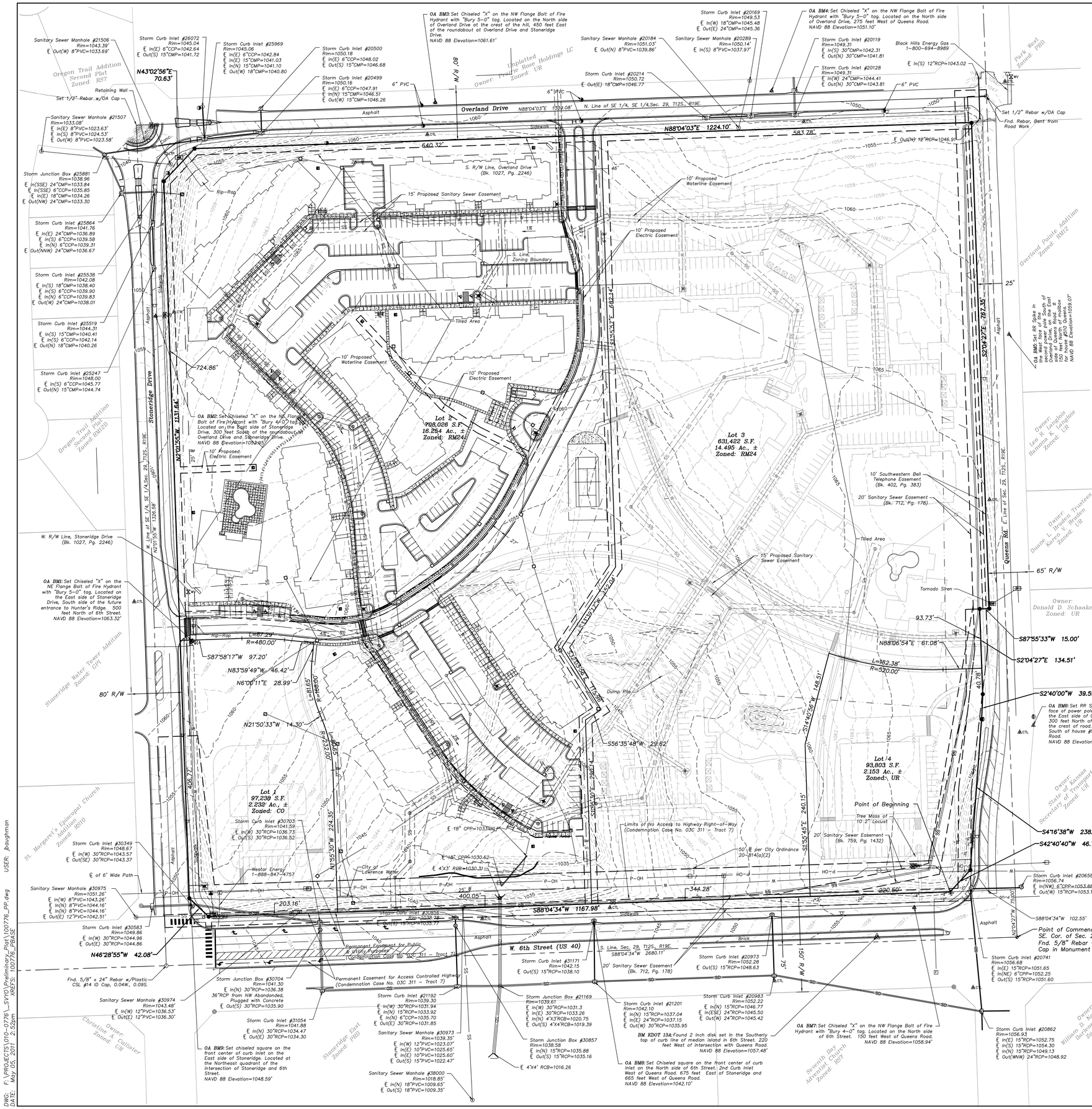
Preliminary Plat of Hunter's Ridge

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



OA BM1: Set Chiseled "X" on the NE Flange Bolt of Fire Hydrant with "Bury 5-0" tag. Located on the East side of Stoneridge Drive, South side of the future entrance to Hunter's Ridge. 500 feet North of 6th Street. NAVD 88 Elevation=1063.32'

OA BM2: Set Chiseled "X" on the NE Flange Bolt of Fire Hydrant with "Bury 4-0" tag. Located on the East side of Stoneridge Drive, 300 feet South of the roundabout at Overland Drive and Stoneridge Drive. NAVD 88 Elevation=1058.63'

