

# FIFTH STREET BLUFF SUBDIVISION

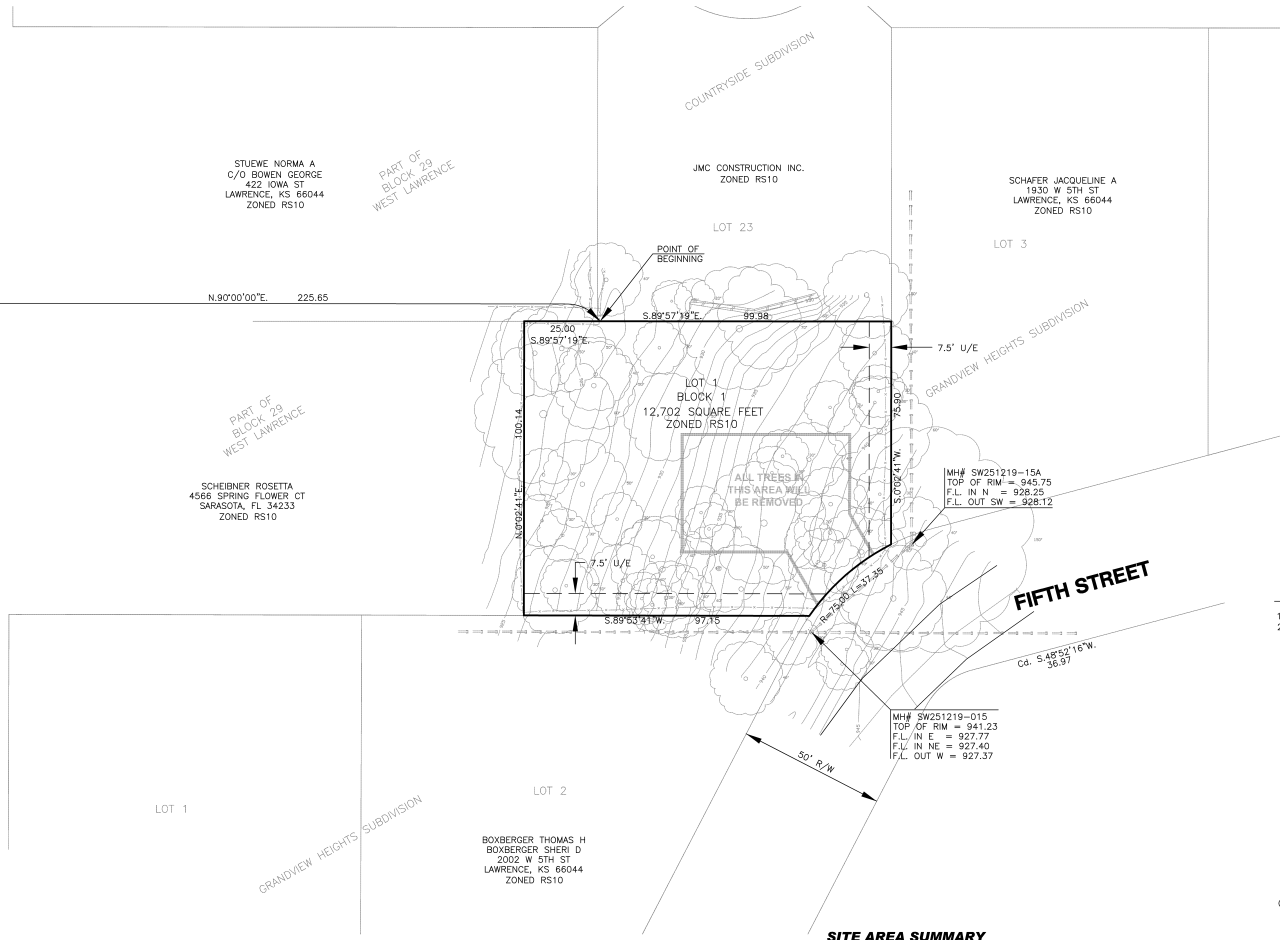
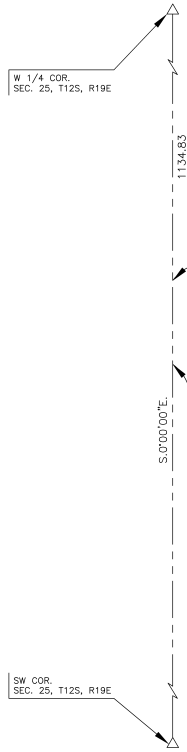
PRELIMINARY PLAT  
REVISED  
SEE REVISIONS

**BG**  
CONSULTANTS  
INCORPORATED

Project No. 08-123L  
Date June 27, 2008

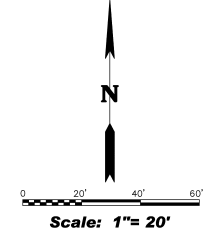
SHEET NO.

