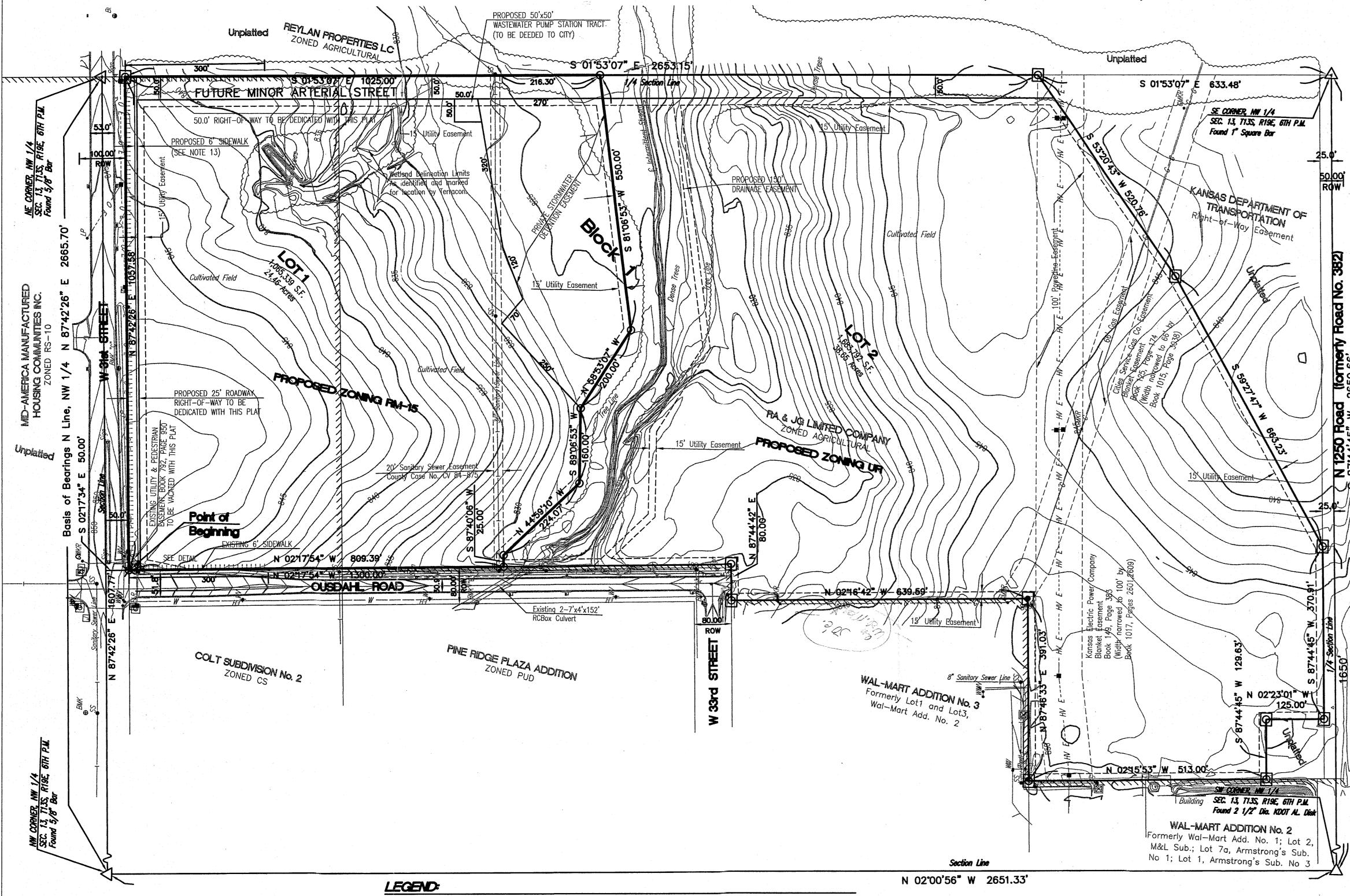
# PRELIMINARY PLAT EXCHANGE AT LAWRENCE

AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



DETAIL

Scale: 1"=40'

City Limits Line — III Storm Sewer Line ---- Sanitary Sewer Line

----- Easement Line -- 0 E---- 0 E---- Overhead Electric --- U E----- U E---- Underground Electric 

----- Gas Line ---- T s---- T s--- Traffic Signal Cable

Section Corner

Ø Chiseled "+"

5/8" Bar Set with Cap Stamped
"PEC CLS 65" Encased in Concrete

5/8" Bar Set with Cap Stamped "PEC CLS 65" 1/2" Bar Found with Cap Stamped "LS 610"

c<u>DM</u> Deadman

Power Pole Sanitary Sewer Manhole

Fire Hydrant Storm Sewer Inlet

• ELR Electrical Riser

• GMKR Gas Marker Traffic Signal Pole

Telephone Pedestal Traffic Signal Junction Box

Electrical Box ROW Right-of-Way

⊕<sup>BMK</sup> "x"Benchmark

## BENCHMARKS:

## BENCHMARK "A":

N 227,188 E 2,093,120

Chiseled "d" on the southeast corner of the first curb inlet west of Ousdahl Road on the north side of 33rd Street Elev. = 835.03

