

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF; THENCE NORTH 01 DEGREE 48 MINUTES 21 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID EAST HALF, 108.20 FEET TO THE SOUTHEAST CORNER OF LOT 1, CORNERSTONE PLAZA NO. 2 AND THE POINT OF BEGINNING; THENCE CONTINUING ON NORTH 01 DEGREE 48 MINUTES 21 SECONDS WEST, COINCIDENT WITH SAID WEST LINE, 1877.86 FEET TO THE SOUTHWEST CORNER OF LOT 1, MILLS SUBDIVISION, THENCE NORTH 87 DEGREES 00 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE SOUTHWEST CORNER OF SAID LOT 1, 319.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 01 DEGREE 39 MINUTES 22 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1, 662.18 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 01 DEGREE 39 MINUTES 07 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID NORTHWEST QUARTER, 2530.59 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 24 MINUTES 31 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, 653.11 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BNSF RAILROAD; THENCE ON A CURVE TO THE LEFT, COINCIDENT WITH SAID RIGHT-OF-WAY LINE, WITH A RADIUS OF 3001.03 FEET AND AN ARC LENGTH OF 268.15 FEET, WHOSE CHORD BEARS SOUTH 64 DEGREES 38 MINUTES 40 SECONDS EAST, 268.06 FEET; THENCE SOUTH 67 DEGREES 19 MINUTES 23 SECONDS EAST, COINCIDENT WITH SAID RIGHT-OF-WAY LINE, 4879.95 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4, THENCE SOUTH 01 DEGREE 39 MINUTES 07 SECONDS WEST, COINCIDENT WITH SAID WEST LINE, 426.43 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 39 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 4, 1034.81 FEET TO THE NORTHWEST CORNER OF LOT ONE, BLOCK ONE, EAST HILLS BUSINESS PARK NO. 3; THENCE SOUTH 1 DEGREE 20 MINUTES 57 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT ONE, 400.94 FEET TO THE WEST CORNER OF SAID LOT ONE; THENCE COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF GREENWAY COURT ON THE FOLLOWING THREE COURSES; (1) THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 158.02 FEET, WHOSE CHORD BEARS SOUTH 1 DEGREE 53 MINUTES 14 SECONDS EAST, 100.00 FEET; (2) THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 1,460.00 FEET, AN ARC LENGTH OF 204.25 FEET, WHOSE CHORD BEARS SOUTH 50 DEGREES 57 MINUTES 44 SECONDS EAST, 204.08 FEET; (3) THENCE SOUTH 46 DEGREES 57 MINUTES 17 SECONDS EAST, 181.22 FEET TO THE WESTERLY LINE OF EAST HILLS BUSINESS PARK; THENCE COINCIDENT WITH SAID WESTERLY LINE ON THE FOLLOWING SEVEN COURSES; (1) THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 658.48 FEET, AN ARC LENGTH OF 336.00 FEET, WHOSE CHORD BEARS SOUTH 46 DEGREES 57 MINUTES 17 SECONDS EAST, 336.00 FEET; (2) THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 1936.84 FEET, AN ARC LENGTH OF 461.23 FEET, WHOSE CHORD BEARS SOUTH 3 DEGREES 24 MINUTES 30 SECONDS WEST, 460.14 FEET; (3) THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 520.00 FEET, AN ARC LENGTH OF 243.88 FEET, WHOSE CHORD BEARS SOUTH 17 DEGREES 06 MINUTES 23 SECONDS EAST, 241.65 FEET; (4) THENCE SOUTH 55 DEGREES 02 MINUTES 36 SECONDS WEST, 77.05 FEET; (5) THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 707.73 FEET, AN ARC LENGTH OF 417.64 FEET, WHOSE CHORD BEARS SOUTH 71 DEGREES 56 MINUTES 56 SECONDS WEST, 411.61 FEET (6) THENCE SOUTH 01 DEGREES 08 MINUTES 44 SECONDS EAST, 80.00 FEET; (7) THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 88 DEGREES 33 MINUTES 08 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 720.56 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN BOOK 1016, PAGE 1556; THENCE SOUTH 2 DEGREES 16 MINUTES 10 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID TRACT, 100.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE BNSF RAILROAD; THENCE NORTH 67 DEGREES 19 MINUTES 23 SECONDS WEST, COINCIDENT WITH SAID RIGHT-OF-WAY LINE, 2697.17 FEET; THENCE ON A CURVE TO THE RIGHT, COINCIDENT WITH SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 2901.03 FEET, AN ARC LENGTH OF 68.83 FEET, WHOSE CHORD BEARS NORTH 65 DEGREES 22 MINUTES 16 SECONDS WEST, 68.83 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 65 DEGREES 22 MINUTES 16 SECONDS EAST, COINCIDENT WITH SAID NORTH LINE, 1783.02 FEET TO THE POINT OF BEGINNING.

