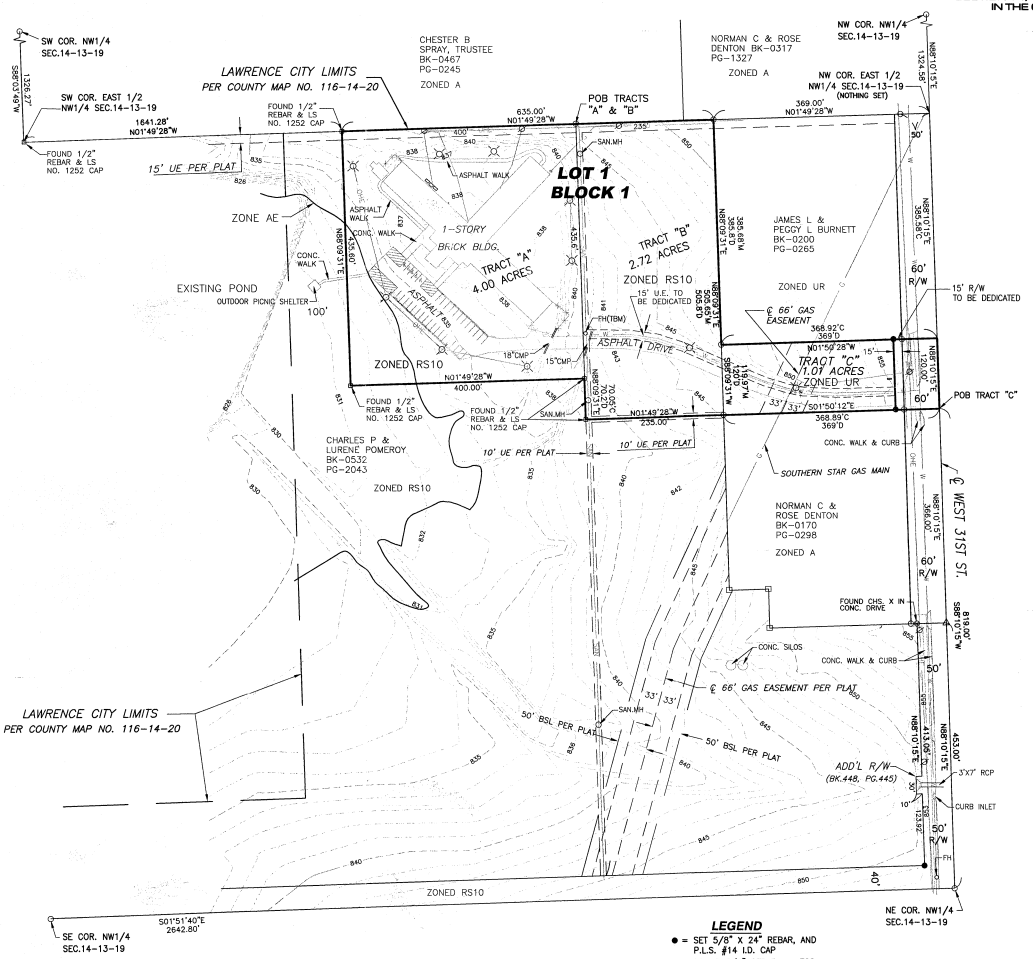
PRELIMINARY PLAT
OF
FIRST STEP FACILITY

A REPLAT OF PART OF PART OF "TRACT A" OF CHERRY MANOR SUBDIVISION, AND A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH P.M. IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



SCALE
0' 50' 100'
1" = 100'
BEARINGS ARE ASSUMED

ORIGIN OF MONUMENTS UNKNOWN UNLESS NOTED OTHERWISE

TBM = ELEV. 842.51 – TOP OF NW BOLT ON FIRE HYDRANT, AT THE WEST SIDE ASPHALT DRIVE, +-80' N. OF NE'LY BLDG COR.

BM = ELEV. 827.88 – CHISELED SQUARE ON TOP OF W'LY CONC. BRIDGE ABUTMENT OVER YANKEE TANK CREEK, ON KASOLD DR. +-400' NORTH OF HWY K-10 (PER KDOT R/W PLANS).

