

PRELIMINARY PLAT  
OF

KAPPA DELTA ADDITION

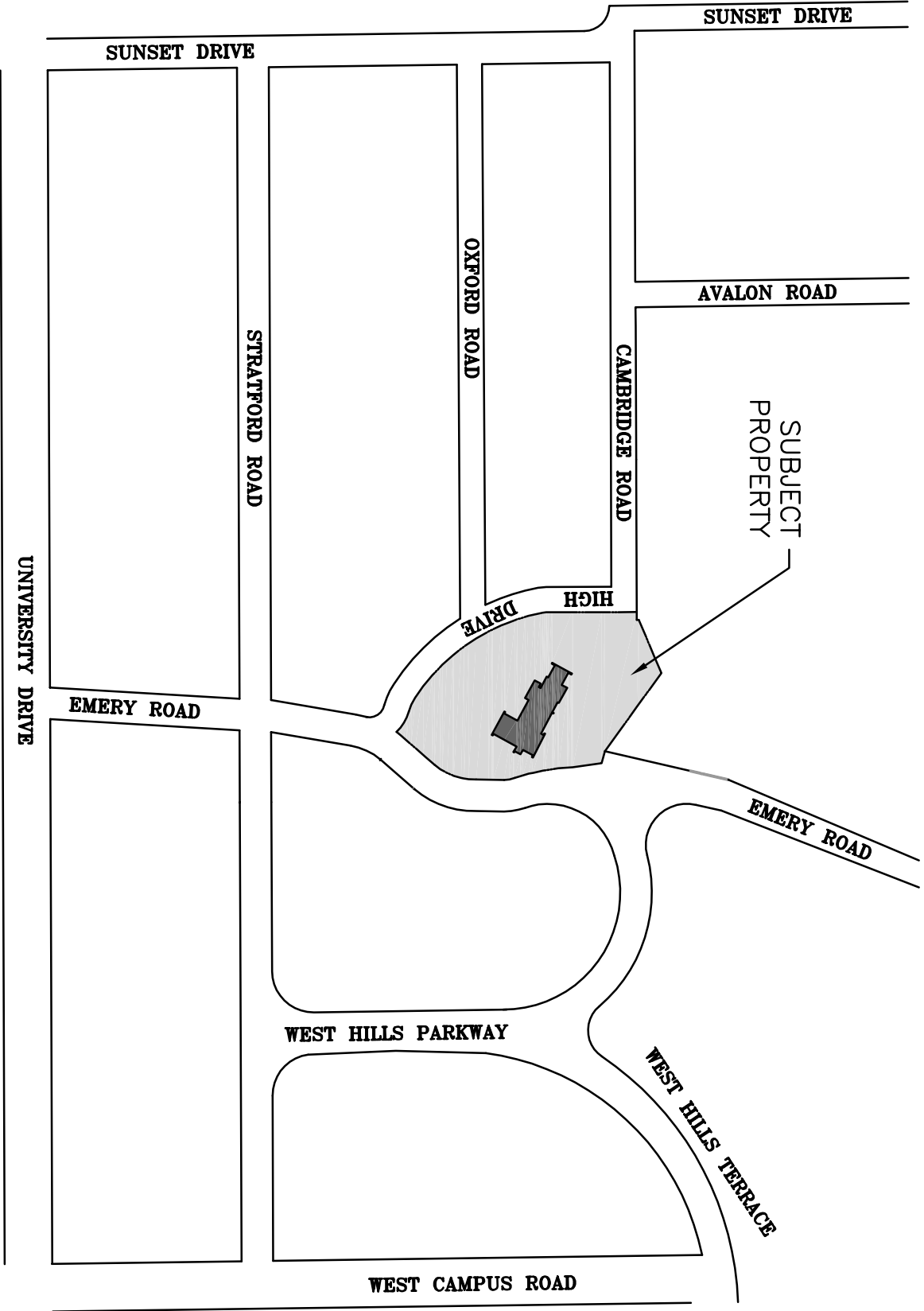
LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M., CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, BEING PREVIOUSLY RECORDED IN BOOK 510, PAGE 1709 AND A PORTION OF LOT 1, KAPPA SIGMA ADDITION, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, BEING PREVIOUSLY RECORDED IN BOOK 1062 PAGE 1709 AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, THENCE ON AN ASSUMED NORTH AZIMUTH 359 DEGREES 45 MINUTES 20 SECONDS, COINCIDENT WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 2142.50 FEET; THENCE ON AZIMUTH 269 DEGREES 45 MINUTES 20 SECONDS, 719.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE COINCIDENT WITH THE WESTERLY LINE OF EMERY ROAD ON THE FOLLOWING 6 COURSES: (1) THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 319.12 FEET, AN ARC LENGTH OF 94.00 FEET, WHOSE CHORD BEARS OF AZIMUTH 169 DEGREES 37 MINUTES 37 SECONDS, 93.66 FEET; (2) THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 16.74 FEET, WHOSE CHORD BEARS ON AZIMUTH 169 DEGREES 30 MINUTES 11 SECONDS, 16.68 FEET; (3) THENCE ON AZIMUTH 180 DEGREES 49 MINUTES 17 SECONDS, 44.51 FEET; (4) THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 71.56 FEET, WHOSE CHORD BEARS ON AZIMUTH 199 DEGREES 33 MINUTES 22 SECONDS, 70.04 FEET; (5) THENCE ON AZIMUTH 221 DEGREES 14 MINUTES 21 SECONDS, 70.50 FEET; (6) THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 8.72 FEET, WHOSE CHORD BEARS ON AZIMUTH 218 DEGREES 19 MINUTES 40 SECONDS, 8.72 FEET TO THE EASTERLY LINE OF HIGH DRIVE; THENCE COINCIDENT WITH SAID EASTERLY LINE ON THE FOLLOWING 5 COURSES: (1) THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, AND ARC LENGTH OF 37.64 FEET, WHOSE CHORD BEARS ON AZIMUTH 301 DEGREES 13 MINUTES 49 SECONDS, 37.19 FEET; (2) THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, AN ARC LENGTH OF 24.34 FEET, WHOSE CHORD BEARS ON AZIMUTH 294 DEGREES 32 MINUTES 37 SECONDS, 24.25 FEET; (3) THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 310.00 FEET , AN ARC LENGTH OF 249.23 FEET, WHOSE CHORD BEARS ON AZIMUTH 326 DEGREES 17 MINUTES 33 SECONDS, 242.57 FEET; (4) THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 5.50 FEET, WHOSE CHORD BEARS ON AZIMUTH 354 DEGREES 34 MINUTES 28 SECONDS, 5.49 FEET; (5) THENCE ON AZIMUTH 359 DEGREES 49 MINUTES 28 SECONDS, 143.19 FEET TO THE SOUTHERLY LINE OF SAID KAPPA SIGMA ADDITION LOT 1; THENCE COINCIDENT WITH THE SOUTHERLY LINE OF LOT 1 ON THE FOLLOWING 3 COURSES: (1) THENCE ON AZIMUTH 89 DEGREES 49 MINUTES 51 SECONDS, 12.24 FEET; (2) THENCE ON AZIMUTH 04 DEGREES 26 MINUTES 52 SECONDS, 3.37 FEET; (3)THENCE ON AZIMUTH 67 DEGREES 00 MINUTES 23 SECONDS, 17.00 FEET TO THE WEST CORNER OF SAID PORTION OF LOT 1, RECORDED IN BOOK 1062 PAGE 1709; THENCE COINCIDENT WITH THE NORTHERLY LINE OF SAID PORTION OF LOT 1 ON THE FOLLOWING 3 COURSES: (1) THENCE CONTINUING ON AZIMUTH 67 DEGREES 00 MINUTES 23 SECONDS, 74.10 FEET; THENCE ON AZIMUTH 125 DEGREES 46 MINUTES 39 SECONDS, 152.50 FEET;(2) THENCE ON AZIMUTH 105 DEGREES 36 MINUTES 31 SECONDS, 19.71 FEET TO THE WESTERLY LINE OF EMERY ROAD; (3) THENCE ON AZIMUTH 171 DEGREES 57 MINUTES 41 SECONDS, COINCIDENT WITH SAID WESTERLY LINE, 45.85 FEET TO THE POINT OF BEGINNING.