VICINITY MAP AND KEY NOT TO SCALE

P	PLAT DISTANCE	
M	MEASURED DISTANCE AND BEARINGS	THIS SURVEY
D	DISTANCE BOOK 1066 PAGE 2927	
R	RECORD KNOT DISTANCE	
R/W	RIGHT OF WAY	
D.E.	DRAINAGE EASEMENT	
U.E.	UTILITY EASEMENT	BASIS
A.O.	ACCESS OPENING	KANS
G.L.E.	GAS LINE EASEMENT	US S
W.E.	WATER LINE EASEMENT	N
L.E.	LANDSCAPE EASEMENT	

BOUNDARY LINE
LOT LINE
SECTION LINE
R/W

☐ FOUND REBAR, SIZE NOTED, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED

- SET 5/8"x24" REBAR WITH CLS14 ID CAP

ZONE AE - AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD.

THIS PROPERTY LIES MOSTLY WITHIN ZONE X,
PORTIONS OF PROPERTY LIE WITHIN ZONE AE AS
SHOWN ON FEMA FLOOD INSURANCE RATE MAP
20045C0179D, WITH AN EFFECTIVE DATE OF
AUGUST 5, 2010.

NGS BM # M368 ELEVATION
826.23

SITE BM- BOX CUT ON INLET S
SIDE OF K-10 HIGHWAY ELEVATION
890.80

PROPOSED LAND USE: INDUSTRIAL PARK

ALL PARCELS OF LAND ON THIS DOCUMENT LABELED "GREENWAY TRACT" ARE FOR UTILITIES, STORM WATER DRAINAGE, SIGNS, RECREATIONAL PATHS OR GENERAL OPEN SPACE.

TRACT 'A', TRACT 'B' & TRACT 'C' ARE FOR UTILITIES, STORM WATER DRAINAGE, SIGNS, RECREATIONAL PATHS OR GENERAL OPEN SPACE. TRACT 'D' IS THE PROPOSED NEW SITE FOR RELOCATION OF THE WESTAR SUBSTATION. TRACT 'E' IS FOR FUTURE DEVELOPMENT.

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN
FILED WITH THE DOUGLAS COUNTY REGISTER OF DEEDS AT BOOK _____, PAGE _____

[illegible]

BARTLETT & WEST

544 COLUMBIA DRIVE, LAWRENCE, KANSAS 66049
PHONE 785.749.9452 - FAX 785.749.5961

FINAL PLAN FOR FORMER FARMLAND PROPERTY

A PORTION OF SECTION 4-13-20 AND
THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5-13-20
DOUGLAS COUNTY, KANSAS

DESIGNED BY:	
DRAWN BY:	LJM
APPROVED BY:	RJS
DESIGN PROJ:	17586.001
CONST PROJ:	
SCALE:	1" = 100'
DATE:	OCT 2012
DRAWING NO:	FP-1
SHEET NO:	

1 of 10

Drawing Name: W:\Proj\17000\17586\17586.006\Autocad\Plots\17586.001_FINAL PLAT.dwg Layout Name: page 1 Plotted By: LJM00903 Plotted on: 12/13/2012 1:09:06 PM

Last edit on: 00/00/00

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Last edit on: 00/00/00

CERTIFICATION

I, RONALD J. SHANKS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF KANSAS, DO HEREBY CERTIFY THAT I HAVE MADE THE HEREON DESCRIBED SURVEY ON THE GROUND ON JUNE 12, 2012 AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT KANSAS MINIMUM STANDARDS ADOPTED BY KANSAS STATE BOARD OF TECHNICAL PROFESSIONS.

