres	3.86 acres	2.84 acres	6.88 acres
BLOCK 6	6.40 acres	2.73 acres	3.67 acres		
BLOCK 7	4.23 acres	5.10 acres	0.5 acres	25.0 acres	
BLOCK 8	35.64 acres	4.37 acres	5.82 acres		
BLOCK 9	0.25 acres	1.83 acres	0.02 acres		
OTHER	146.44 acres				

YANKEE TANK INVESTORS



A Revised Preliminary Plat for Oread West

Lawrence, Kansas



■ Landscape Architecture
■ Civil Engineering
■ Community Planning
■ Surveying

1310 Wakarusa Dr., Ste. 100
Lawrence, Kansas 66044
TEL: (913) 848-7500
FAX: (913) 848-8410

4048 Pennsylvania Ave., Ste. 200
Kansas City, Missouri 64111
TEL: (816) 951-4400
FAX: (816) 951-4413

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Oread West

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REVISIONS:
OCTOBER 15, 1992
NOVEMBER 1, 1993
JULY 21, 1995 (BLK 5 LOT 11, BLK 4 LOT 214)

Date: JANUARY 1996
Project No.: KTS202
Drawn By: MS
Checked By: WH
Sheet No.: 1 of 2 Sheets