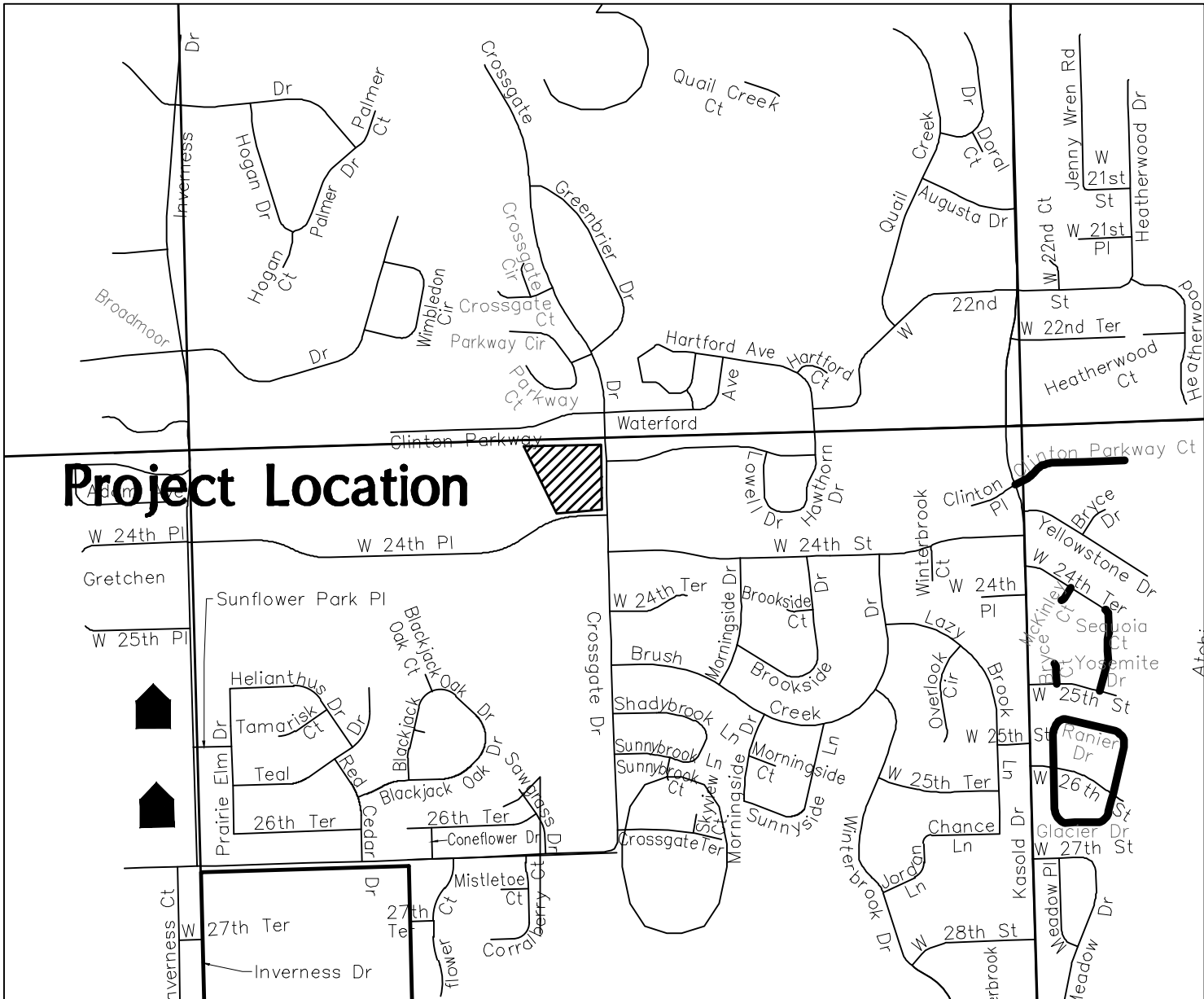


Location Map



Legal Description

THIS IS A REPLAT OF LOT 1, BLOCK 1, INVERNESS PARK PLAZA ADDITION NO. 1 A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY KANSAS. A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 10 IN TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 88°17'10" WEST, 40.00 FEET ALONG THE NORTH LINE AND SOUTH 01°33'13" EAST, 90.00 FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 01°33'13" EAST, 320 FEET; THENCE SOUTH 43°21'54" WEST, 77.89 FEET; THENCE SOUTH 88°17'10" WEST, 95.17 FEET; THENCE ON A 530.00 FOOT RADIUS CURVE TO THE LEFT WITH A 117.46 FOOT CHORD BEARING SOUTH 81°55'15" WEST, AN ARC DISTANCE OF 117.70 FEET; THENCE NORTH 33°33'19" WEST, 415.56 FEET; THENCE NORTH 53°17'39" EAST, 61.03 FEET; THENCE NORTH 88°17'10" EAST, 437.19 FEET TO THE POINT OF BEGINNING CONTAINS 3.324 ACRES, MORE OR LESS.

General Notes

- DEVELOPER: HY - VEE, INC.
5820 WESTON PARKWAY
WEST DES MOINES, IOWA 50266
- OWNER: CORPORATE HOLDINGS II, LLC
444 EAST SANTA FE
OLATHE, KS 66061
 - LAND PLANNER/
ENGINEER/LAND
SURVEYOR: LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE
LAWRENCE, KS 66049
 - PROPERTY ADDRESS: 3900 CROSSGATE DRIVE
LAWRENCE, KS 66049
 - TYPICAL SOIL TYPES:
MARTIN SILTY CLAY LOAM, 3 TO 7 PERCENT SLOPES
MARTIN SOILS, 3 TO 7 PERCENT SLOPES, ERODED
OSKA SILTY CLAY LOAM, 3 TO 6 PERCENT SLOPES
WOODSON SILT LOAM, 1 TO 3 PERCENT SLOPES
 - TOPOGRAPHIC INFORMATION OBTAINED FROM FIELD SURVEY PERFORMED BY KAW VALLEY ENGINEERING, JULY 2008.
 - EXISTING LAND USE: VACANT
 - PROPOSED LAND USE: C-STORE/OFFICE