LEGEND

- ● = SET 5/8" X 24" REBAR, AND P.L.S. #14 I.D. CAP
- ○ = FOUND 5/8" REBAR, UNLESS NOTED OTHERWISE
- □ = FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- △ = FOUND MAGNETIC PK NAIL
- C = CALCULATED DIMENSION
- M = MEASURED DIMENSION
- D = DESCRIBED DIMENSION
- PL = CHERRY MANOR SUBD. PLAT DIMENSION
- PER PLAT = DEDICATED IN THE CHERRY MANOR SUBD. PLAT
- POB = POINT OF BEGINNING
- R/W = ROAD RIGHT-OF-WAY
- BSL = BUILDING SETBACK LINE
- UE = UTILITY EASEMENT
- ∅ = ELECTRIC POLE
- ☼ = LIGHT POLE
- = FENCE
- FH = FIRE HYDRANT

FEMA FLOOD PLAIN NOTE:

PART OF THIS TRACT IS IN ZONE AE–BASE FLOOD ELEVATIONS DETERMINED, AND PART OF THIS AREA IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP NO. 20045C0076 EFFECTIVE DATE NOVEMBER 7, 2001.

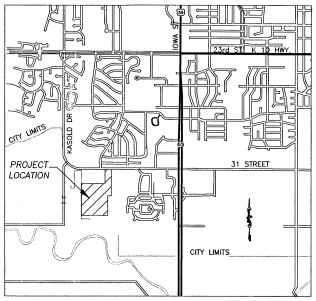
FLOOD PLAIN INFORMATION IS TRACED FROM THE GRAPHIC REPRESENTATION OF THE FLOOD MAP AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS.

CERTIFICATION OF THE ACTUAL FLOODPLAIN ENCOMBERING THE PROPERTY AS DESCRIBED HEREIN SHALL REQUIRE A DETAILED FLOOD STUDY.

SITE SUMMARY

'A' ZONED RS10	
GROSS AREA:	4.00 ACRES
'B' ZONED RS10	
GROSS AREA:	2.72 ACRES
'C' ZONED UR	
GROSS AREA:	1.01 ACRES
TOTAL	
GROSS AREA:	7.73 ACRES
TOTAL NUMBER OF LOTS	1

REFERENCE SURVEY DOCUMENT
CHERRY MANOR SUBDIVISION PLAT, RECORDED 12/22/1970, BOOK 11, PAGE 34.



LOCATION MAP
NOT TO SCALE

RECORD LEGAL DESCRIPTION

RECORD DESCRIPTION FROM TITLE COMMITMENT NO. L0611042 FROM CAPITAL TITLE INSURANCE COMPANY, LC DATED DECEMBER 21, 2006.

TRACT A: A PART OF TRACT "A" OF CHERRY MANOR SUBDIVISION, AS SHOWN BY THE RECORDED PLAT THEREOF, IN DOUGLAS COUNTY, KANSAS, A PORTION OF WHICH LIES WITHIN THE CITY OF LAWRENCE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER (NW/4) OF SECTION FOURTEEN (14) TOWNSHIP THIRTEEN (13) SOUTH, RANGE NINETEEN (19) EAST OF THE 6TH PRINCIPAL MERIDIAN, 604 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST HALF OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH ALONG SAID WEST LINE 400 FEET; THENCE EAST 435.6 FEET; THENCE NORTH 400 FEET; THENCE WEST 435.6 FEET TO THE POINT OF BEGINNING, IN THE CITY OF LAWRENCE, BEING A PART OF CHERRY MANOR SUBDIVISION, DOUGLAS COUNTY, KANSAS.
AND
TRACT B: A PART OF TRACT "A" OF CHERRY MANOR SUBDIVISION, AS SHOWN BY THE RECORDED PLAT THEREOF, IN DOUGLAS COUNTY, KANSAS, A PORTION OF WHICH LIES WITHIN THE CITY OF LAWRENCE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER (NW/4) OF SECTION FOURTEEN (14), TOWNSHIP THIRTEEN (13) SOUTH, RANGE NINETEEN (19) EAST OF THE 6TH PRINCIPAL MERIDIAN, 604 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST HALF OF SAID NORTHWEST QUARTER (NW/4); THENCE EAST 505.8 FEET; THENCE NORTH 235 FEET; THENCE WEST 505.8 FEET; THENCE SOUTH 235 FEET TO THE POINT OF BEGINNING, IN THE CITY OF LAWRENCE, BEING A PART OF CHERRY MANOR SUBDIVISION, DOUGLAS COUNTY, KANSAS.
AND
TRACT C: A TRACT OF LAND IN THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, DESCRIBED AS: BEGINNING AT A POINT ON THE SECTION LINE 819 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 14; THENCE SOUTH 369 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE 120 FEET; THENCE NORTH 369 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE EAST ON SAID SECTION LINE TO THE POINT OF BEGINNING.

