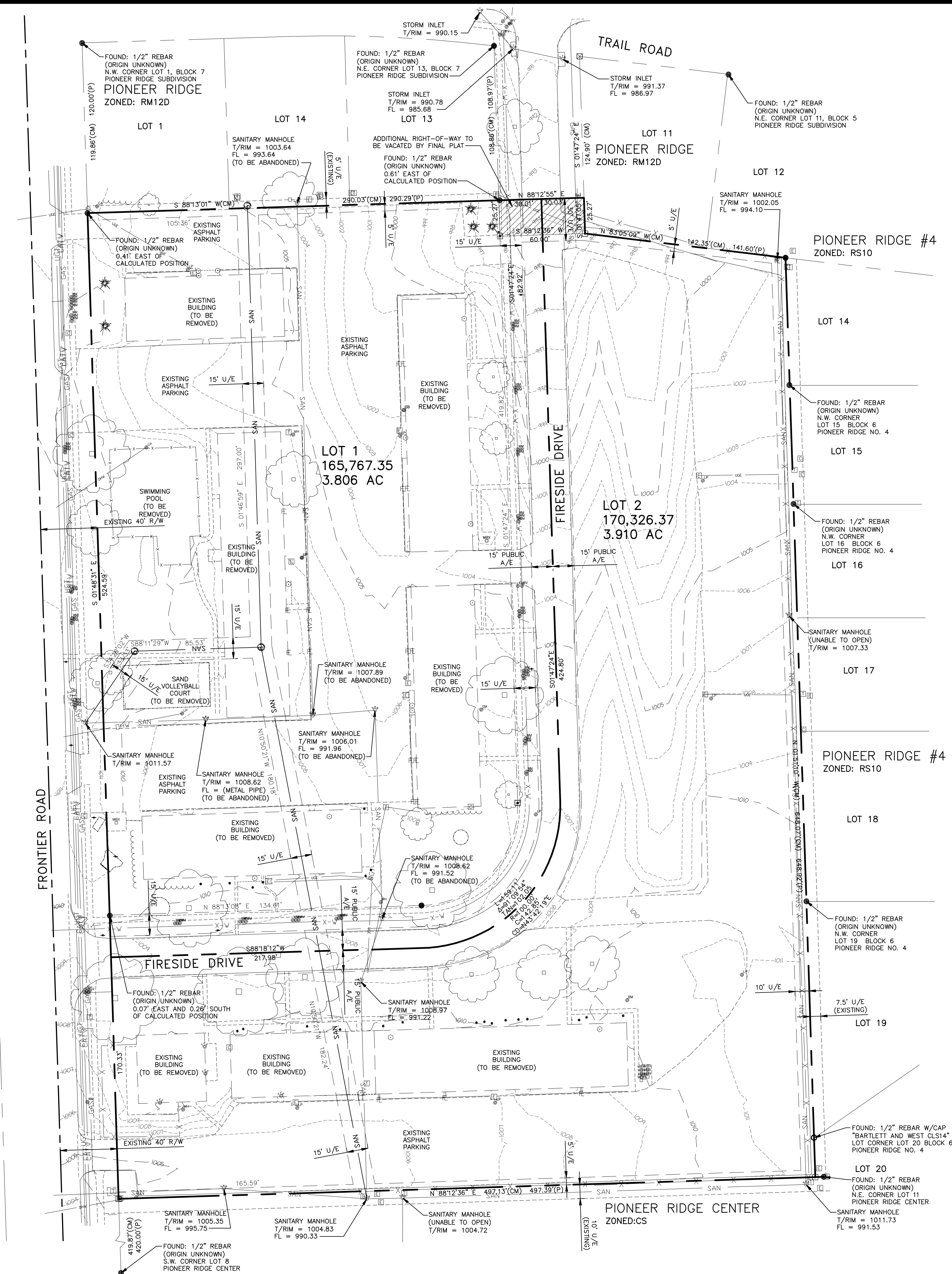


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WESTRIDGE #2
ZONED: RS7



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:

BOARDWALK ADDITION LOTS 1 - 3 AND A PORTION OF RIGHT-OF-WAY ALONG FIRESIDE DRIVE DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF BOARDWALK ADDITION IN SECTION 26, TOWNSHIP 12, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE N83°05'09"W 142.35 FEET ALONG THE NORTH PROPERTY LINE; THENCE N01°47'05"W 25.27 FEET; THENCE S88°12'55"W 60.03 FEET; THENCE S01°47'24"E 25.27 FEET; THENCE N88°12'36"E 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.035 ACRES MORE OR LESS.

DESCRIBED AREAS CONTAINING A TOTAL OF 335,412 SQUARE FEET, 7.716 ACRES MORE OR LESS.

