

MICHAEL D. STULTZ

***5200 Bob Billings Parkway, Suite 303
Lawrence, Kansas 66047
(785) 841-9933 (Office)
(785) 423-6711 (Cell)
(785) 841-4868 (Fax)
michaeldstultz@yahoo.com (E-mail)***

August 12, 2008

Mr. David Corliss
City Manager
City of Lawrence
City Hall
Six East Sixth Street
Lawrence, Kansas 66044

Re: Donation of Open Space Parcel

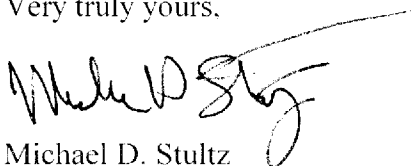
Dear David:

I am currently making long-range development plans for my property known as the "Emery" farm, located directly north of the intersection of Highway 40 and the South Lawrence Trafficway. Portions of this property are suitable for open space and future park use by the City of Lawrence, and could be connected to the City's recreation trail along the SLT. In particular, there is a parcel shown as open space on the enclosed concept plan diagram, consisting of 46 acres, more or less. Please note that the diagram and the enclosed legal description are preliminary, and that the exact final dimensions of the open space parcel may vary somewhat.

I am prepared to donate this parcel of open space to the City, and convey fee title to the City, subject only to existing easements and encumbrances of record, and subject to the reservation of a blanket sewer connection easement for the benefit of the adjoining property. Also, to the extent that the adjoining property will have to satisfy any green space development requirements, this open space will be credited towards satisfying such requirements. This donation and conveyance of title to the City will need to occur on or before December 31, 2008.

Please let me know if the City is interested in accepting a donation of this open space parcel. In the meantime, if you have any questions or require any additional information, please let me know. I look forward to your reply.

Very truly yours,


Michael D. Stultz

DESCRIPTION: OPEN SPACE

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M. IN DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 29;
THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29

S.2°01'10"E. (BEING AND ASSUMED BEARING) 377.18 FEET; THENCE

S.66°27'53"W. 735.30 FEET; THENCE

N.79°27'52"W. 120.73 FEET; THENCE

ON A (NON-TANGENT) CURVE TO THE LEFT WITH A RADIUS OF 250.00 FEET AN ARC LENGTH OF 606.36 FEET (CHORD OF SAID CURVE BEARS: S.42°26'34"W. 468.29 FEET); THENCE

S.5°32'15"W. 56.74 FEET; THENCE

S.36°50'52"W. 105.91 FEET; THENCE

N.34°08'16"W. 136.57 FEET; THENCE

ON A CURVE TO THE LEFT WITH A RADIUS OF 280.00 FEET AN ARC LENGTH OF 462.36 FEET (CHORD OF SAID CURVE BEARS: N.81°26'37"W. 411.59 FEET); THENCE

S.51°15'03"W. 122.85 FEET; THENCE

ON A CURVE TO THE LEFT WITH A RADIUS OF 380.00 FEET AN ARC LENGTH OF 376.43 FEET (CHORD OF SAID CURVE BEARS: S.22°52'20"W. 361.22 FEET); THENCE

S.5°30'23"E. 284.93 FEET; THENCE

ON A CURVE TO THE RIGHT WITH A RADIUS OF 170.00 FEET AN ARC LENGTH OF 66.68 FEET (CHORD OF SAID CURVE BEARS: S.5°43'52"W. 66.26 FEET); THENCE

S.16°58'06"W. 93.80 FEET; THENCE

ON A CURVE TO THE LEFT WITH A RADIUS OF 380.00 FEET AN ARC LENGTH OF 563.28 FEET (CHORD OF SAID CURVE BEARS: S.25°29'49"E. 513.11 FEET); THENCE

S.22°02'16"W. 30.33 FEET; THENCE

N.65°51'23"W. 378.00 FEET; THENCE

S.46°11'49"W. 319.98 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID KANSAS HIGHWAY 10; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KANSAS HIGHWAY 10 THE FOLLOWING TWO COURSES

(1) N.0°20'30"E. 263.98 FEET; THENCE

(2) N.33°18'53"W. 267.75 FEET; THENCE

N.36°58'42"E. 111.44 FEET; THENCE

ON A CURVE TO THE LEFT WITH A RADIUS OF 280.00 FEET AN ARC LENGTH OF 358.69 FEET (CHORD OF SAID CURVE BEARS: N.20°16'45"E. 334.66 FEET); THENCE

N.16°25'12"W. 229.08 FEET; THENCE

ON A CURVE TO THE RIGHT WITH A RADIUS OF 120.00 FEET AN ARC
LENGTH OF 30.99 FEET (CHORD OF SAID CURVE BEARS:
N.9°01'15"W. 30.91 FEET); THENCE
N.1°37'19"W. 400.20 FEET; THENCE
N.15°06'45"E. 83.31 FEET; THENCE
N.61°56'31"E. 113.77 FEET; THENCE
N.46°35'43"E. 494.32 FEET; THENCE
N.41°23'13"W. 382.92 FEET; THENCE
N.1°20'42"W. 28.41 FEET TO A POINT ON THE NORTH LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 29; THENCE ALONG THE
NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29
N.88°08'58"E. 2048.06 FEET TO THE POINT OF BEGINNING,
CONTAINING 45.695 ACRES.

