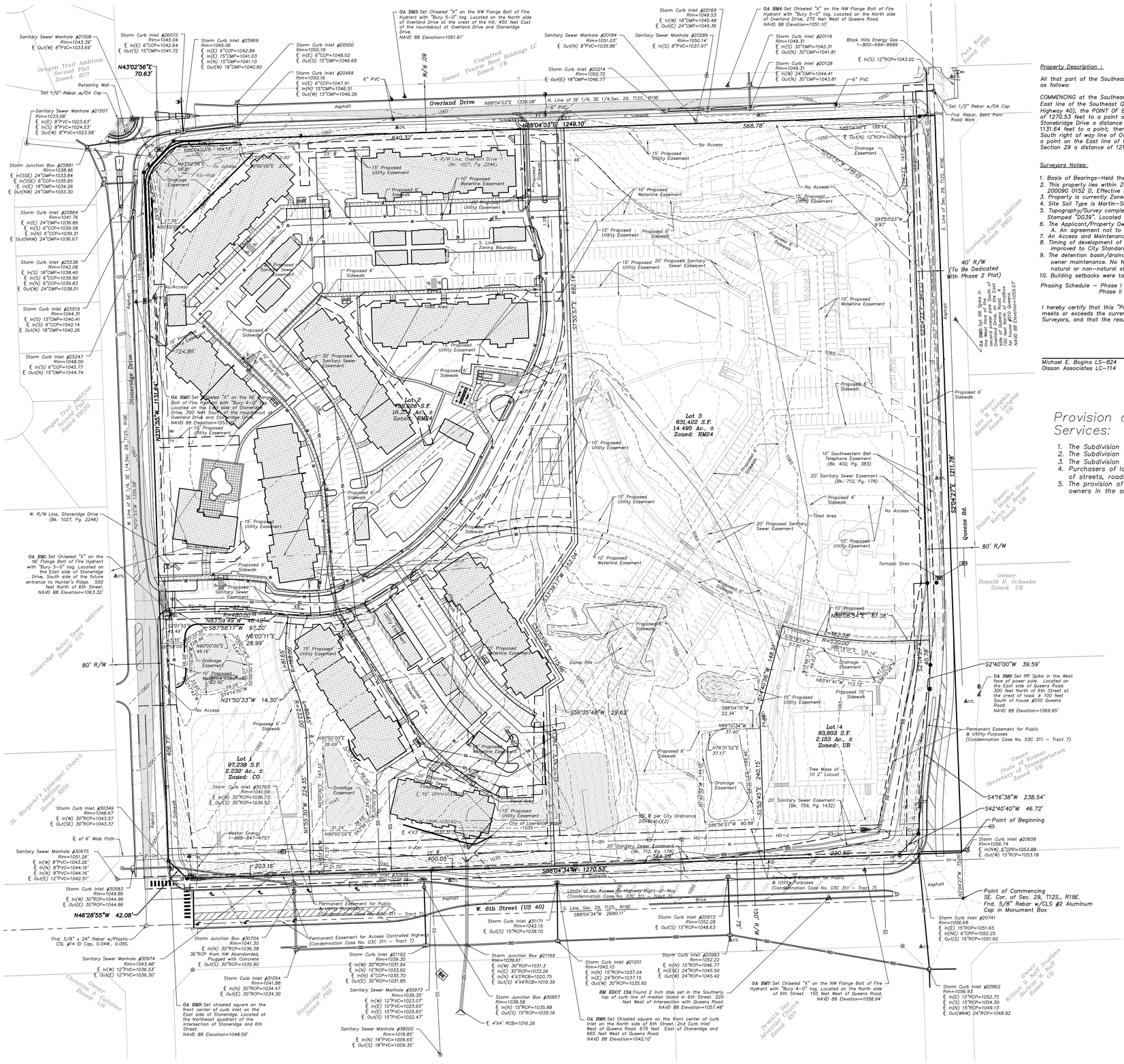
Preliminary Plat of
Hunter's Ridge

a subdivision in the Southeast Quarter of Section 29, Township 12 South, Range 19 East, in the City of Lawrence, Douglas County, Kansas



Property Description :

All that part of the Southeast Quarter of Section 29, Township 12 South, Range 19 East of the Sixth Principal Meridian, in the City of Lawrence, Douglas County, Kansas, described as follows:

COMMENCING at the Southeast corner of the Southeast Quarter of Section 29, Township 12 South, Range 19 East; thence North 2 degrees 04 minutes 27 seconds West along the East line of the Southeast Quarter of said Section 29 a distance of 75.00 feet to a point on the Easterly prolongation of the Northerly right of way line of West 6th Street (US Highway 40), the POINT OF BEGINNING; thence South 88 degree 04 minutes 34 seconds West along the North right of way line of West 6th Street and its prolongation a distance of 1270.53 feet to a point on the East right of way line of Stonebridge Drive; thence North 46 degrees 28 minutes 55 seconds West along the East right of way line of Stonebridge Drive a distance of 42.08 feet to a point; thence North 2 degrees 01 minutes 55 seconds West along the East right of way line of Stonebridge Drive a distance of 1131.64 feet to a point; thence North 43 degrees 02 minutes 56 seconds East along the East right of way line of Stonebridge Drive a distance of 70.63 feet to a point on the South right of way line of Overland Drive; thence North 88 degrees 04 minutes 03 seconds East along the South right of way line of Overland Drive a distance of 1249.10 feet to a point on the East line of the Southeast Quarter of said Section 29; thence South 2 degrees 04 minutes 27 seconds East along the East line of the Southeast Quarter of said Section 29 a distance of 1211.78 feet to the POINT OF BEGINNING and containing 1,572,958 Square Feet or 36.110 Acres, more or less.

