

LEGAL DESCRIPTION

THE PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4), ON AN ASSUMED BEARING OF SOUTH 0 DEGREES 9 MINUTES 0 SECONDS WEST 9 MINUTES 0 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, THENCE CONTINUING SOUTH 0 DEGREES 9 MINUTES 0 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) AT DISTANCE OF 875.97 FEET TO THE SOUTHWEST CORNER OR THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (NW 1/4), SE 1/4) THENCE SOUTH 89 DEGREES 50 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (NW 1/4, SE 1/4) A DISTANCE OF 1,031.4 FEET, THENCE NORTH 0 DEGREES 9 MINUTES 0 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (NW 1/4, SE 1/4) A DISTANCE OF 300.00 FEET, THENCE SOUTH 89 DEGREES 50 MINUTES 53 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (NW 1/4, SE 1/4) A DISTANCE OF 300.00 FEET, THENCE NORTH 0 DEGREES 9 MINUTES 0 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (NW 1/4, SE 1/4) A DISTANCE OF 681.82 FEET, THENCE NORTH 90 DEGREES 0 MINUTES 0 SECONDS WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF 26TH STREET, AS SHOWN ON PLAT OF FOUR SEASONS NO. 7, DOUGLAS COUNTY, KANSAS, BEARING S 89° 51' W, THENCE SOUTH 1/4 OF SAID SOUTHEAST 1/4, 300.00 FEET, THENCE N 0° 00' E, 300.00 FEET, THENCE N 89° 51' E, 300.00 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4, THENCE S. 0° 09' W, ALONG SAID EAST LINE 300.0 FEET TO THE POINT OF BEGINNING. CONTAINS 2.088 ACRES, MORE OR LESS.

AND

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10-13-19, DOUGLAS COUNTY, KANSAS, THENCE S. 89° 51' W, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4, 300.00 FEET, THENCE N. 0° 00' E, 300.00 FEET, THENCE N. 89° 51' E, 300.00 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4, THENCE S. 0° 09' W, ALONG SAID EAST LINE 300.0 FEET TO THE POINT OF BEGINNING. CONTAINS 2.088 ACRES, MORE OR LESS.

GENERAL NOTES

1. DEVELOPER/APPLICANT:

CITY OF LAWRENCE
PHILIP CIESIELSKI
DEPARTMENT OF UTILITIES
1205 VERMONT STREET
LAWRENCE, KANSAS 66044

2. LANDPLANNER:

BARTLETT AND WEST, INC.,
628 VERMONT STREET,
LAWRENCE, KANSAS 66044-2252

3. TOPOGRAPHY PROVIDED BY:

RONALD J. SHANKS, KS. R.L.S.,
#1255 BARTLETT AND WEST
628 VERMONT STREET
LAWRENCE, KANSAS 66044-2252

4. EXISTING ZONING:

PUD

5. EXISTING LAND USE:

VACANT LOT AND CITY PUMP STATION

6. PROPOSED ZONING:

OS

7. PROPOSED LAND USE:

OPEN SPACE/UTILITY

8. TYPICAL SOIL TYPE:

WABASH SERIES
WH - WABASH SILTY CLAY LOAM
0 TO 1 PERCENT SLOPES

9. GAS LINE ROUTING DESCRIBED AND RECORDED IN BOOK 243 PAGE 4227 AT THE DOUGLAS COUNTY REGISTER OF DEEDS. 40' GAS LINE EASEMENT CENTERED ON CENTERLINE OF GAS LINE.

SITE SUMMARY

ITEM	DESCRIPTION	AMOUNT	UNITS
A	GROSS ACRES IN SUBDIVISION	30.89	ACRES
B	ACRES WITH IN ZONING DISTRICT	30.89	ACRES
C	DEDICATED ACRES FOR STREETS & ROADS (R/W)	0	ACRES
D	DEDICATED ACRES FOR PUBLIC USE (U/E)	0	ACRES
E	NUMBER OF BUILDING LOTS	1	EA.
F1	MAXIMUM LOT SIZE	22.63	ACRES
F2	MINIMUM LOT SIZE	8.26	ACRES
F3	AVERAGE LOT SIZE	15.445	ACRES
G	PHASING SCHEDULE	N/A	



LOCATION MAP
NOT TO SCALE

VARIANCE NOTE

A VARIANCE FROM SECTION 20-810(b) HAS BEEN GRANTED BY THE PLANNING COMMISSION. THIS SECTION REQUIRED THAT EACH LOT SHALL HAVE FRONTAGE ON A PUBLIC STREET.