REFERENCE SURVEYS

FINAL PLAT KAPPA SIGMA ADDITION PLAT BOOK 15 PAGE 986 RECORDED AUGUST 4TH, 1998.  
WEST HILLS, PLAT OF BLOCK 4, AND LOTS 4 AND 5 OF COLONIAL COURT ALSO. DEDICATION OF THE STREETS AS SHOWN THERE ON FOR PUBLIC USE. RECORDED IN VOLUME 3 PAGE 37 AUGUST 5TH 1931



LOCATION MAP

NOT TO SCALE

SITE SUMMARY

ITEM	DESCRIPTION	AMOUNT	UNITS
A	GROSS ACRES IN SUBDIVISION	1.70	ACRES
B	ACRES WITH IN ZONING DISTRICT	1.81	ACRES
C	DEDICATED ACRES FOR STREETS & ROADS (R/W)	0.11	ACRES
D	DEDICATED ACRES FOR PUBLIC USE (U/E)	0.05	ACRES
E	NUMBER OF BUILDING LOTS	1	EA.
F1	MAXIMUM LOT SIZE	1.68	ACRES
F2	MINIMUM LOT SIZE	1.68	ACRES
F3	AVERAGE LOT SIZE	1.68	ACRES
G	PHASING SCHEDULE	N/A	

BENCHMARK

SITE BENCHMARK 'B' CUT AT CENTERLINE OF INLET AT THE NW CORNER OF KAPPA DELTA SORORITY HOUSE.

