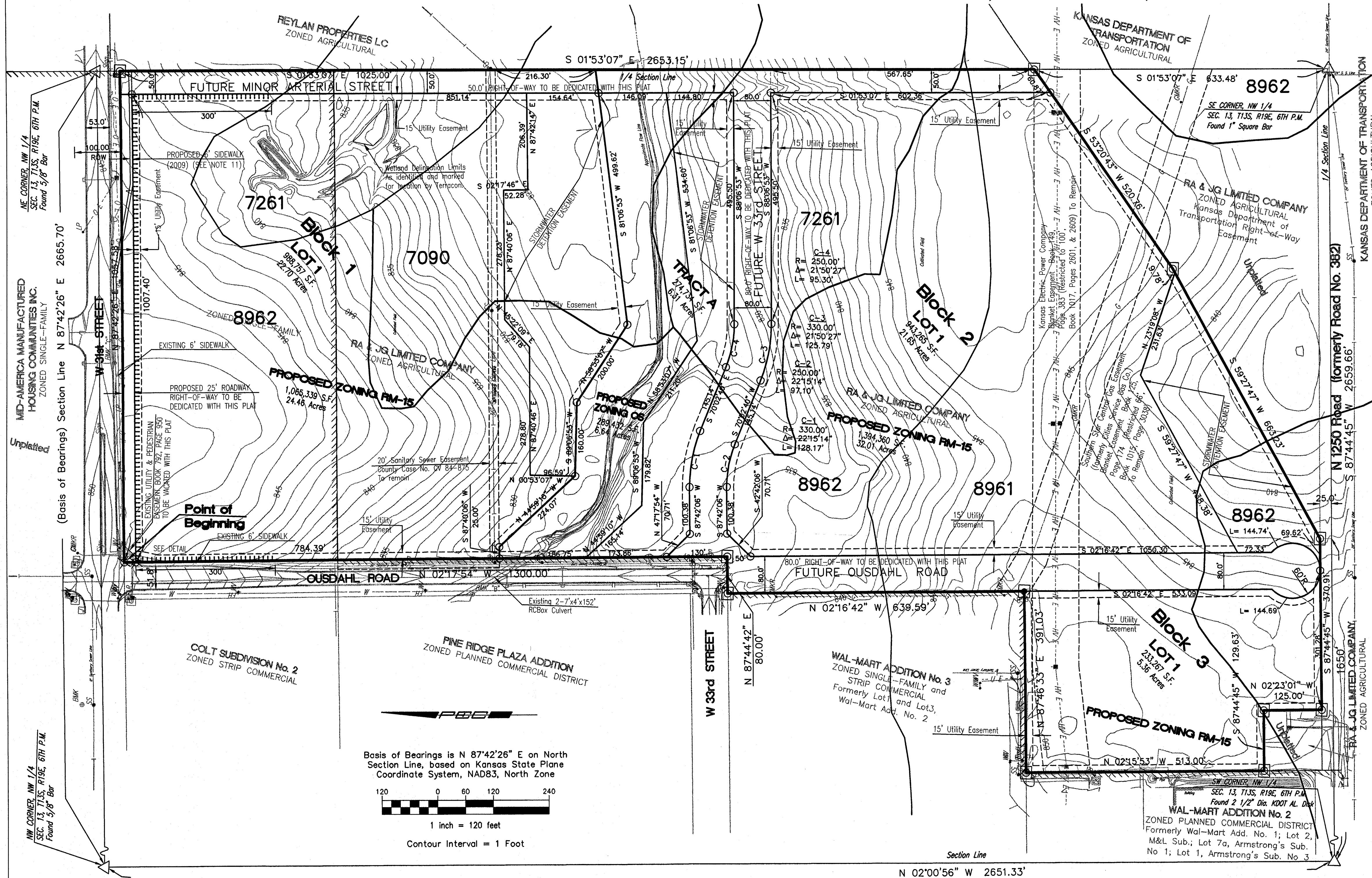


PRELIMINARY PLAT EXCHANGE AT LAWRENCE

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



LEGEND:

	City Limits Line		Deadman
	Access Control		Power Pole
	Storm Sewer Line		Sanitary Sewer Manhole
	Sanitary Sewer Line		Fire Hydrant
	Easement Line		Water Valve
	Overhead Electric		Storm Sewer Inlet
	Underground Electric		Light Pole
	Water Line		Electrical Riser
	Gas Line		Gas Marker
	Traffic Signal Cable		Traffic Signal Pole
	Section Corner		Telephone Pedestal
	5/8" Bar Set with Cap Stamped "PEC CLS 65" Encased in Concrete		Traffic Signal Junction Box
	5/8" Bar Set with Cap Stamped "PEC CLS 65"		Electrical Box
	1/2" Bar Found with Cap Stamped "LS 610"		Right-of-Way
	Chiseled "+"		Benchmark

