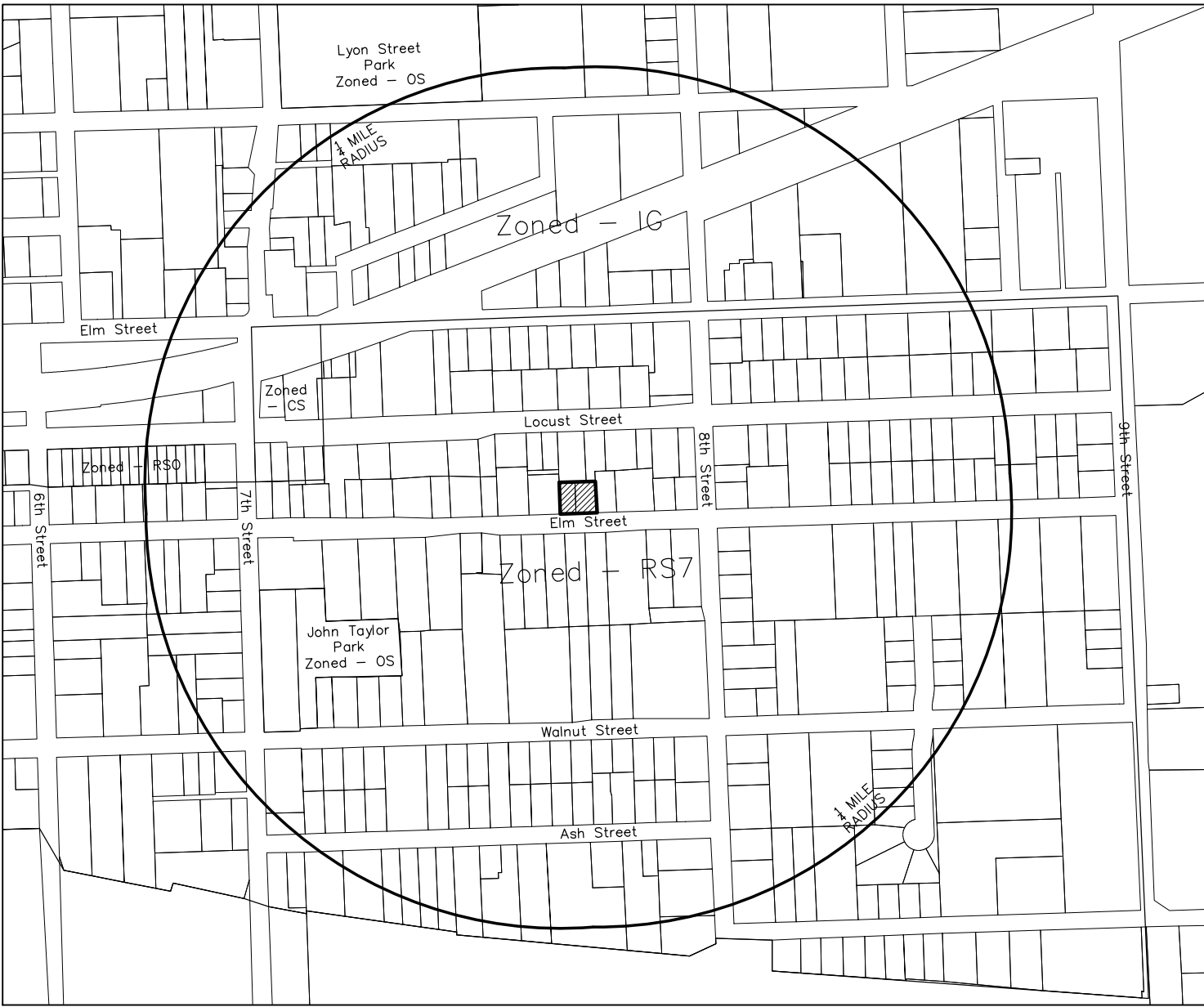


## Location Map



## Legal Description

A TRACT OF LAND RECORDED IN BOOK 687, PAGE 813, AND BOOK 310, PAGE 650, IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 50, NORTHEAST CENTRAL SUBDIVISION, AS RECORDED IN BOOK 1061, PAGE 5269; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT, 96.38 FEET TO THE SOUTHWEST CORNER OF LOT 2, NEW BEGINNINGS, AS RECORDED IN BOOK 651, PAGE 48; THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT, 113.08 FEET TO A POINT ON THE WEST LINE OF LOT 1, ELM STREET NORTH SUBDIVISION, AS RECORDED IN BOOK 793, PAGE 1575; THENCE SOUTH, ALONG THE WEST LINE OF SAID LOT, 98.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ELM STREET; THENCE WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF ELM STREET, 112.56 FEET TO THE POINT OF BEGINNING. CONTAINS 0.253 ACRES, MORE OR LESS.

## General Notes

- DEVELOPER: GLEN & CARLA HELM  
786 WALNUT STREET  
LAWRENCE, KS 66044
- OWNER: GLEN & CARLA HELM  
786 WALNUT STREET  
LAWRENCE, KS 66044
- LAND PLANNER/  
ENGINEER/LAND  
SURVEYOR: LANDPLAN ENGINEERING, P.A.  
1310 WAKARUSA DRIVE  
LAWRENCE, KS 66049
- PROPERTY ADDRESSES: 700 & 761 ELM STREET  
LAWRENCE, KS
- TYPICAL SOIL TYPES:  
EUDORA - URBAN LAND COMPLEX, 0 TO 1 PERCENT SLOPES
- TOPOGRAPHIC INFORMATION OBTAINED FROM FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING, P.A., SEPTEMBER 2010.
- EXISTING LAND USE: RESIDENTIAL
- PROPOSED LAND USE: RESIDENTIAL
- EXISTING ZONING: RS7
- PROPOSED ZONING: RS7