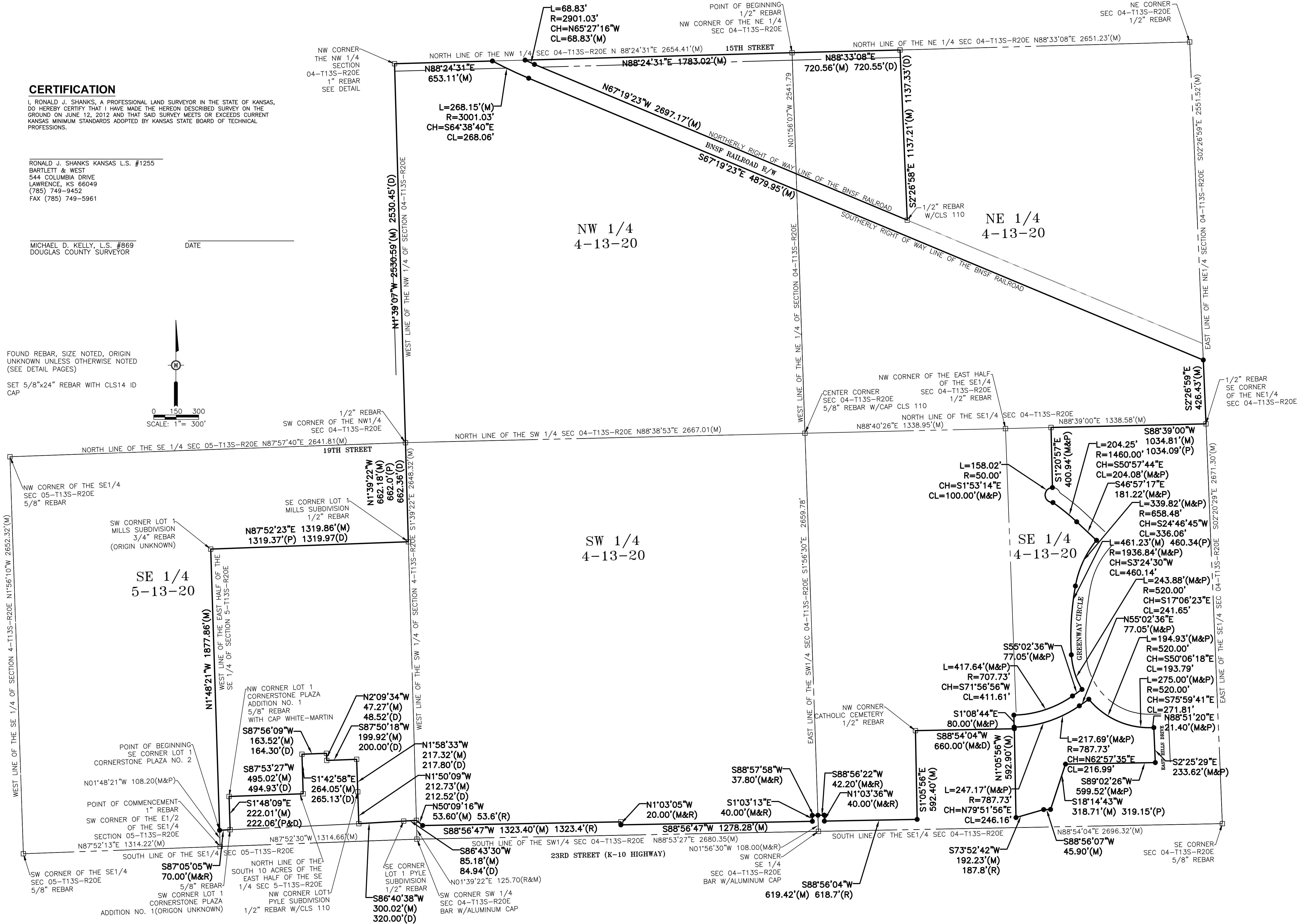
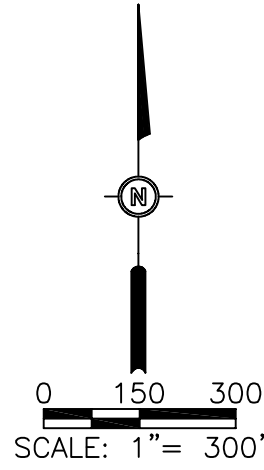
RONALD J. SHANKS KANSAS L.S. #1255
BARTLETT & WEST
544 COLUMBIA DRIVE
LAWRENCE, KS 66049
(785) 749-9452
FAX (785) 749-5961

MICHAEL D. KELLY, L.S. #869
DOUGLAS COUNTY SURVEYOR

DATE

□ FOUND REBAR, SIZE NOTED, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED (SEE DETAIL PAGES)