BENCHMARK "B": N 227,680 E 2,093,110 Chiseled "a" on curb on south end of west hub gaurd on R.C.B. on Ousdahl Road between 31st and 33rd Streets. Elev. = 832.67

BENCHMARK "C" N 228,469 E 2,093,588

Chiseled "a" on the center of first curb inlet west of entrance to Gaslight Village on the south side of 31st Street. Elev. = 847.20

### Legal Description:

That part of the Northwest Quarter of Section 13, Township 13 South, Range 19 East of the Sixth Principal Meridian, partially in the City of Lawrence and wholly in Douglas County, Kansas described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence along the north line of said Northwest Quarter on a bearing of N87'42'26"E (based on Kansas State Plane Coordinate System, NAD83, North Zone), 1607.77 feet; thence S02°17'34"E, 50.00 feet to the northeast corner of Colt Subdivision, being a point on the south right-of-way line of West 31st Street and being the POINT OF BEGINNING; thence along N87'42'26"E, 1057.58 feet to the east line of said Northwest Quarter; thence along said east line, S01°53'07"E, 1969.67 feet to a point 633.48 feet north of the southeast corner of said Northwest Quarter and being the northeast corner of a tract of land described and recorded in Book 522, Page 1988, Item (c), in the Office of the Register of Deeds in said County; thence along the northerly line of said tract, S53°20'43°W, 520.76 feet; thence continuing along said northerly line, S59°27'47°W, 663.23 feet to a point being 1650 feet east and 25 feet north of the southwest corner of said Northwest Quarter and being a point on the north right-of-way line of N1250 Road (formerly Road No. 382); thence along said north right-of-way line, S87'44'45'W, 370.91 feet; thence N02'23'01'W, 125.00 feet; thence S87'44'45'W, 129.63 feet to the east line of Wal-Mart Addition No. 2; thence along said east line and the east line of Wal-Mart Addition No. 3, NO2°15'53"W, 513.00 feet to the south line of Lot 1, Wal-Mart Addition No. 3; thence along said south line, N87'46'33"E, 391.03 feet to the southeast corner of said Lot 1; thence along the east line of said Lot 1, NO2°16'42"W, 639.59 feet to the south right-of-way line of 33rd Street as platted in Armstrong's Subdivision No. 2; thence along said south right-of-way line, N87"44'42"E, 80.00 feet to the east right-of-way line of Ousdahl Road as platted in Armstrong's Subdivision No. 2 and in Colt Subdivision; thence along said east right-of-way line, NO2\*17'54"W, 1300.00 feet to the point of beginning.

The above described contains 63.111 acres, more or less.

#### General Notes:

1. PROJECT DEVELOPER:

Fairfield Development L.P. 2045 N. Hwy. 360, Suite 250 B Grand Prairie, TX 75050 Mr. Steve Stamos

2. PROJECT ENGINEER/SURVEYOR: Lawrence, KS 66044

(785) 842-6464 3. EXISTING ZONING: RS-10 and A

4. PROPOSED ZONING: RM-15 and UR

5. TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY P.E.C. - SEPT. 2006.

6. SITE IS NOT IN REGULATORY FLOODPLAIN.

7. GROSS ACREAGE: TOTAL BUILDING LOTS: 38.65 ACRES MAXIMUM LOT SIZE: AVERAGE LOT SIZE: 31.55 ACRES MINIMUM LOT SIZE: 24.46 ACRES STREET AREA: 2.86 ACRES

8. PUBLIC IMPROVEMENTS: STREETS, SEWER, & WATER IN PLACE. INTERNAL SEWER, WATER AND ACCESS ROADWAYS TO BE CONSTRUCTED BY DEVELOPER IN 2008.

9. THERE SHALL BE NO ACCESS TO/FROM 31st STREET, NOR TO/FROM OUSDAHL ROAD AND FUTURE MINOR ARTERIAL STREET WITHIN 300 FEET OF 31st STREET.

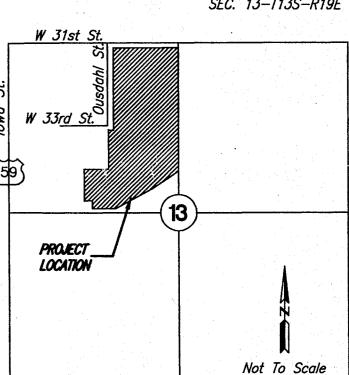
10. WASTEWATER PUMP STATION SHALL BE SCREENED WITH SOLID WOOD FENCE OR OTHER APPROVED

11. WASTEWATER PUMP STATION LIGHTING SHALL BE DIRECTED AWAY FROM RESIDENTIAL

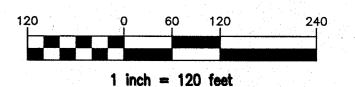
12. SIDEWALK ALONG 31ST STREET TO BE CONSTRUCTED TO CITY STANDARDS.

## LOCATION MAP:

SEC. 13-T13S-R19E

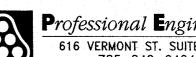


Basis of Bearings is N 87°42'26" E on North Section Line, based on Kansas State Plane Coordinate System, NAD83, North Zone



Contour Interval = 1 Foot

Date of Preparation: Revised June 13, 2007



Professional Engineering Consultants, P.A.
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