SOIL TYPES:

7090 - Wabash silty clay loam, occasionally flooded
7261 - Gymer silt loam (3 to 7 percent slopes)
8961 - Woodson silt loam (0 to 1 percent slopes)
8962 - Woodson silt loam (1 to 3 percent slopes)

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 "d" on curb on south end of west hub guard 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 "d" 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 said south right-of-way line, parallel with and 50 feet south of the north line of said Northwest Quarter, N87°42'26"E, 1057.58 feet to the east line of said Northwest Quarter; thence along said east line, S01°53'07"E, 1968.67 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, N02°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, N02°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, N02°17'54"W, 1300.00 feet to the point of beginning.

The above described contains 63.111 acres, more or less.

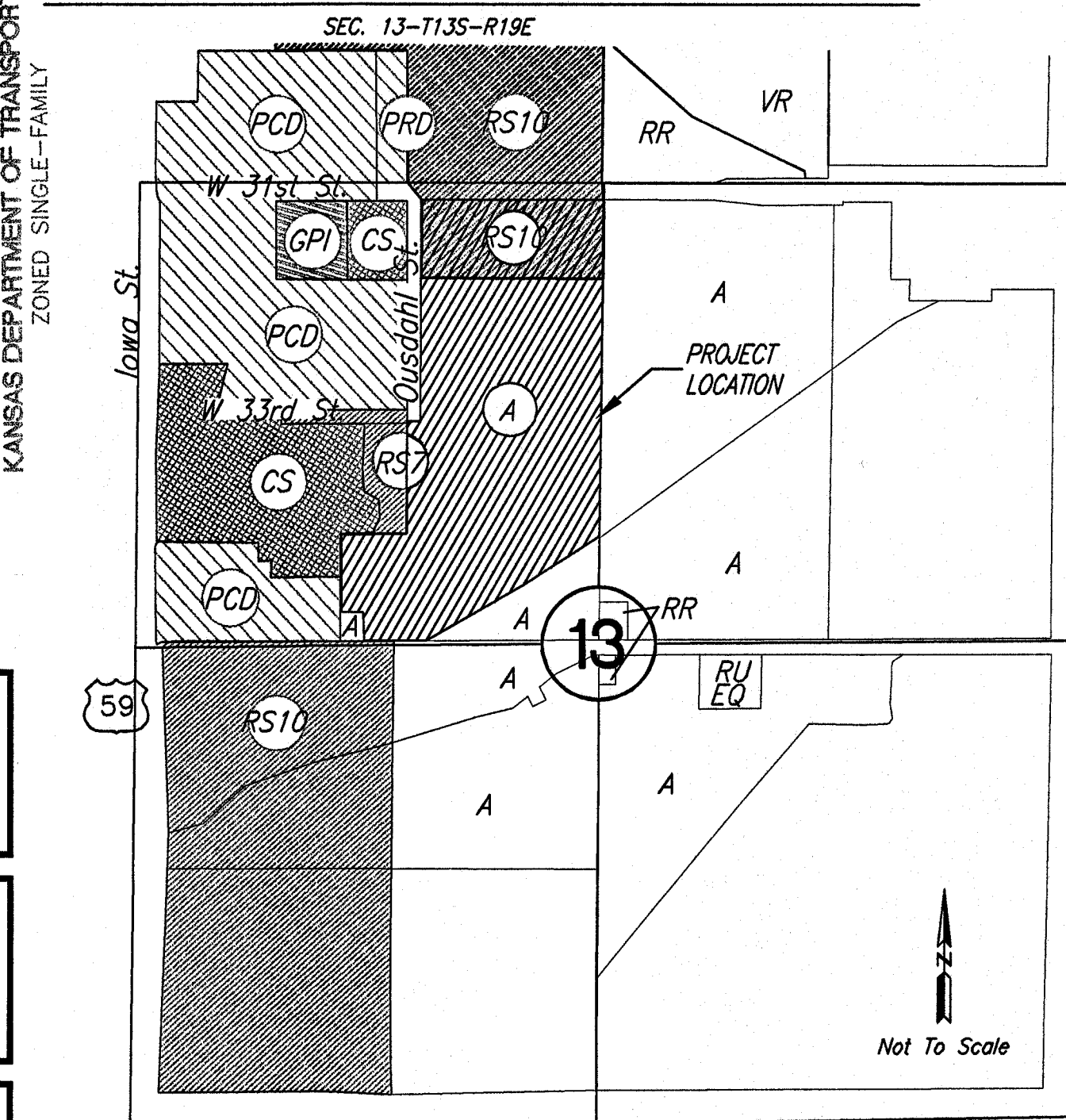
General Notes:

- PROJECT DEVELOPER: Fairfield Development L.P.
2045 N. Hwy. 360, Suite 250 B
Grand Prairie, TX 75050
Mr. Steve Stamos
- PROJECT ENGINEER/SURVEYOR: P.E.C.
616 Vermont St. Suite B
Lawrence, KS 66044
(785) 842-6464
- EXISTING ZONING: RS-10 and A
- PROPOSED ZONING: RM-15 and OS
- TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY P.E.C. - SEPT. 2006.
- SITE IS NOT IN REGULATORY FLOODPLAIN.
- GROSS ACREAGE: 63.111 ACRES
TOTAL BUILDING LOTS: Three
MAXIMUM LOT SIZE: 22.70 ACRES
AVERAGE LOT SIZE: 16.57 ACRES
MINIMUM LOT SIZE: 5.36 ACRES
STREET AREA: 7.15 ACRES
ZONING RM-15 AREA: 56.47 ACRES
ZONING OS AREA: 6.64 ACRES
- PHASING OF CONSTRUCTION
PHASE I: BLOCK 1, LOT 1, COMPLETION AUGUST 2009.
PHASE II: BLOCK 2, LOT 1 AND BLOCK 3, LOT 1, COMPLETION 2013.
- THERE SHALL BE NO ACCESS TO/FROM W 31st STREET, NOR TO/FROM OUSDAHL ROAD AND FUTURE MINOR ARTERIAL STREET WITHIN 300 FEET OF W 31st STREET.
- WASTEWATER PUMP STATION SHALL BE SCREENED WITH SOLID WOOD FENCE OR OTHER APPROVED MATERIAL. THE SIZE AND LOCATION OF THE WASTEWATER PUMP STATION AND SITE WILL BE DETERMINED AT THE FINAL DESIGN PHASE AND SHOWN ON THE FINAL PLAT. THE WASTEWATER PUMP STATION SITE WILL BE DEED TO THE CITY BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. AN ACCESS EASEMENT WILL BE PROVIDED ON THE FINAL PLAT TO ALLOW THE CITY UTILITIES DEPARTMENT UNLIMITED ACCESS TO THE PROPOSED PUMP STATION. WASTEWATER PUMP STATION LIGHTING SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES. DEVELOPER SHALL PLACE FUNDS IN ESCROW FOR THE FUTURE DECOMMISSIONING AND MODIFICATION OF THE PUMP STATION PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- SIDEWALK TO BE CONSTRUCTED ON THE SOUTH SIDE OF W 31st STREET IN 2009. SIDEWALKS ARE TO BE PROVIDED ALONG THE EXTENSION OF OUSDAHL ROAD, W 33rd STREET AND THE FUTURE ARTERIAL ROAD ALONG THE EAST PROPERTY LINE WHEN THESE ROADS ARE CONSTRUCTED. ALL SIDEWALKS TO BE CONSTRUCTED TO CITY STANDARDS.
- THIS SITE IS DESIGNATED FOR USES OTHER THAN SINGLE-FAMILY USE BY HORIZON 2020, THE CITY'S COMPREHENSIVE PLAN. THE FUTURE LAND-USE PLAN INDICATES THIS SITE IS SUITABLE FOR OFFICE/PUBLIC DEVELOPMENT.
- OWNERS OF THE PROPERTY ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION POND(S) AND PRIVATE DRAINAGE EASEMENT(S).
- UTILITY EASEMENTS SHALL BE GRANTED BY SEPARATE INSTRUMENT FOR SEWER AND/OR WATER IMPROVEMENTS INTERNAL TO SUBDIVISION.

PROVISION AND FINANCING OF ROADS, SEWER, WATER, AND OTHER PUBLIC SERVICES:

THIS SUBDIVISION SHALL BE SERVED BY THE CITY OF LAWRENCE PUBLIC WATER SUPPLY. THIS SUBDIVISION SHALL BE SERVED BY THE CITY OF LAWRENCE WASTEWATER COLLECTION SYSTEM. THE LOTS IN THIS SUBDIVISION MAY BE SUBJECT TO SPECIAL ASSESSMENTS IN THE EVENT THE CITY OF LAWRENCE CREATES A BENEFIT DISTRICT FOR THE IMPROVEMENT OF THE INTERSECTION OF W 31st STREET AND THE FUTURE ARTERIAL STREET PLATTED IN THIS SUBDIVISION. ALL OTHER ROAD, WATER AND WASTEWATER INFRASTRUCTURE FOR THE SUBDIVISION IS TO BE FINANCED AND CONSTRUCTED BY THE DEVELOPER.

ZONING / LOCATION MAP:



Date of Preparation: Revised November 12, 2007

Professional Engineering Consultants, P.A.
616 VERMONT ST., SUITE B, LAWRENCE, KANSAS 66044
785-842-6464 / FAX 785-842-4140