 - EXISTING ZONING: RS-O
 - PROPOSED ZONING: CN2
 - THIS SITE IS LOCATED WITHIN THE FLOODPLAIN PER FEMA MAP #20045C0158D, DATED AUGUST 5, 2010. BFE = 850.00
 - THE DRAINAGE EASEMENT WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES, AND WALLS). THE MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE OF THE PROPERTY OWNER.
 -

Site Summary

GROSS AREA:	144,793.44 SF / 3.324 AC
RIGHTS-OF-WAY AREA:	0 SF / 0 AC
NET AREA:	144,793.44 SF / 3.324 AC
AVG. LOT SIZE	72,396.72 SF / 1.66
TOTAL LOTS:	2

Benchmarks

BM #1: CHISELED "SQUARE" AT THE SOUTHEAST CORNER OF STOP LIGHT
BASE AT THE NORTHWEST CORNER OF CLINTON PARKWAY AND CROSSGATE
DRIVE. ELEV=864.57

TBM #1: CHISELED "SQUARE" CUT AT SOUTHWEST CORNER OF NATURAL GAS
PEDESTAL AT THE SOUTHWEST QUADRANT OF CLINTON PARKWAY AND
CROSSGATE DRIVE. ELEV=865.50

TBM #2: CHISELED "SQUARE" CUT ON HEADWALL OF REINFORCED CONCRETE
BOX LOCATED ON THE NORTH SIDE OF 24TH PLACE AT THE SOUTHWEST
CORNER OF LOT 1, BLOCK 1, INVERNESS PARK PLAZA ADDITION NO. 1.
ELEV=854.45

A Preliminary Plat for A Replat of
LOT 1, BLOCK 1, INVERNESS PARK PLAZA ADD. NO.1

INVERNESS PARK PLAZA ADDITION NO. 5

Lawrence, Kansas

Civil Engineering
Landscape Architecture
Community Planning
Surveying

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Web: www.landplan-pa.com

Landplan Engineering, P.A.
Lawrence, KS • Kansas City, MO • Junction City, KS

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REV	DATE	DESCRIPTION
1	8.30.11	NOTES

DATE:	6/08/11
PROJECT NO.:	2011,1110
DESIGNED BY:	CLM
DRAWN BY:	CLM
CHECKED BY:	CLM

ISSUE	SHEET NO.
	1
OF	1 SHEETS