

Legal Description

A TRACT OF LAND IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, LYING IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

PIONEER RIDGE LOTS 2 - 12, BLOCK 7; LOTS 1 - 10, BLOCK 5; AND A PORTION OF RIGHT-OF-WAY ALONG FIRESIDE DRIVE DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 5, OF PIONEER RIDGE IN SECTION 26, TOWNSHIP 12, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE N68°13'08"E 219.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG A CHORD BEARING OF 143°11'39"E AND A RADIUS OF 130.00 FEET FOR A DISTANCE OF 204.33 FEET; THENCE S01°47'09"E 399.55 FEET; S88°12'36"W 60.03 FEET; THENCE S01°47'09"E 399.55 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF S43°10'31"W AND A RADIUS OF 70.00 FEET FOR A DISTANCE OF 110.08 FEET; THENCE S88°13'08"W 219.85 FEET; THENCE S01°48'31"E 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.07 ACRES MORE OR LESS.

DESCRIBED AREAS CONTAINING A TOTAL OF 335,412 SQUARE FEET, 7.70 ACRES MORE OR LESS.

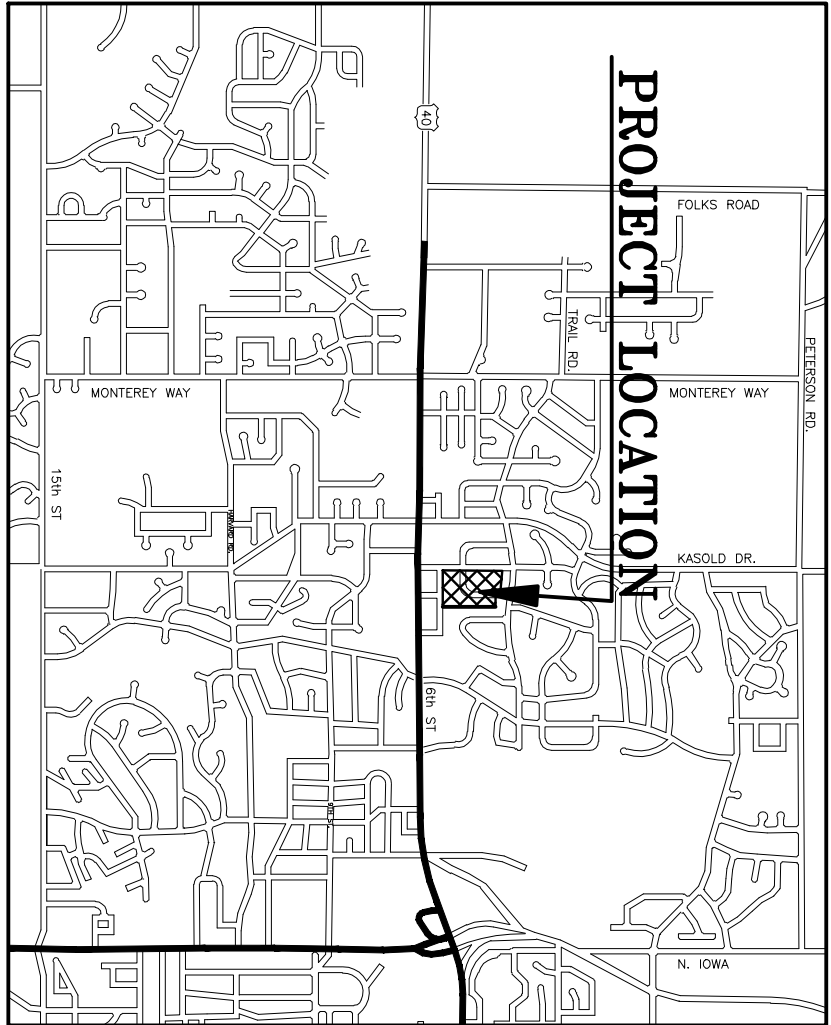
General Notes

- OWNER/DEVELOPER: Boardwalk L.C., 6140 High Dr.
- LANDPLANNER: Paul Werner Architects LLC, 545 Columbia Drive, Suite 1002 Lawrence, Kansas 66049
- SURVEYOR: Alpinus Survey Co., P.O. Box 4444 - Lawrence, Kansas - 66046
- TOWNSHIP: Admitted by record survey performed by Alpinus Survey Co, 2008
- Existing Land Use: Multi-Family Residential
- Existing Zoning: RM32
- Proposed Land Use: Multi-Family Residential
- Typical Soil Types: Silt Clay Loam
- This property is not located within the 100 year flood plane per FEMA Map #20045C0036 C
- Effective date: November 7th, 2001.
- Existing buildings to remain.
- Existing gas line along east side of Fireside Drive to be removed.
- Sanitary sewer service on lots 2 and 3 will be revised when the lots are re-developed.

Site Summary

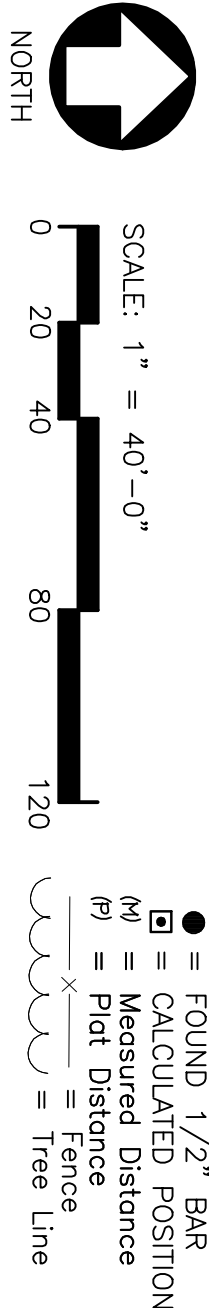
| | |
|----------------------|---------------------------|
| EXISTING GROSS AREA: | 7.70 acres |
| RIGHTS-OF-WAY AREA: | 1.09 acres |
| NET AREA: | 6.61 acres |
| PROPOSED GROSS AREA: | 7.70 acres |
| RIGHTS-OF-WAY AREA: | 0.00 acres |
| NET AREA: | 1.27 acres |
| BLOCK 1: | 6.43 acres |
| TOTAL ACRES: | 7.70 acres |
| TOTAL NUMBER LOTS: | 3 lots |
| Average Lot Size: | 2,567.24 sq. ft. (lot 2) |
| Minimum Lot Size: | 79,287.72 sq. ft. (lot 2) |
| Maximum Lot Size: | 142,453 sq. ft. (lot 3) |

Location Map



Benchmarks

- C371 - STEEL ROD IN MONUMENT BOX 26' +/- WEST OF CENTERLINE FRONTIER ROAD AND 66' +/- NORTH OF CENTERLINE SOUTH ENTRANCE TO "KU FEDERAL CREDIT UNION" PARKING LOT.
ELEVATION = 994.45
- CHISELED SQUARE AT SOUTHWEST CORNER OF CONCRETE BASKETBALL COURT LOCATED AT THE SOUTHEAST CORNER OF APARTMENT COMPLEX.
ELEVATION = 1010.172



BOARDWALK ADDITION

A REPLAT OF PIONEER RIDGE LOTS 2-12, BLOCK 7; LOTS 1-10, BLOCK 5; IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

SW 1/4, SEC. 26-T12S-R19E