ZONING

RS5
RS10
RM12D
EXTENDED CARE
IBP

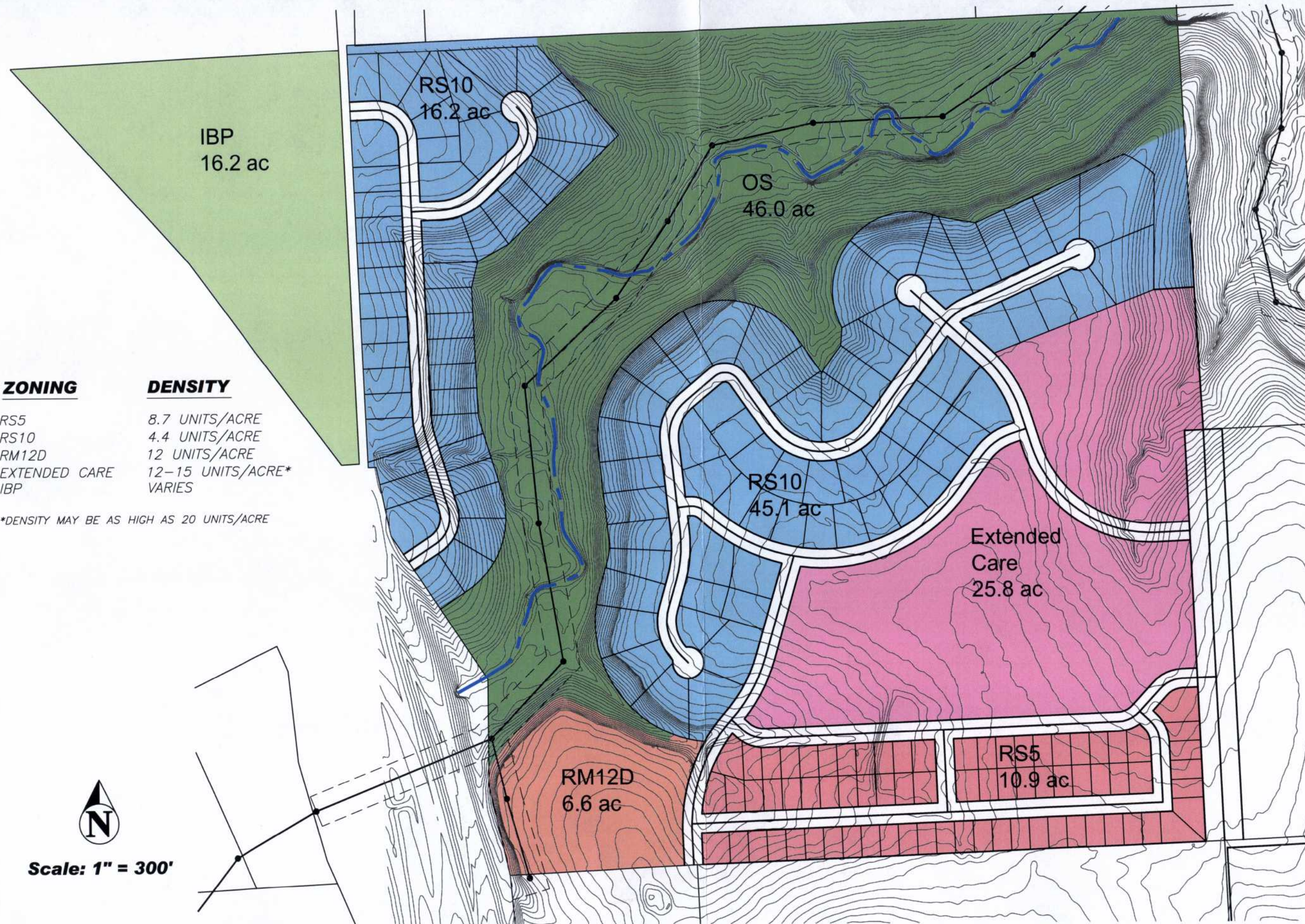
DENSITY

8.7 UNITS/ACRE
4.4 UNITS/ACRE
12 UNITS/ACRE
12-15 UNITS/ACRE*
VARIES

*DENSITY MAY BE AS HIGH AS 20 UNITS/ACRE



Scale: 1" = 300'



NW 1/4, SECTION 29

TOWNSHIP 12 SOUTH, RANGE 19 EAST, LAWRENCE, KANSAS

CONCEPT PLAN

BG
CONSULTANTS

Project No. 07-237L
Date: Aug 11, 2008

SHEET NO.

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