DATE: _____

FLOODPLAIN NOTE

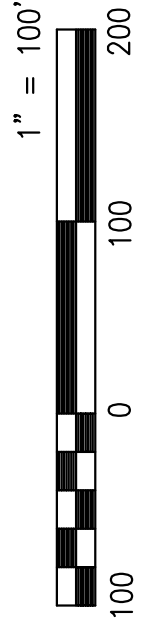
THE HEREIN DESCRIBED PROPERTY LIES ENTIRELY WITHIN THE FLOODPLAIN OF THE CITY OF LAWRENCE. PORTIONS ALSO LIE WITHIN THE FLOODWAY AREA. SPECIFIC INFORMATION PERTAINING TO THESE FLOOD CONDITIONS ARE DEFINED AND DEPICTED ON THE FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY PANEL NUMBER 2004500060 C, DATED NOVEMBER 7, 2001. SURFACE ELEVATION = 834

ANNOTATIONS

R/W - RIGHT-OF-WAY
(R) - RECORDED
(M) - MEASURED

BENCHMARK

SET PLUS CUT IN CONCRETE
ELEVATION = 834.87



BEARINGS BASED ON KANSAS
NORTH STATE PLANE 1983

A PRELIMINARY PLAT
FOR

FOUR SEASONS PUMP STATION

LAWRENCE, DOUGLAS COUNTY, KANSAS

FOUR SEASONS NO. 5

LOT 28, ROSE DENTON; AITN JEANETTE DENTON
LOT 29, ROSE DENTON; AITN JEANETTE DENTON
LOT 30, ROSE DENTON; AITN JEANETTE DENTON
LOT 31, ROSE DENTON; AITN JEANETTE DENTON
LOT 32, ROSE DENTON; AITN JEANETTE DENTON
LOT 33, ROSE DENTON; AITN JEANETTE DENTON
LOT 34, ROSE DENTON; AITN JEANETTE DENTON
LOT 35, ROSE DENTON; AITN JEANETTE DENTON
LOT 36, ROSE DENTON; AITN JEANETTE DENTON
LOT 37, ROSE DENTON; AITN JEANETTE DENTON