GENERAL NOTES

1. DEVELOPER/APPLICANT:

ZETA EPSILON HOUSE CORPORATION  
(KAPPA DELTA SORORITY)  
OVERLAND PARK, KANSAS 66225
2. LANDPLANNER:

BARTLETT & WEST, INC.,  
628 VERMONT STREET,  
LAWRENCE, KANSAS 66044-2252
3. TOPOGRAPHY PROVIDED BY:

RONALD J. SHANKS, KS. R.L.S. #1255  
BARTLETT & WEST, INC.,  
628 VERMONT STREET,  
LAWRENCE, KANSAS 66044-2252
4. EXISTING ZONING:

RMG

EXISTING SORORITY HOUSE WITH ASSOCIATED PARKING
5. EXISTING LAND USE:

RMG

EXISTING SORORITY HOUSE WITH ASSOCIATED PARKING
6. PENDING ZONING:

RMG

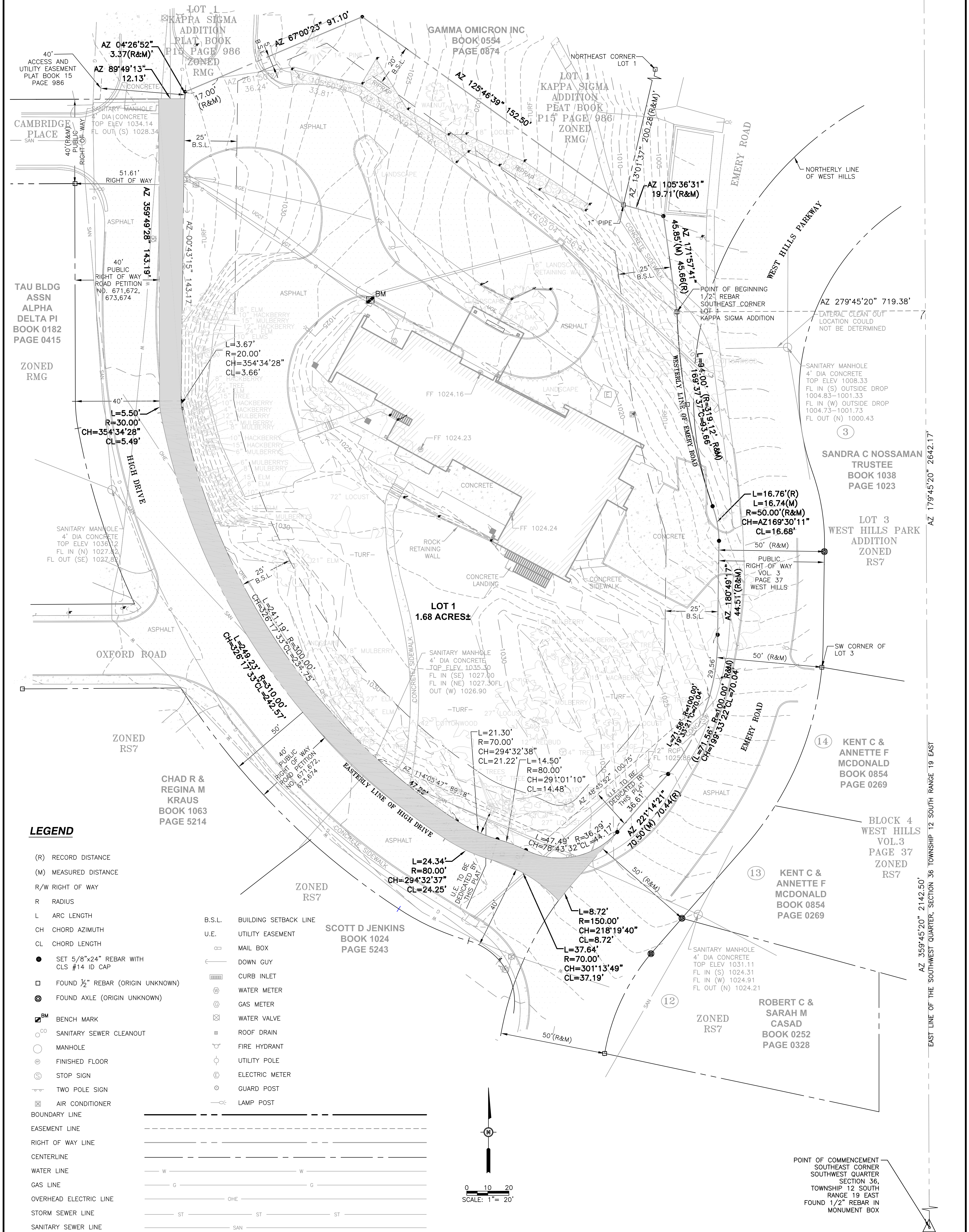
EXISTING SORORITY HOUSE WITH ASSOCIATED PARKING
7. PROPOSED LAND USE:

EXISTING SORORITY HOUSE WITH ASSOCIATED PARKING
8. TYPICAL SOIL TYPE:

A. OSKA SILTY CLAY LOAM 3 TO 6 PERCENT SLOPES  
B. WOODSON SILT LOAM 1 TO 3 PERCENT SLOPES
9. SUBJECT PROPERTY DOES NOT LIE IN ANY FLOOD HAZARD AREA.



NORTHEAST CORNER  
SOUTHWEST QUARTER  
SECTION 36,  
TOWNSHIP 12 SOUTH  
RANGE 19 EAST  
FOUND 2"PIPE

[illegible]