

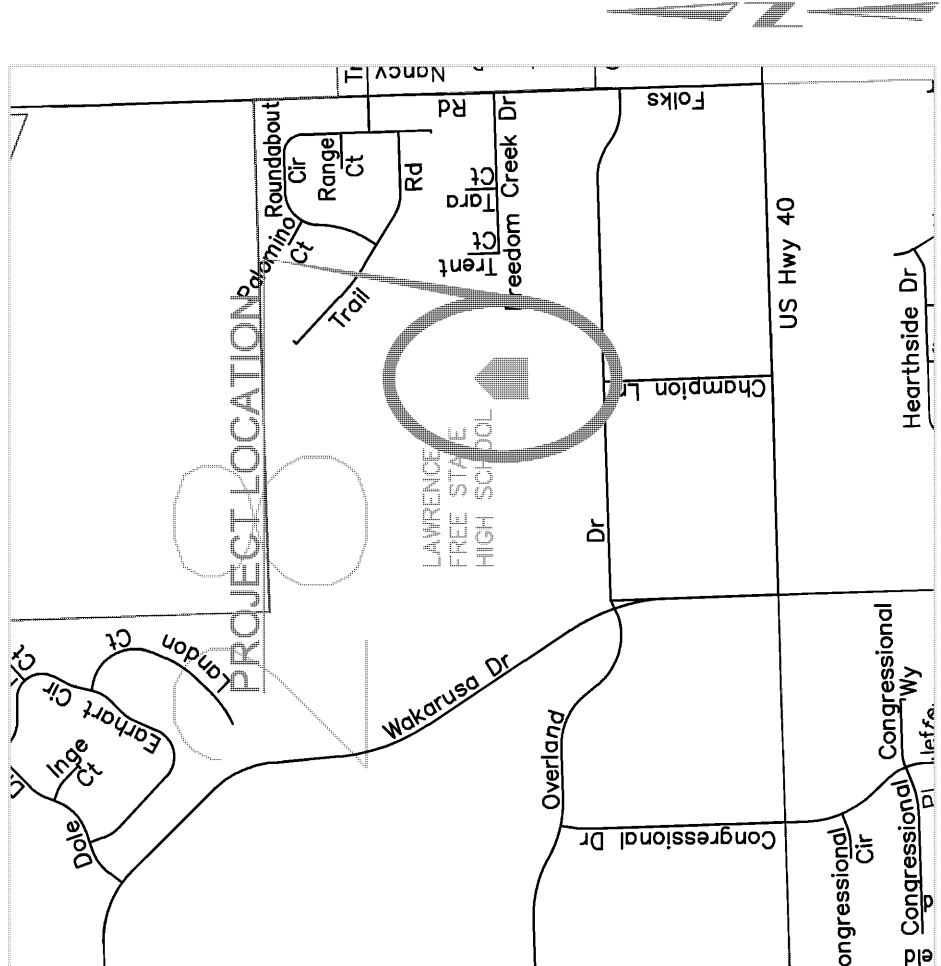


Legal Description

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 28,
TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH
PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE,
DOUGLAS COUNTY KANSAS, DESCRIBED AS FOLLOWS:

THE BEGINNING AT THE NORTHEAST CORNER OF THE
SOUTHWEST QUARTER OF SAID SECTION 28, SAID
TOWNSHIP 10 NORTH, RANGE 10 WEST, BEING THE
ADDITION NO. 2, A SUBDIVISION IN THE CITY OF
LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE SOUTH
01°55'21" EAST, ALONG THE EAST LINE OF SAID
SECTION 28, 113.50 FEET; THENCE NORTH
88°11'38" EAST, ALONG SAID WEST LINE, 33.00 FEET;
THENCE SOUTH, 01°55'21" EAST, ALONG SAID WEST
LINE, 191.55 FEET TO THE NORTHEAST CORNER OF LOT
1, BLOCK 4, WAKARUSA PLACE ADDITION, A SUBDIVISION
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS;
THENCE SOUTH 88°12'34" WEST, ALONG THE NORTH
LINE OF SAID LOT 1, 277.05 FEET TO THE EAST
RIGHT-OF-WAY LINE OF WAKARUSA DRIVE; THENCE
NORTH 33°46'19" EAST, ALONG SAID DRIVE, CONTINUING
ALONG SAID RIGHT-OF-WAY LINE ON A 950.00
FOOT RADIUS CURVE TO THE RIGHT ON A 495.41
FOOT CHORD BEARING NORTH 19°35'32" WEST, AN ARC
DISTANCE OF 470.19 FEET; THENCE NORTH 05°24'48"
WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 347.84
FEET TO THE NORTH LINE OF SAID QUARTER SECTION
4 AND THE SOUTH LINE OF WESTWOOD HILLS, A
SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS
COUNTY, KANSAS; THENCE SOUTH 88°13'59"
EAST, ALONG SAID SOUTH LINE, 681.52 FEET TO
THE SOUTH LINE OF WEST WOODHILLS SUBDIVISION,
734.30 FEET TO THE POINT OF BEGINNING. CONTAINS
17,641 ACRES, MORE OR LESS.

Location Map



General Notes

1. DEVELOPER:
LAWRENCE PUBLIC SCHOOLS (USD 497)
110 McDONALD DRIVE
LAWRENCE, KANSAS 66044
2. LANDPLANNER:
LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE,
LAWRENCE, KANSAS 66049
3. ENGINEER/SURVEYOR:
LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE,
LAWRENCE, KANSAS 66049
4. TOPOGRAPHY OBTAINED BY AERIAL SURVEY, PERFORMED BY
M.J. HARDEN ASSOCIATES, 2000.
5. TYPICAL SOIL TYPES:
Mb — MARTIN SILTY CLAY LOAM,
Mc — MARTIN SILTY CLAY LOAM,
Ws — WOODSON SILT LOAM,
Oe — OSKA SILTY CLAY LOAM,
Vn — OUTCROP COMPLEX,
Kb — KENNEBEC SILT LOAM
EXISTING USE: SCHOOL
EXISTING ZONING: GPI
PROPOSED UTILITY LOCATIONS AND SIZES ARE PRELIMINARY;
TO BE FINALIZED AT THE TIME OF SITE ENGINEERING.
EXISTING MATURE TREES SHALL BE PRESERVED AS POSSIBLE
THROUGHOUT THE CONSTRUCTION PROCESS.
SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YR. OR 500 YR.
FLOODPLAIN.
EXISTING UTILITY SERVICES (WATER AND SANITARY) SHALL SERVE THE
SITE. THE UTILITIES TO BE UTILIZED FOR THIS DEVELOPMENT
DO NOT INCLUDE ANY UTILITIES OR RIGHTS OF WAY ARE PROPOSED
OR ADDITIONAL PROPERTY.
PROPERTY HAS BEEN APPROVED AS PART OF SUP-07-05-08 FOR
BALLFIELDS FOR ACTIVE RECREATIONAL USES.
ACCESS RESTRICTION ALONG WAKARUSA DRIVE.

**PRELIMINARY PLAT
FREE STATE HIGH SCHOOL
FREE STATE ADDITION NO
LAWRENCE, KANSAS**

CITY COMMENTS	11.12.08	1

THIS DOCUMENT
IS FOR PLANNING
PURPOSES ONLY
-NOT FOR-
-CONSTRUCTION-

DATE:	10.13.2008
PROJECT NO.:	2007,650.11
DESIGNED BY:	CLM
DRAWN BY:	LPE
CHECKED BY:	CLM
ISSUE	SHEET NO.
A	1

OF 1 SHEETS

Age Group	Number of People
0-10	100
10-20	150
20-30	200
30-40	250
40-50	300
50-60	350
60-70	380
70-80	390
80-90	400
90-100	400

FREE STATE

ADDITION NO.3

Lawrence, Kansas