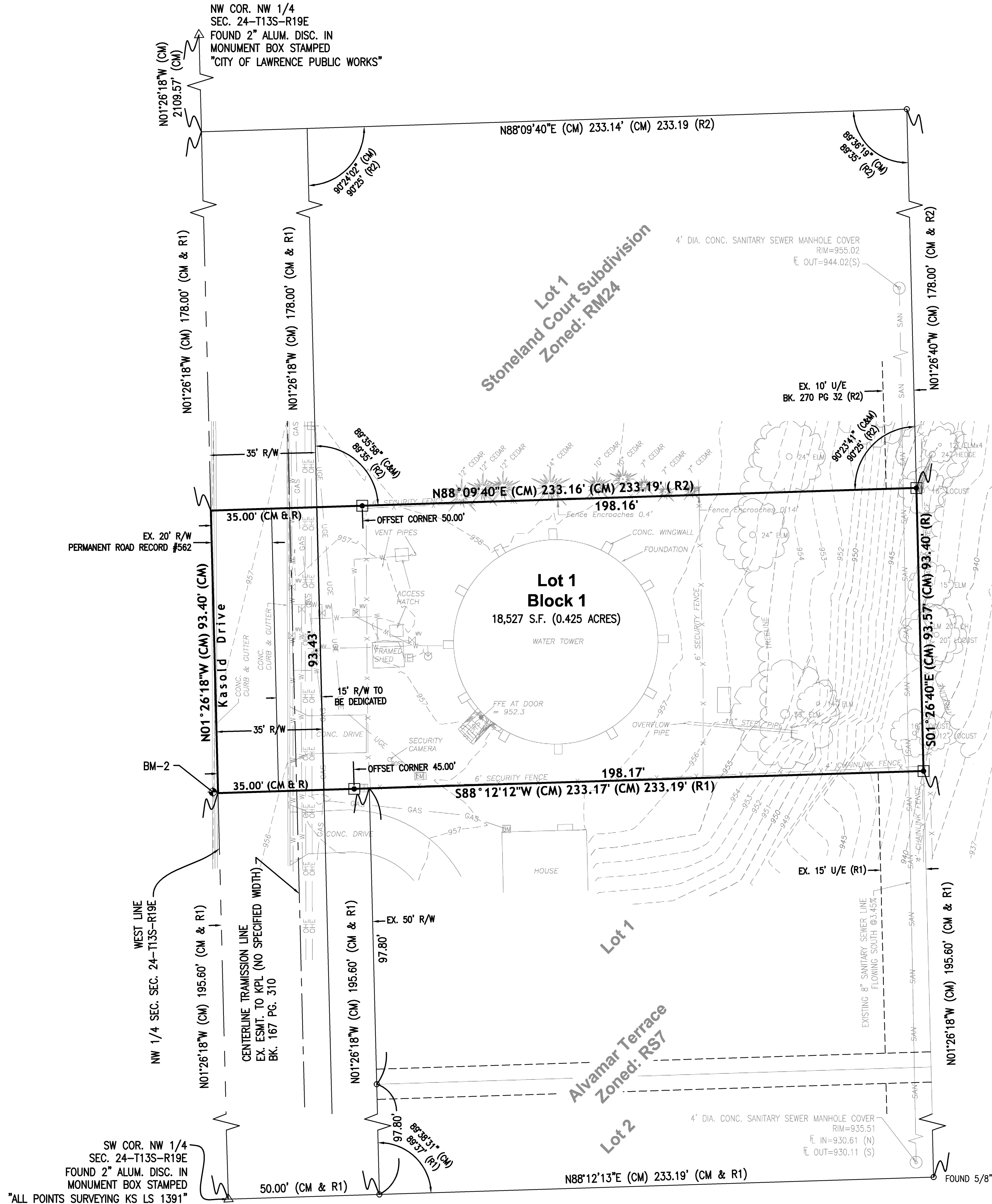


A PRELIMINARY PLAT OF KASOLD WATER TOWER ADDITION

IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH P.M.