GENERAL NOTES

1. DEVELOPER/APPLICANT:
   DCCCA, INC.
   3312 CLINTON PARKWAY
   LAWRENCE, KS 66047
2. LANDPLANNER:
   BARTLETT AND WEST ENGINEERS, INC.,
   628 VERMONT STREET,
   LAWRENCE, KANSAS 66044–2252
3. SURVEY INFORMATION:
   TOPOGRAPHY PROVIDED BY:
   AMERICAN SURVEYING
   STEVE TUFTE, OWNER
   7531 HWY 59, OSKALOOSA, KS 66066
   785–231–8090
   SURVEY PREFORMED BY:
   BARTLETT AND WEST ENGINEERS
   RONALD J. SHANKS
   LAWRENCE, KS 66044
   785–749–9452
4. EXISTING ZONING: UR / RS10
5. EXISTING LAND USE: URBAN RESERVE DISTRICT / RESIDENTIAL
6. PENDING ZONING: A & B PENDING ZONING RS10 TO RMO
   C PENDING ZONING UR TO RMO
7. PROPOSED LAND USE: MULTI DWELLING RESIDENTIAL–OFFICE DISTRICT
8. TYPICAL SOIL TYPE: GY–– GYMER SILT LOAM–3 TO 8 PERCENT SLOPES
   WS–– WOODSON SILT LOAM–1 TO 3 PERCENT SLOPES
9. NO EASEMENT OF RECORD IS LISTED IN TITLE COMMITMENT NO. L0611042 EFFECTIVE DATE DECEMBER 21, 2006 BY CAPITAL TITLE INSURANCE COMPANY, LC FOR THE SOUTHERN STAR GAS PIPELINE OVER TRACT "C".
10. THIS SITE HAS EXISTING CONNECTIONS TO WATER AND SANITARY SEWER. THERE IS AN EXISTING PRIVATE DRIVE LOCATED ON THE SUBJECT PROPERTY.
11. THERE WILL BE NO NEW PUBLIC IMPROVEMENTS PROPOSED FOR THE SUBJECT PROPERTY.
12. WHEN THE PROPERTY NORTH OF TRACT "B" AND WEST OF TRACT "C" KNOWN AS 3113 W 31ST STREET IS PLATTED, RIGHT–OF–WAY FOR THE EXTENSION OF LAWRENCE AVENUE SOUTH OF 31ST STREET SHALL BE OBTAINED AND THIS PROPERTY SHALL RELINQUISH ACCESS TO 31ST STREET AND TAKE ACCESS FROM LAWRENCE AVENUE EXTENDED.
13. THE OUTDOOR PICNIC SHELTER THOUGH NOT A PART OF THIS PLAT, MAY BE USED AS A SITE AMENITY.
14. THE OUTDOOR PICNIC SHELTER SHALL NOT BE MODIFIED, ALTERED OR EXPANDED UNTIL THE PROPERTY IT IS LOCATED UPON IS PLATTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS. ONLY ROUTINE MAINTENANCE IS PERMITTED.

1	3–12–06	REVISIONS PER REVIEW COMMENTS DRA
2	4–2–07	REVISIONS PER REVIEW COMMENTS DRA

BARTLETT & WEST
ENGINEERS
628 VERMONT STREET • LAWRENCE, KS 66044
PH (785) 749-9452 • FAX (785) 749-9551
WWW.BARTWEST.COM

PRELIMINARY PLAT
FIRST STEP FACILITY
3105 W 31ST STREET
CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

DESIGNED BY:	DRA
DRAWN BY:	JRW
APPROVED BY:	DRA
DESIGN PROJ:	15454.001
CONST PROJ:	---
SCALE:	1 = 100'
DATE:	JANUARY 2007
DRAWING NO:	C01
SHEET NO:	1 of 1

Drawing name: F:\15000\15454\15454.001\AUTOCAD\PLANS\15454-001 prelim plat.dwg Layout name: Layout1 Plotted by: JRW00381 Plotted on: Apr 02, 2007 – 12:58pm
Last edit on: Jan 18, 2006