

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 25; TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M.; THENCE S 00°04' 30" E, 427.00 FEET TO THE POINT OF BEGINNING; THENCE N 89°54'10" E, 398.95 FEET; THENCE S 00° 04'30" E 90.00 FEET; THENCE S 89°54'10" W, 126.71 FEET; THENCE S 00° 04'30" E, 68.71 FEET; THENCE S 44°05'17" W, 60.01 FEET; THENCE N 89°54'43" W, 230.43 FEET; THENCE N 00°04'30" W, 201.00 FEET TO THE POINT OF BEGINNING. IN THE CITY OF LAWRENCE, IN DOUGLAS COUNTY, KANSAS.

Benchmark is a "+" Cut On South Side of Inlet.
(N 248570.458, E 93743.672)
Elevation 846.30 (NAVD 88)

NE QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 19 EAST,
CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



1. DEVELOPER/APPLICANT:
STEVEN L. GEORGE
NORTHWINDS L.L.C.
1311 GEORGE COURT, LAWRENCE, KS 66604
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, INC.,
628 VERMONT STREET
LAWRENCE, KANSAS 66044-2252
4. EXISTING ZONING: RS10
PROPOSED ZONING: RM12
EXISTING LAND USE: RURAL RESIDENTIAL
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
5. UNDERGROUND UTILITIES SHOWN HEREON WERE
LOCATED BY THE RESPECTIVE UTILITY OWNERS
PURSUANT TO DIGSAFE TICKET NO.10210700
6. BEARINGS BASED ON THE SECTION OF THE
NORTHEAST QUARTER OR WEST LINE 25 TOWNSHIP
12 SOUTH RANGE 19 EAST.
7. FLOOD ZONE INFORMATION WAS TAKEN FROM CITY
OF LAWRENCE GIS DATABASE AUGUST 5, 2010.
FEMA MAP #:20045C0036. FEMA PANEL #:0036.
8. ALL PUBLIC IMPROVEMENTS REQUIRED ON THIS
PROPERTY SHALL BE PRIVATELY FINANCED IF
APPLICABLE.

CALC - CALCULATED MEASUREMENT
PLAT - PLATTED MEASUREMENT
MSD - MEASURED THIS SURVEY
DEED - DEEDED MEASUREMENT
R/W - RIGHT-OF-WAY
D/E - DRAINAGE EASEMENT
U/E - UTILITY EASEMENT

○ EXISTING IRON PIN, ORIGIN UNKNOWN
EXCEPT WHERE NOTED

△ EXISTING SECTION CORNER MONUMENT
(UNKNOWN ORIGIN)

GROSS AREA:	1.49 ACRES
EXISTING RIGHT-OF-WAY:	0.15 ACRES
ADDITIONAL RIGHT-OF-WAY:	0.03 ACRES
TOTAL RIGHT-OF-WAY TO BE DEDICATED:	0.18 ACRES
NET AREA:	1.31 ACRES

ZONE AE -
AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD
WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH
DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS
PROTECTED BY LEVEES FROM 100 YEAR FLOOD.

ENTIRE PROPERTY LIES WITHIN ZONE X
PORTIONS OF PROPERTY LIE WITHIN ZONE AE AS SHOWN

SOURCE: USDA

WOODSON SILT LOAM, 1-3 PERCENT SLOPES
-FOUND IN WESTERN PORTION OF SITE.

WABASH SILTY CLAY LOAM, OCCASIONALLY FLOODED
-THROUGHOUT CENTER PORTION OF SITE

KENNEBEC SILT LOAM, FREQUENTLY FLOODED
-FOUND IN EASTERN PORTION OF SITE

1. OWNERSHIP OF THE SENSITIVE LANDS OF TRACT A SHALL BE PRIVATE.
2. PROTECTION AND MAINTENANCE OF TRACT A SHALL BE THE RESPONSIBILITY OF THE OWNER.
3. PROTECTION FOR THE ENVIRONMENTALLY SENSITIVE AREA OF TRACT A DURING CONSTRUCTION SHALL INCLUDE ADDITIONAL CONSTRUCTION FENCING AND SIGNAGE.
4. LONG TERM PROTECTION OF TRACT A SHALL INCLUDE:
 1. TIMBER, CUTTING OF TREES AND WOODY SHRUBS MAY BE ACCOMPLISHED ONLY TO MAINTAIN THE CHARACTER OF THE PROTECTED PROPERTY, TO MAINTAIN FENCES AND TO PREVENT INVASION OF WOODY PLANTS ON THE NATIVE VEGETATION.
 2. RECREATIONAL USE, PROPERTY OWNER, AND ITS LICENSEES AND INVITEES, MAY MAKE NORMAL AND CUSTOMARY NON-COMMERCIAL RECREATIONAL USES OF THE PROTECTED PROPERTY, SUCH AS HIKING OR UNIMPROVED WALKING TRAILS.
 3. FENCES, PROPERTY OWNER MAY CONSTRUCT, REPAIR, REPLACE, MAINTAIN, IMPROVE OR REMOVE ANY ADDITIONAL FENCING AS DEEMED NECESSARY TO SECURE THE PROTECTED PROPERTY, AS LONG AS DONE SO IN COMPLIANCE WITH STATE AND LOCAL LAWS INCLUDING SITE PLANNING.
 4. STRUCTURES, STRUCTURES ARE PROHIBITED WITHIN THE SENSITIVE LANDS AREA, A STRUCTURE IS DEFINED AS : A BUILDING OR ANYTHING CONSTRUCTED THAT REQUIRES PERMANENT LOCATION ON THE GROUND OR ATTACHMENT TO SOMETHING HAVING A PERMANENT LOCATION ON THE GROUND, INCLUDING BUT NOT LIMITED TO FENCES, SIGNS, BILLBOARDS, AND MOBILE HOMES PER SECTION 20-1701 OF THE DEVELOPMENT CODE, EXCEPT, FENCES MAY BE PROVIDED AS STATED IN NOTE 3.

[illegible]

BARTLETT & WEST
628 VERMONT STREET • LAWRENCE KS 66044-3252
PHONE 785-749-9452 • FAX 785-749-5901

**A PRELIMINARY PLAT FOR
GEORGE SUBDIVISION NO. 4**

LAWRENCE, DOUGLAS COUNTY, KANSAS

DESIGNED BY:	LJM
DRAWN BY:	LJM
APPROVED BY:	RJS
DESIGN PROJ:	17232.002
17232.002	
SCALE:	1 = 20'
DATE:	JUNE 2010
DRAWING NO:	PP01
SHEET NO:	