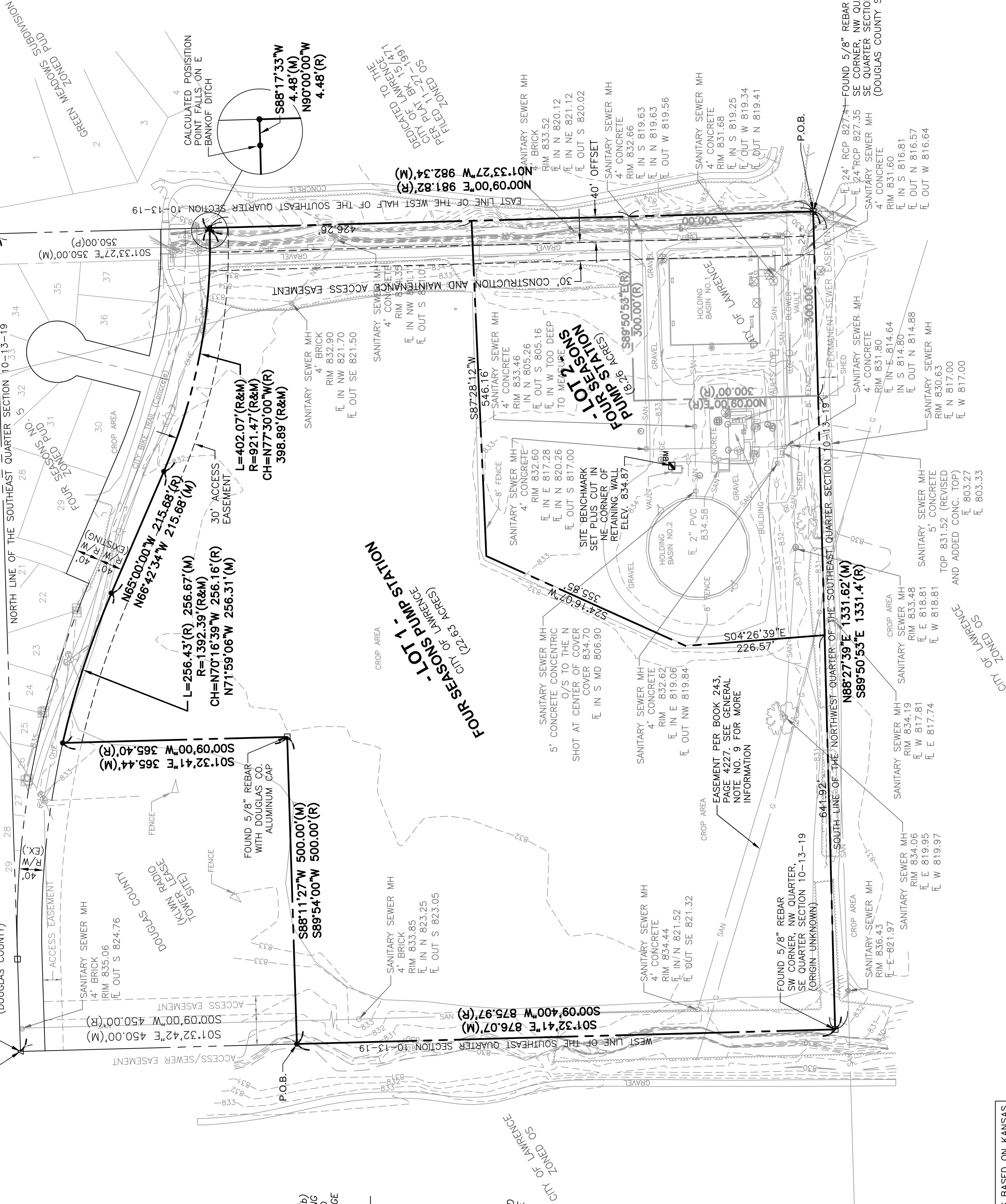
GREEN MEADOWS SUBDIVISION
LOT 2, ERIC L. & COLLEEN M. HODGE
LOT 3, TOM S. & ELLEA FELLERS
LOT 4, ROGER D. HILL

FOUR SEASONS NO. 7
LOT 21, LINDA W. & JERRY E. MORTON
LOT 22, RUSSELL R. SAGE
LOT 23, JUDITH A. SHOUP
LOT 24, MATTHEW R. & JULIE A. KRISCHE
LOT 25, JOSEPH R. WILES & MEGAN E. COOPER
LOT 26, LOCATION PROPERTIES LC
LOT 27, MELVIN C. JR. LISHER, CHARLENE L. & CHAD C. LISHER
LOT 28, JARED & AMBER ROSEBAUGH
LOT 29, SHERLYN K. ISBELL

FOUND DISC IN CONCRETE
NW CORNER, SE QUARTER
SECTION 10-13-19
(DOUGLAS COUNTY)

FOUND 5/8" REBAR
NE CORNER, W 1/2
SECTION 10-13-19
(DOUGLAS COUNTY
SURVEY #5584)

GREEN MEADOWS SUBDIVISION
LOT 2, ERIC L. & COLLEEN M. HODGE
LOT 3, TOM S. & ELLEA FELLERS
LOT 4, ROGER D. HILL



REV	DATE	DESCRIPTION
1	3.4.10	CHANGES PER CITY COMMENTS
JGC		

BARTLETT & WEST
628 VERMONT STREET - LAWRENCE KS 66044-2252
PHONE 783.749.952 - FAX 783.749.951
WWW.BARTWEST.COM

FOUR SEASONS PUMP STATION
FOR
A PRELIMINARY PLAT
LAWRENCE, DOUGLAS COUNTY, KANSAS

DRAWN BY:	RLW
APPROVED BY:	JGC
DESIGN PROJ:	14507.300
CONST PROJ:	AS SHOWN
SCALE:	1/19/2010
DATE:	1/19/2010
SHEET NUMBER	1 OF 1