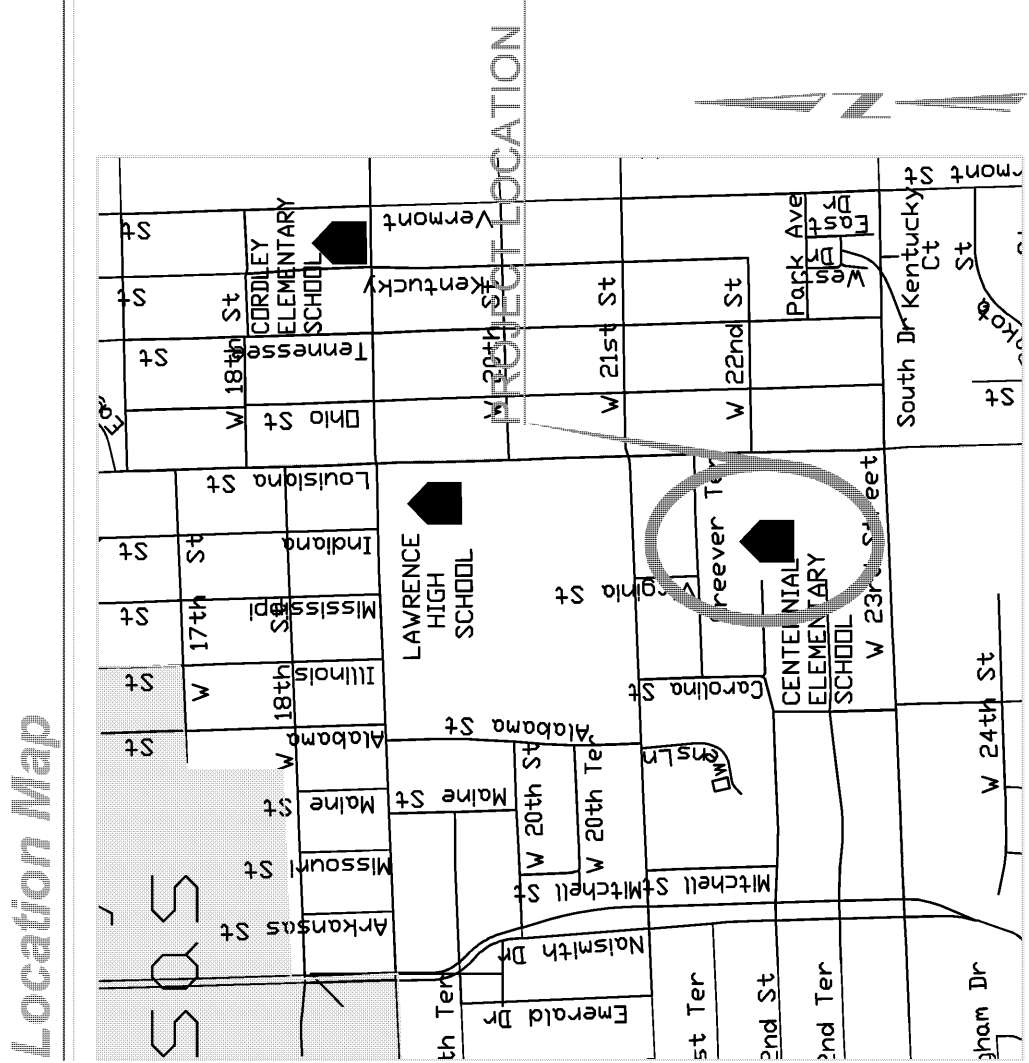




Legal Description

A REPLAT OF LOTS 4, 5, AND 6, BLOCK FOUR, MEADOW, AN ADDITION TO THE CITY OF LAWRENCE AND A FINAL PLAT OF ADJACENT TRACTS IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, IN DOUGLAS COUNTY, KANSAS, AND THENCE SOUTHWEST ALONG THE WEST LINE OF SAID LOT 1 AND ITS WESTERN EXTENSION, THENCE SOUTH $89^{\circ}32'59''$ WEST, ALONG THE NORTH LINE OF SAID LOT 1 AND ITS WESTERN EXTENSION, 507.29 FEET; THENCE NORTH $89^{\circ}10'19''$ WEST, 120.17 FEET; THENCE SOUTH $89^{\circ}10'19''$ WEST, 30.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST 22ND STREET; THENCE SOUTH $89^{\circ}10'19''$ WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 123.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK FOUR OF SAID MEADOW ACRES; THENCE NORTH $00^{\circ}31'00''$ WEST, ALONG THE WEST LINE OF LOTS 6, 5, AND 4, IN SAID BLOCK FOUR, 271.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 AND THE SOUTH RIGHT-OF-WAY LINE OF GREEVER TERRACE; THENCE NORTH $89^{\circ}22'03''$ EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 54.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK FOUR OF SAID MEADOW ACRES; THENCE SOUTH $00^{\circ}01'31''$ WEST, ALONG SAID RIGHT-OF-WAY LINE, 665.11 FEET TO THE POINT OF BEGINNING. CONTAINS 9.353 ACRES, MORE OR LESS.



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
M.J. TOPOGRAPHY OBTAINED BY AERIAL SURVEY, PERFORMED BY M.J. TOPOGRAPHY ASSOCIATES, 2000.
4. TYPICAL SOIL TYPES:
Mb - MARTIN SILTY CLAY LOAM, 3 TO 7% SLOPES
Ws - MORTON SILT LOAM, 1 TO 3% SLOPES
Kg - KENNEBEC SILT LOAM, FREQUENTLY FLOODED
5. EXISTING USE: SCHOOL