Surveyors Notes:

1. *Basis of Bearings–Held the South Line of Sec. 29, T12S., R19E. at South 88°04'34" West.*
2. *This property lies within Zone "X" "Areas determined to be outside the 500–year flood plain" according to the FIRM Flood Insurance Rate Map, Community Panel Number 200090 0152 D, Effective Date August 5, 2010.*
3. *Property is currently Zoned CO, UR and RM24, and will be platted in two phases.*
4. *Site Soil Type is Martin–Sogn–Vinland, the Property's current use is Farmland/Agricultural.*
5. *Topography/Survey completed on March 10, 2011. Basis of Elevation: DG39; Douglas County High Accuracy Reference Network (CHARN) Control Monument. 3" Aluminum Disk Stamped "DG39". Located on the Southerly side of Co Rd 438, Approximately 800 feet East of 10 Hwy. NAVD 88 Elevation=1034.33*
6. *The Applicant/Property Owner shall execute the following agreements at the final plat stage for recording:*
   A. An agreement not to protest the formation of a benefit district for improvements to Queens Road at the time a final plat is submitted for the second phase.
7. *An Access and Maintenance Agreement for lots which share the common access drives shall be recorded prior to recording of the final plat.*
8. *Timing of development of Lots 3 and 4 will be linked to improvements to Queens Road. Building permits will not be issued for Lots 3 or 4 until Queens Road has been improved to City Standards.*
9. *The detention basin/drainage easements will be privately–owned and maintained. The developer is responsible for establishing ownership and maintenance of same via individual owner maintenance. No fences or structures other than necessary retaining walls and/or guardrails will be allowed within the drainage easements. They will remain free of any natural or non–natural structures or vegetative barriers (including but not limited to trees, shrubbery, berms, fences and walls).*
10. *Building setbacks were taken from Section 20–601(a) of the Development Code, as amended November 29, 2010.*

Phasing Schedule – Phase I is anticipated to be completed in Fall 2012.
Phase II will commence within 3–5 years of the completion of Phase I.

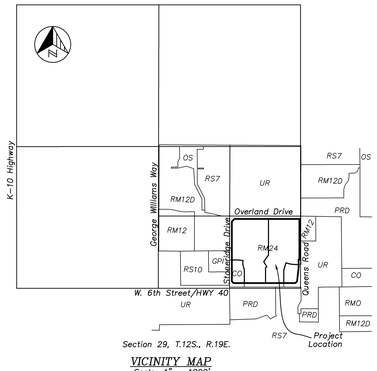
I hereby certify that this "Preliminary Plat of Hunter's Ridge" is based on an actual survey made by me or under my direct supervision on March 21, 2011 and that said survey meets or exceeds the current minimum standards for Property Boundary Surveys as established by the Kansas Board for Architects, Professional Engineers, and Professional Land Surveyors, and that the results of said survey are represented on this drawing to the best of my professional knowledge and belief.

Michael E. Bogina LS–824
Olsson Associates LC–114

Provision and Financing of Roads, Sewer, Water and Other Public Services:

1. *The Subdivision will have no public streets.*
2. *The Subdivision will provide connections to a public water source.*
3. *The Subdivision will provide connections to a public system for wastewater (City of Lawrence).*
4. *Purchasers of lots will not be subject to special assessments or other costs or fees specific to the subdivision to pay for the capital costs of streets, roads, water lines and treatment, and/or wastewater lines and treatment.*
5. *The provision of improved roads, water or wastewater service will not depend on a vote, petition or other collective action of property owners in the subdivision.*

Supplementary Data Table			
Gross Site Acreage			35.135
Zoning Acreage	CO		2.232
	RM24		30.749
	UR		2.153
Total Number of Building Lots			4
Maximum Lot Size			708,026 s.f.
Minimum Lot Size			93,803 s.f.
Average Lot Size			400,914 s.f.



VICINITY MAP
Scale: 1" = 1000'

LEGEND

	SECTION CORNER	—P—OH—	OVERHEAD POWER LINE
	ALUMINUM MONUMENT	—SS—	SANITARY SEWER LINE
	SET 1/2" REBAR W/LC 114 CAP IN CONCRETE	—W—	WATER LINE
	FOUND 1/2" REBAR		TELEPHONE PEDESTAL
	FIRE HYDRANT		TRAFFIC SIGNAL BOX
	WATER VALVE		TRAFFIC SIGNAL POLE
	WATER METER		FIBER OPTIC BOX
	SPRINKLER BOX		BUSH
	SANITARY SEWER MANHOLE		SIGN
	STORM SEWER MANHOLE		TREE
	SANITARY SEWER CLEANOUT		ELECTRIC BOX
	LIMITS OF NO ACCESS TO HWY		ELECTRIC METER
			TRANSFORMER
			POWER POLE

N

1" = 60'
0' 30' 60' 120'
SCALE IN FEET

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	04/26/11	Added Property Description, Added Notes	JAAB
2	05/06/11	Revised Sewer and Water Easements	JAAB
3	05/10/11	Revised Limits of No Access, Water and Sanitary Easements, Boundary, Access Easements and Drainage Easements	MJB
4	05/11/11	Revised Lot Lines	MJB
5	06/13/11	Revised Proposed Sidewalk and Easement Labels	MJB

REVISIONS

2011

Preliminary Plat

Hunter's Ridge

Lawrence, Kansas

drawn by:	MLB
checked by:	MEB
approved by:	MEB
QA/QC by:	MEB
project no.:	010-0776
drawing no.:	100776_PP.DWG
date:	03/18/11

SHEET 1 of 1

DWG: F:\PROJECTS\010-0776_SVYG\Preliminary_Plat\100776_PP.dwg USER: m.Bogina
DATE: Aug 17, 2011 3:24pm XREFS: 100776_PBASE