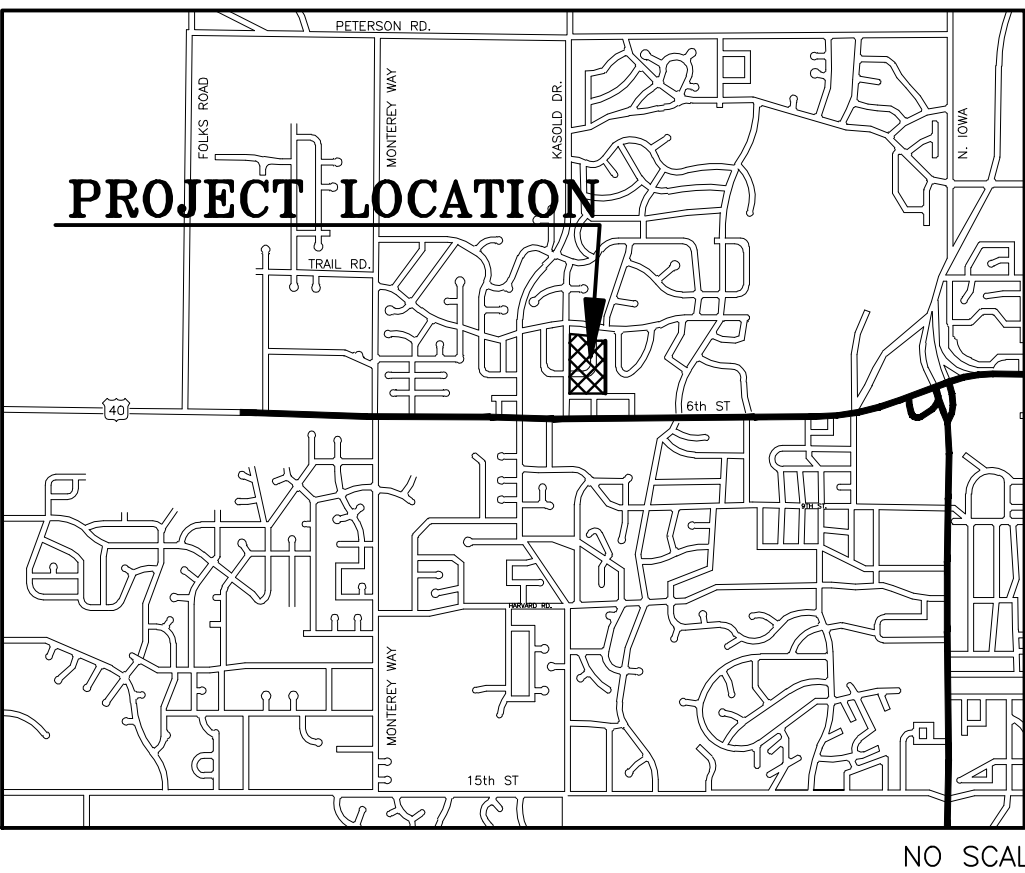
General Notes

- OWNER/DEVELOPER: Boardwalk L.C., 6140 High Dr. Mission Hills, KS 66208-1244
- LANDPLANNER: Paul Werner Architects LLC, 123 West 8th Street, Suite B2 Lawrence, Kansas 66044
- SURVEYOR: Allpoints Survey Co. P.O. Box 4444 - Lawrence, Kansas - 66046
- Topography obtained by ground survey performed by Allpoints 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 be removed. Existing private service lines for the buildings to be removed must be properly abandoned.
- The dedicated public access easement shall not be gated, and no obstructions or impediments which prevent vehicle, bicycle or pedestrian use of the public access easement shall be created.

Site Summary

EXISTING GROSS AREA:	7.716 acres
RIGHTS-OF-WAY AREA:	0.035 acres
NET AREA:	7.681 acres
PROPOSED GROSS AREA:	7.716 acres
RIGHTS-OF-WAY AREA:	0.000 acres
EASEMENT AREA:	1.343 acres
NET AREA:	6.373 acres
BLOCK 1:	
TOTAL ACRES:	7.716 acres
TOTAL NUMBER LOTS:	2 lots
Average lot size:	3.858 acres
Minimum lot size:	3.806 acres
Maximum lot size:	3.910 acres

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 = 1010.72



SCALE: 1" = 40'-0"



- = FOUND 1/2" BAR
- = CALCULATED POSITION
- (M) = Measured Distance
- (P) = Plat Distance
- = Fence
- ~~~~~ = Tree Line

PARK PLACE ADDITION

A REPLAT OF BOARDWALK ADDITION LOTS 1-3,
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS
SW 1/4, SEC. 26-T12S-R19E