6. EXISTING ZONING: GP1
7. EXISTING UTILITY LOCATIONS AND SIZES ARE PRELIMINARY, TO BE FINALIZED AT THE TIME OF SITE ENGINEERING.
8. EXISTING MATURE TREES SHALL BE PRESERVED AS POSSIBLE THROUGHOUT THE CONSTRUCTION PROCESS.
9. SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YR. OR 500 YR. FLOODPLAIN.
10. EXISTING UTILITY SERVICES (WATER AND SANITARY) SHALL SERVE THE SITE AS ESTABLISHED
11. NO ADDITIONAL PUBLIC STREETS OR RIGHTS OF WAY ARE PROPOSED AS PART OF THIS DEVELOPMENT. THROUGH SUP-07-06-08, FOR PROPOSED WAKARUSA PARKWAY, A 100' WIDE SCHOOL TENNIS COURTS, BALLFIELD AND PARKING LOT FOR ACTIVE RECREATIONAL USES.

Site Summary

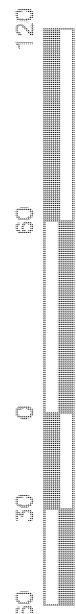
GROSS ACREAGE	9.353
ZONING	GP1
RIGHT-OF-WAY ACREAGE FOR PUBLIC USE	0.000
LOTS IN DEVELOPMENT	9.353
MINIMUM, MAXIMUM, AND AVERAGE (1 LOT IN DEVELOPMENT)	1 9.353

Benchmarks

BENCHMARK #1	10' ON SOUTHEAST CORNER OF THE SECOND CURB ELEV. OF THE LION STATUE ON THE SOUTH CURB LINE ELEV. 880.68
BENCHMARK #2	2" ALUMINUM CAP IN MONUMENT BOX AT 19TH AND LOUISIANA ELEV. 881.84



SCALE: 1" = 60'



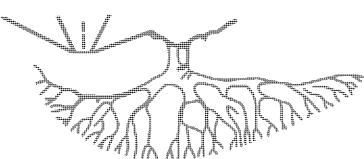
A Preliminary Plat for
**HUNTER'S
ACRES**
Lawrence, Kansas

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

DATE:	10.13.2008
PROJECT NO.:	2007.660.11
DESIGNED BY:	CLM
DRAWN BY:	LFE
CHECKED BY:	CLM
ISSUE	A
SHEET NO.	1
OF	1
SHEETS	

PRELIMINARY PLAT
VIRTUAL SCHOOL
HUNTER'S ACRES
LAWRENCE, KANSAS

Civil Engineering
Landscope Architecture
Community Planning
Surveying
1515 Wakarusa Drive
Lawrence, Kansas 66049
Tel: (785) 843-7330
Fax: (785) 843-7330
Web: www.landplan-pa.com



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