- THE PROPERTY IS LOCATED IN ZONE X, AREA PROTECTED BY LEVEE, PER FEMA MAP #20045C0176D, DATED AUGUST 5, 2010.

## Site Summary

GROSS AREA: 11,007 SF / 0.253 AC  
RIGHTS-OF-WAY AREA: 0 SF / 0 AC  
NET AREA: 11,007 SF / 0.253 AC  
TOTAL LOTS: 2

## Benchmarks

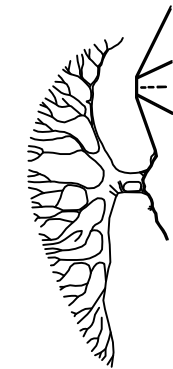
- BM1 CHISELED "+" ON N.W. RIM OF SANITARY MANHOLE LOCATED NEAR THE CENTERLINE OF ELM STREET SOUTH OF ADDRESS OF 700 ELM STREET (WHICH IS CURRENTLY A VACANT LOT).  
ELEV. 822.38  
DATUM NAD 83/NAVD 88
- BM2 CHISELED SQUARE ON TOP CENTER OF WEST WING WALL OF A DRAINAGE STRUCTURE LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF ELM STREET AND 8TH STREET.  
ELEV. 820.82  
DATUM NAD 83/NAVD 88
- BM3 CHISELED "+" ON THE EAST RIM OF A SANITARY MANHOLE LOCATED NEAR THE CENTERLINE OF ELM STREET, SOUTH OF A HOUSE WITH AN ADDRESS OF 745 ELM STREET.  
ELEV. 823.69  
DATUM NAD 83/NAVD 88

A Preliminary Plat for

# Helm Subdivision

Lawrence, Kansas

Civil Engineering  
Landscape Architecture  
Community Planning  
Surveying



Landplan Engineering, P.A.  
Lawrence, KS • Kansas City, MO • Columbus, OH  
The Woodlands, TX • Farmington Hills, MI

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PRELIMINARY PLAT FOR  
HELM SUBDIVISION  
CITY OF LAWRENCE  
DOUGLAS COUNTY  
KANSAS

REV	DATE	DESCRIPTION
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DATE: SEPTEMBER 13, 2010  
PROJECT NO.: 20101199  
DESIGNED BY: LPE  
DRAWN BY: JBS  
CHECKED BY: BCZ

ISSUE SHEET NO.  
1 1  
OF 1 SHEETS