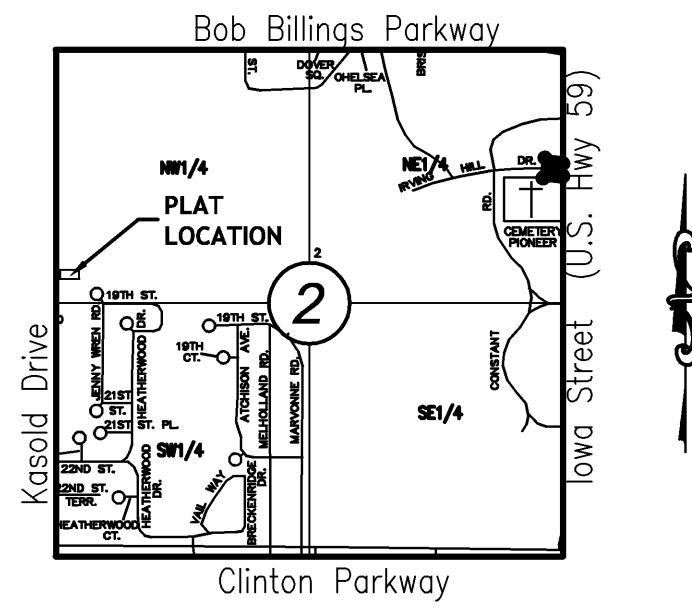
AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



BENCHMARK:

BM-2: CHISELED SQUARE ON WEST BACK OF CURB
OF NORTH BOUND KASOLD DRIVE IN LINE WITH
SOUTH FENCE OF WATER TOWER AREA.
ELEV=957.22

LOCATION MAP:



Scale: 1" = 2,000'

DESCRIPTION:

PARENT LEGAL DESCRIPTION: BK., 252, PG. 543

THE NORTH ONE-HALF ACRE OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH TWO HUNDRED EIGHTY-NINE (289) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A STONE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWO (2), TOWNSHIP THIRTEEN (13) SOUTH, RANGE NINETEEN (19) EAST OF THE SIXTH PRINCIPAL MERIDIAN, THENCE NORTH ALONG THE WEST SIDE OF SAID SECTION 467 FEET, THENCE EAST 233.19 FEET, THENCE SOUTH 467 FEET, THENCE WEST 233.19 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

PLAT BOUNDARY DESCRIPTION:

THE TRACT OF LAND LYING BETWEEN STONELAND COURT SUBDIVISION AND A REPLAT OF ALVAMAR TERRACE, SUBDIVISIONS IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH P.M. IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON KANSAS STATE PLANE NORTH ZONE 1501 BEARINGS, NORTH 01°26'18" WEST, COINCIDENT WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 195.60 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION, A REPLAT OF ALVAMAR TERRACE, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°26'18" WEST, COINCIDENT WITH THE WEST LINE OF SAID NORTHWEST QUARTER, 93.40 FEET TO THE SOUTHWEST CORNER OF SAID STONELAND COURT SUBDIVISION; THENCE NORTH 88°09'40" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID STONELAND COURT SUBDIVISION, 233.16 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 01°26'40" EAST, 93.57 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION, A REPLAT OF ALVAMAR TERRACE; THENCE SOUTH 88°12'12" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SUBDIVISION, A REPLAT OF ALVAMAR TERRACE, 233.17 FEET TO THE POINT OF BEGINNING CONTAINING 21,797 SQUARE FEET OR 0.500 ACRES, MORE OR LESS.

