LEGAL DESCRIPTION A PRELIMINARY PLAT FOR: 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 PRÖJECT 00°04 '30" E, 427.00 FEET TO THE POINT OF BEGINNING; THENCE N 89°54'10" E GEORGE SUBDIVISION NO. 4 398.95 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 LAWRENCE, KANSAS 66044-2252 THE PONT OF BEGINNING. IN THE CITY OF LAWRENCE, IN DOUGLAS COUNTY, NE QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 19 EAST, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS **BENCHMARK** Benchmark is a "+" Cut On South Side of Inlet. (N 248570.458, E 93743.672) -FOUND CITY OF LAWRENCE Elevation 846.30 (NAVD 88) ALUMINUM CAP OVER IRON BAR IN MONUMENT BOX NORTH QUARTER CORNER NOT TO SCALE SECTION 25, TOWNSHIP 12 SOUTH, **LOCATION MAP** RANGE 19 EAST PINEWOOD DRIVE MARK A. & MARGARET R. GRINSTEAD. MARK A. & MARGARET R. GRINSTEAD COÚNTY ZONING /-/ VC COUNTY ZONING – A /BOOK/0932/PAGE_A857/ BOOK 0932 PAGE 1857 N89'40'09"E 399,06'(M) N89'54'10"E 398.95'(R) DOÚGLÁS/COÚNTY U/E - UTILITY EASEMENT DOUGLAS COUNTY CITY OF LAWRENCE CITY OF LAWRENCE R = 4.00'L=10.93" $\Delta = 156^{\circ}31'07''$ R=15.00'L=20.30'-Δ=77°31'55" EXISTING RIGHT-OF-WAY: RIVERSIDE R≠30,00' SENSITIVE LANDS TO -//L#52*.7*/8'/ ADDITION BE PROTECTED LIMITS Δ=1/00°48'05" CHILDREN'S -STORM SEWER MH LEARNING RIM 834.49 100 YEAR FLOODPLAIN LIMITS -> CENTER, INC. N 829.10 ZONED RS10 \$89°52′50″W_126.76′(M) S89°54'10"W 126.71"(R) \$89'54'42"W 126.76'(P) - CONCRET RETAINING SOILS WALL 2 STORY 2 写TORY TREE LINE APARTMENT APARTMENT GEORGE SUBDIVISION NO.3 NORTHWINDS LLC ZONED RM12 PROPOSED R/W TO BE DEDICATED FOUND 1/2" REBAR LS#610 SIDEWALK SIDEWALK HSANITARY SEWER ADDITIONAL CONSTRUCTION FENCING AND SIGNAGE. RIM 838.42 ——£XISTING+ LOT 12 RIVERSIDE 190.50'(M) ADDITION N89'53'30"W 230.50'(M) ASPHALT N89'54'43"W 230.43'(R) CHURCH OF 2' SEG. RET. WALL— CHRIST N89°54'43"W, 230,34'(P) CLEAN OUT UNKNOWN-TRUSTEES ASPHALT STORM SEWER MH ZONED RS7 LANDSCAPE RIM 83Q.64 N 15"CMP 824.59 2 STORY FL 4" PVC 837.09-SEWER\MH APARTMENT **APARTMENT** RIM 838.08 ASPHALT \ £ IN N 825.9± FENCE PILLAR - LANDSCAPE SANITARY SEWER MÀ-FL OUT E 825.82 GEORGE SUBDIVISION NO.2 MAINTENANCE RIM 835.47 BUILDING FL IN SE 828.51 *NORTHWINDS LLC* FL IN SW 829.55 £ OUT S 825.54 ZONED RM12 -FOUND 5/8" REBAR IN MONUMENT BOX SCALE: 1"= 20 CENTER OF SECTION 25 KANSAS NORTH STATE PLANE TOWNSHIP 12 SOUTH RANGE 19 EAST (ORIGIN UNKNOWN)

GENERAL NOTES

- . DEVELOPER/APPLICANT: STEVEN L. GEORGE
- NORTHWINDS L.L.C. 1311 GEORGE COURT, LAWRENCE, KS 66604
- 2. LANDPLANNER: BARTLETT AND WEST, INC., 628 VERMONT STREET,
- 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
- . UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BY THE RESPECTIVE UTILITY OWNERS PURSUANT TO DIGSAFE TICKET NO.10210700
- 6. BEARINGS BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OR SECTION 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.
- ALL PUBLIC IMPROVEMENTS REQUIRED ON THIS PROPERTY SHALL BE PRIVATELY FINANCED IF APPLICABLE.

ANNOTATIONS

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

MONUMENTATION

- O EXISTING IRON PIN, ORIGIN UNKNOWN EXCEPT WHERE NOTED
- EXISTING SECTION CORNER MONUMENT (UNKNOWN ORIGIN)

SITE SUMMARY

1.49 ACRES GROSS AREA: O.15 ACRES

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

TOTAL NUMBER OF LOTS:

FLOOD PLAIN

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

TRACT A: SENSITIVE LANDS

- 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
- 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.

PER PER VISIONS VISIONS VISIONS REIRE 0 0 0 8/06/ 9/08/ 12/15/

LJM PPROVED BY: DESIGN PROJ: 17232.002 7232.002 1 = 20

JUNE 2010 SHEET NO:

1 OF 1