1



LEGEND	
	SECTION CORNER
	UTILITY EASEMENT
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING POWER POLE
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING TREE
	EXISTING HEDGE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING TELEPHONE PEDESTAL
	EXISTING CONTOUR
	EXISTING FENCE
	EXISTING STORM SEWER PIPE
	EXISTING SANITARY SEWER PIPE
	EXISTING SANITARY SEWER MANHOLE

- REVISIONS 6-25-09**
1. ADJUSTED BOUNDARY AND LEGAL
  2. ELIMINATED ADDITIONAL 5' RIGHT-OF-WAY



**SITE AREA SUMMARY**

GROSS AREA IN THE SUBDIVISION 12,127

## LEGAL DESCRIPTION

A TRACT OF LAND IN BLOCK 29, N. WEST LAWRENCE, PLATTED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PM IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23, IN COUNTRYSIDE SUBDIVISION, SAID POINT OF BEGINNING BEING 1134.83 S.0°00'00"E. AND 225.65 FEET N.90°00'00"E. OF THE WEST QUARTER CORNER OF SAID SECTION 25, THENCE ALONG THE SOUTH LINE OF SAID LOT 23 S.89°57'19"E. 99.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23 AND THE WEST LINE OF LOT 3 IN GRANDVIEW HEIGHTS SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID LOT 3 S.0°02'41"W. 75.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND THE NORTH RIGHT-OF-WAY LINE OF FIFTH STREET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FIFTH STREET ON A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FEET AN ARC LENGTH OF 37.35 FEET (CHORD OF SAID CURVE BEARS: S.48°52'16"W. 56.97 FEET) TO THE NORTHEAST CORNER OF LOT 2 IN SAID GRANDVIEW HEIGHTS SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 2 S.89°57'19"E. 97.13 FEET; THENCE N.0°02'41"E. 100.14 FEET; THENCE S.89°57'19"E. 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING 12,127 SQUARE FEET

## SURVEYOR

AL DIEBALL, R.L.S. (KS #758)  
BG CONSULTANTS, INC.  
1405 WAKARUSA DRIVE  
LAWRENCE, KS 66049  
785.749.4474

## OWNER / SUBDIVIDER

JMC CONSTRUCTION INC.  
1032 ELDORGE  
LAWRENCE, KS 66049  
(785)423-0840

## FLOODPLAIN DATA

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN. RE: THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION PUBLICATIONS: FLOOD INSURANCE RATE MAP, MAP NUMBER 20045C00360, EFFECTIVE DATE NOVEMBER 7, 2001.

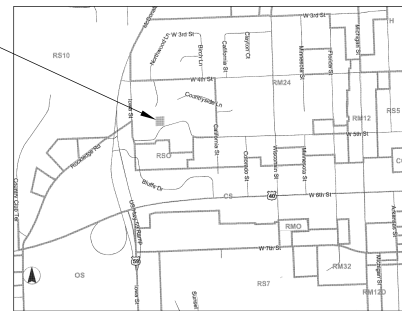
## GENERAL NOTES

1. THERE ARE NO IMPROVEMENTS ON THIS PROPERTY
2. THE SOIL SURVEY FOR DOUGLAS COUNTY INDICATES THAT THE SOIL TYPE IS PAMNEE-WOODSON-MORRILL ASSOCIATION; DEEP, NEARLY LEVEL TO STRONGLY SLOPING, WELL DRAINED TO SOMEWHAT POORLY DRAINED SOILS; ON UPLANDS

## BENCHMARK

D-371 NGS BENCH MARK AT 6TH AND COLORADO ELEVATION = 905.41

## PROJECT LOCATION



## LOCATION AND ZONING MAP