Site Summary:

| | | |
|-----------------------|----------------|---------------|
| LOT AREA: | 18,527.46 S.F. | (0.425 ACRES) |
| RIGHT OF WAY AREA: | 3,269.45 S.F. | (0.075 ACRES) |
| GROSS AREA: | 21,796.91 S.F. | (0.852 ACRES) |
| TOTAL NUMBER OF LOTS: | 1 | |

General Notes:

- OWNER: CITY OF LAWRENCE
DEPARTMENT OF UTILITIES
ATTN: JOHN D. SHUTAK, P.E., CFM
PO BOX 708
LAWRENCE, KANSAS 66044
- PROJECT ENGINEER: JOHNSON GROUP LLC
850 EAST 13TH STREET, SUITE B
LAWRENCE, KANSAS 66044
- PROJECT SURVEYOR: DENNIS E. BOLTZ, L.S. #1158
DM SQUARED, LLC
2224 CONDOLEA TERRACE
LEAWOOD, KANSAS 66209-1657
(785) 423-6944
- TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PERFORMED BY DM SQUARED, LLC MARCH 2011
- EXISTING ZONING: RS7
PROPOSED ZONING: RS7
CURRENT USE: WATER TOWER
PROPOSED USE: WATER TOWER
- ALL TELEPHONE, CABLE TELEVISION, AND ELECTRICAL SERVICES TO BE LOCATED UNDERGROUND.
- A MASTER STREET TREE PLAN IS TO BE PROVIDED WITH THE FINAL PLAT FOR THIS PROPERTY.
- LOTS SHALL BE PINNED ACCORDANCE WITH SECTION 21-302.2 OF THE CODES OF THE CITY LAWRENCE.
- SOILS FOR THIS PROPERTY ARE LISTED AS SOGN-VINLAND COMPLEX, PAWNEE CLAY LOAM AND VINLAND-MARTIN COMPLEX AS IDENTIFIED BY NRCS.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE "100 YEAR FLOODPLAIN" ACCORDING TO FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 20045C0159D, EFFECTIVE DATE AUGUST 5, 2010.
- VARIANCE FROM RIGHT-OF-WAY REQUIREMENT IN SECTION 20-20-810(D)(4)(I) REQUESTED TO ALLOW THE RIGHT-OF-WAY FOR KASOLD DRIVE TO BE DEDICATED TO 35.00 FEET AND NOT TO 50.00 FEET IN THIS LOCATION.

| | | | |
|----------|---|-------|---------------------------------|
| ■ | 1/2" x 24" REBAR SET WITH DM SQUARED KS CLS 224 CAP | ⊙ | EXISTING SANITARY SEWER MANHOLE |
| ○ | FOUND 1/2" REBAR UNLESS OTHERWISE NOTED | ⊠ | EXISTING TELEPHONE BOX |
| U/E | UTILITY EASEMENT | ⊗ | EXISTING CONIFEROUS TREE |
| R/W | RIGHT-OF-WAY | ⊙ | EXISTING DECIDUOUS TREE |
| CM | CALCULATED VALUE FROM MEASUREMENTS | — W — | EXISTING WATERLINE |
| R | RECORDED VALUES | ⊗ | EXISTING FIRE HYDRANT |
| R1 | RECORD VALUES FROM ALVAMAR TERRACE | ⊗ | EXISTING WATERLINE VALVE |
| R2 | RECORD VALUES FROM STONELAND COURT SUBDIVISION | | |
| BLDG. SB | BUILDING SETBACK LINE | | |
| — 900 — | EXISTING CONTOUR ELEVATION | | |
| ⊠ | EXISTING ELECTRICAL BOX | | |
| ⊠ | EXISTING ELECTRICAL METER | | |
| — OHE — | EXISTING OVERHEAD ELECTRICAL LINE | | |
| ⊠ | EXISTING POWER POLE | | |
| — UGE — | EXISTING UNDERGROUND ELECTRICAL LINE | | |
| — X — | EXISTING FENCE | | |
| — GAS — | EXISTING GAS LINE | | |
| ⊠ | EXISTING GAS METER | | |
| — SAN — | EXISTING SANITARY SEWER | | |

| # | Date | Comment | By |
|---|------|---------|----|
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JG Project #: 11002
File Name: 11002-FP.dwg
Date: 04.18.2011

Preliminary Plat

Sheet #: 1 of 1

Not for Construction