OA BM3: Set Chiseled "X" on the NW Flange Bolt of Fire Hydrant with "Bury 5-0" tag. Located on the North side of Overland Drive at the crest of the hill, 450 feet East of the roundabout at Overland Drive and Stoneridge Drive. NAVD 88 Elevation=1061.61'

OA BM4: Set Chiseled "X" on the NW Flange Bolt of Fire Hydrant with "Bury 5-0" tag. Located on the North side of Overland Drive, 275 feet West of Queens Road. NAVD 88 Elevation=1051.10'

OA BM5: Set RR Spike in the West face of the fourth of four power poles on the East side of Queens Road, 150 feet South of the curb line for house #510 Queens. NAVD 88 Elevation=1059.07'

OA BM6: Set RR Spike in the West face of power pole. Located on the East side of Queens Road. 300 feet North of 6th Street at the crest of road. ± 100 feet South of house #550 Queens Road. NAVD 88 Elevation=1069.95'

OA BM7: Set Chiseled "X" on the NW Flange Bolt of Fire Hydrant with "Bury 4-0" tag. Located on the North side of 6th Street. 150 feet West of Queens Road. NAVD 88 Elevation=1058.94'

OA BM8: Set Chiseled square on the front center of curb inlet on the North side of 6th Street, 2nd Curb Inlet West of Queens Road. 675 feet East of Stoneridge and 665 feet West of Queens Road. NAVD 88 Elevation=1042.10'

OA BM9: Set chiseled square on the front center of curb inlet on the East side of Stoneridge. Located at the Northeast quadrant of the intersection of Stoneridge and 6th Street. NAVD 88 Elevation=1048.59'

BM KDOT 13A: Found 2 inch disk set in the Southerly top of curb line of median island in 6th Street. 220 feet West of intersection with Queens Road. NAVD 88 Elevation=1057.48'

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); thence South 88 degrees 04 minutes 34 seconds West along said prolongation a distance of 102.55 feet to the point of intersection of the North right of way line of West 6th Street and the West right of way line of Queens Road, the POINT OF BEGINNING; thence continuing South 88 degree 04 minutes 34 seconds West along the North right of way line of West 6th Street a distance of 1167.98 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 1224.10 feet to a point on the West right of way line of Queens Road; thence South 2 degrees 04 minutes 27 seconds East along the West right of way line of Queens Road a distance of 767.35 feet to a point; thence South 87 degrees 55 minutes 33 seconds West along the West right of way line of Queens Road a distance of 15.00 feet to a point; thence South 2 degrees 04 minutes 27 seconds East along the West right of way line of Queens Road a distance of 134.51 feet to a point; thence South 2 degrees 40 minutes 00 seconds West along the West right of way line of Queens Road a distance of 39.59 feet to a point; thence South 4 degrees 16 minutes 38 seconds West along the West right of way line of Queens Road a distance of 238.54 feet to a point; thence South 42 degrees 40 minutes 40 seconds West along the West right of way line of Queens Road a distance of 46.72 feet to the POINT OF BEGINNING and containing 1,530,494 Square Feet or 35.135 Acres, more or less.

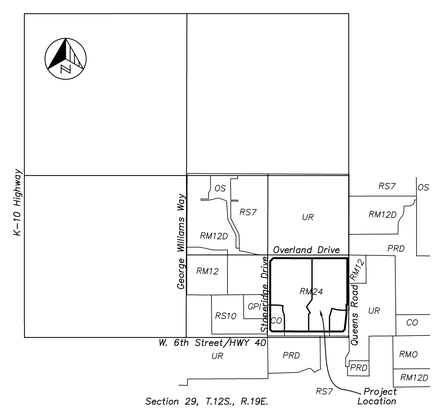
Surveyors Notes:

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 signalization and geometric intersection improvements at Queens Road and W. 6th Street
   B. An agreement not to protest the formation of a benefit district for improvements to Queens Road
   C. An agreement not to protest the formation of a benefit district for geometric improvements to Queens Road and Overland Drive

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

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.



Section 29, T.12S., R.19E.

VICINITY MAP
Scale: 1" = 1000'

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.

LEGEND

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

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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	04/26/11	Added Property Description, Added Notes	JAMB
2	05/05/11	Revised Sewer and Water Easements	JAMB

Preliminary Plat

Hunter's Ridge

Lawrence, KS

2011

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_SVYO\Preliminary_Plat\100776_PP.dwg USER: jbaughman
DATE: May 05, 2011 2:52pm XREFS: 100776_PBASE