



### Location Map



## Legal Description

LOTS 1 AND 2, WESTWOOD HILLS - 6TH PLAT, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS LYING IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, AS SHOWN ON THE MINOR SUBDIVISION REPLAT THEREOF, RECORDED IN BOOK 18, PAGE 239, DOUGLAS COUNTY REGISTER OF DEEDS. CONTAINS 1.003 ACRES, MORE OR LESS.

## General Notes

1. DEVELOPER: JEFFREY G. & CHRISTY G. CAMPBELL  
813 EAST STREET  
LAWRENCE, KS 66049
2. OWNER: JEFFREY G. & CHRISTY G. CAMPBELL  
813 EAST STREET  
LAWRENCE, KS 66049
3. LAND PLANNER/  
ENGINEER/LAND  
SURVEYOR: LANDPLAN ENGINEERING, P.A.  
1310 WAKARUSA DRIVE  
LAWRENCE, KS 66049
4. PROPERTY ADDRESSES: 204 LONDON COURT  
LAWRENCE, KS 66049
5. TYPICAL SOIL TYPES:  
EUDORA - URBAN LAND COMPLEX, 0 TO 1 PERCENT SLOPES
6. TOPOGRAPHIC INFORMATION OBTAINED FROM FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING, P.A., SEPTEMBER 2010.
7. EXISTING LAND USE: RESIDENTIAL
8. PROPOSED LAND USE: RESIDENTIAL
9. EXISTING ZONING: RS10
10. PROPOSED ZONING: RS10
11. NO PART OF THIS SITE IS LOCATED WITHIN THE FLOODPLAIN PER FEMA MAP #22045C0156D, DATED AUGUST 5, 2010.
12. TRACT 'A' IS DEDICATED AS A UTILITY EASEMENT. LOCATION OF UTILITY STRUCTURES SHALL BE COORDINATED WITH DEVELOPER PRIOR TO THE INSTALLATION OF THE UTILITY.
13. TRACT 'A' IS DEDICATED AS A PEDESTRIAN EASEMENT, EXCEPT THOSE AREAS WITHIN TRACT 'A' SHOWN AS DRAINAGE EASEMENT. THE PEDESTRIAN EASEMENT WITHIN TRACT 'A' SHALL BE ALLOWED TO CROSS THE DRAINAGE EASEMENT.

## Site Summary

GROSS AREA:	43,694 SF / 1.003 AC
RIGHTS-OF-WAY AREA:	0 SF / 0 AC
NET AREA:	43,694 SF / 1.003 AC
TOTAL LOTS:	1

*A Preliminary Plat for*  


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***Campbell Addition***  


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*Lawrence, Kansas*

[illegible]

DATE:	SEPTEMBER 13, 2010
PROJECT NO.:	20101223
DESIGNED BY:	LPE
DRAWN BY:	JBS
CHECKED BY:	BCZ

ISSUE	SHEET NO.
2	1
	OF 1 SHEETS