• SET 5/8"x24" REBAR WITH CLS14 ID CAP



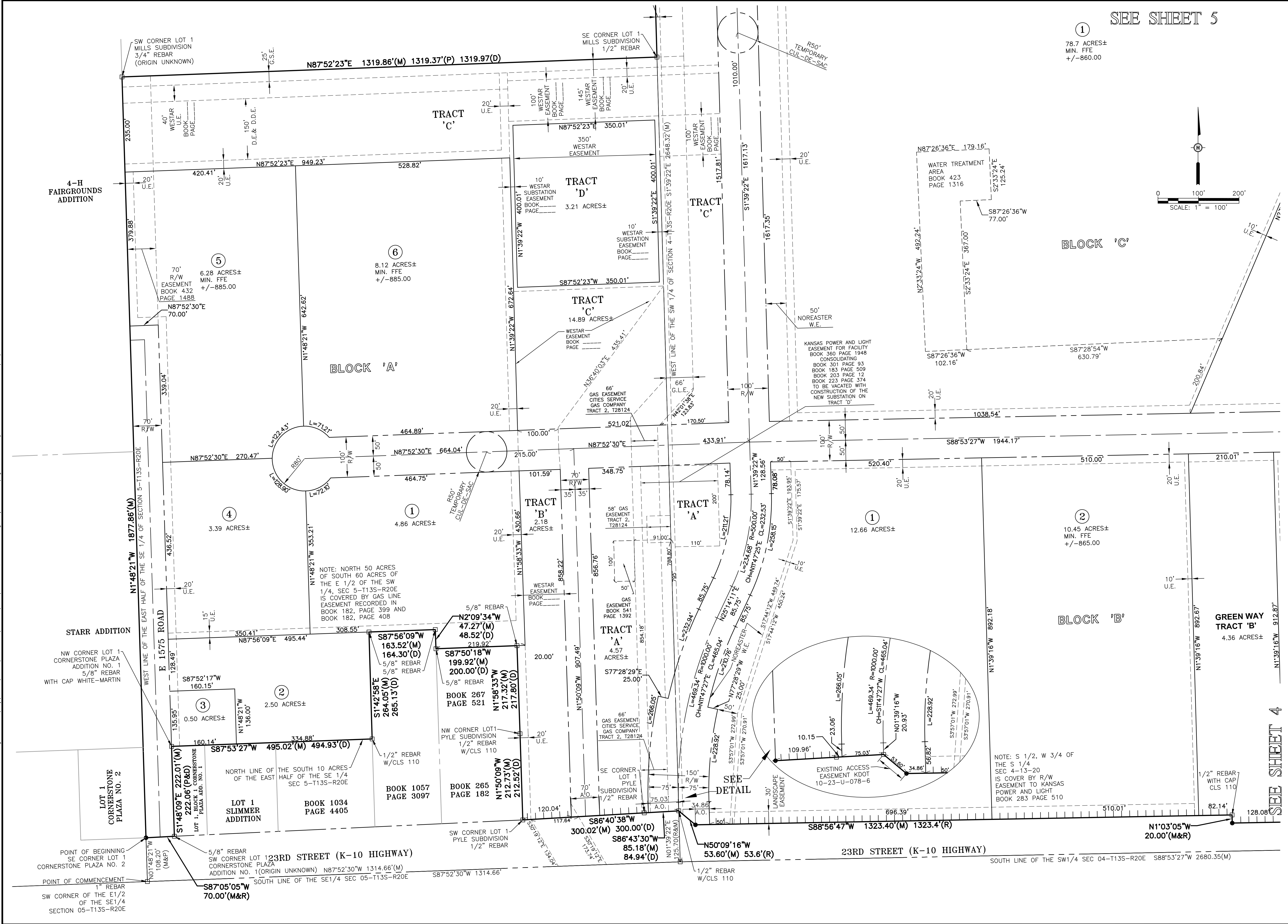
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PHONE 785.749.9452 • FAX 785.749.5961
WWW.BARTLETTWEST.COM

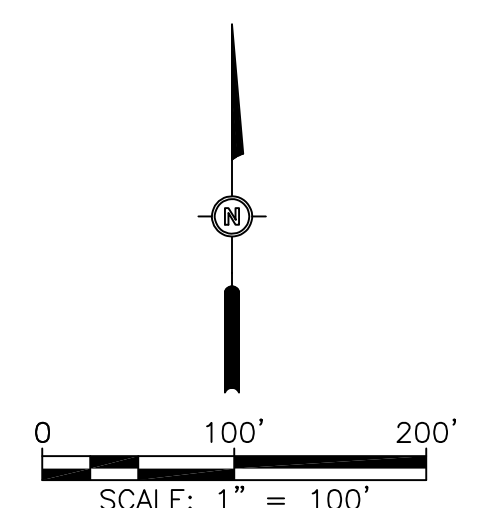
**FINAL PLAT FOR
FORMER FARMLAND PROPERTY**

A PORTION OF SECTION 4-13-20 AND
THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5-13-20
DOUGLAS COUNTY, KANSAS

DESIGNED BY: LJM
DRAWN BY: LJM
APPROVED BY: RJS
DESIGN PROJ: 17586.001
CONST PROJ:
SCALE: 1" = 100'
DATE: OCT 2012
DRAWING NO: **FP-1**
SHEET NO: 2 of 10



SEE SHEET 5
78.7 ACRES±
MIN. FFE
+/-860.00



REVISIONS	
#	DATE
1	11-14-12
2	12-4-12

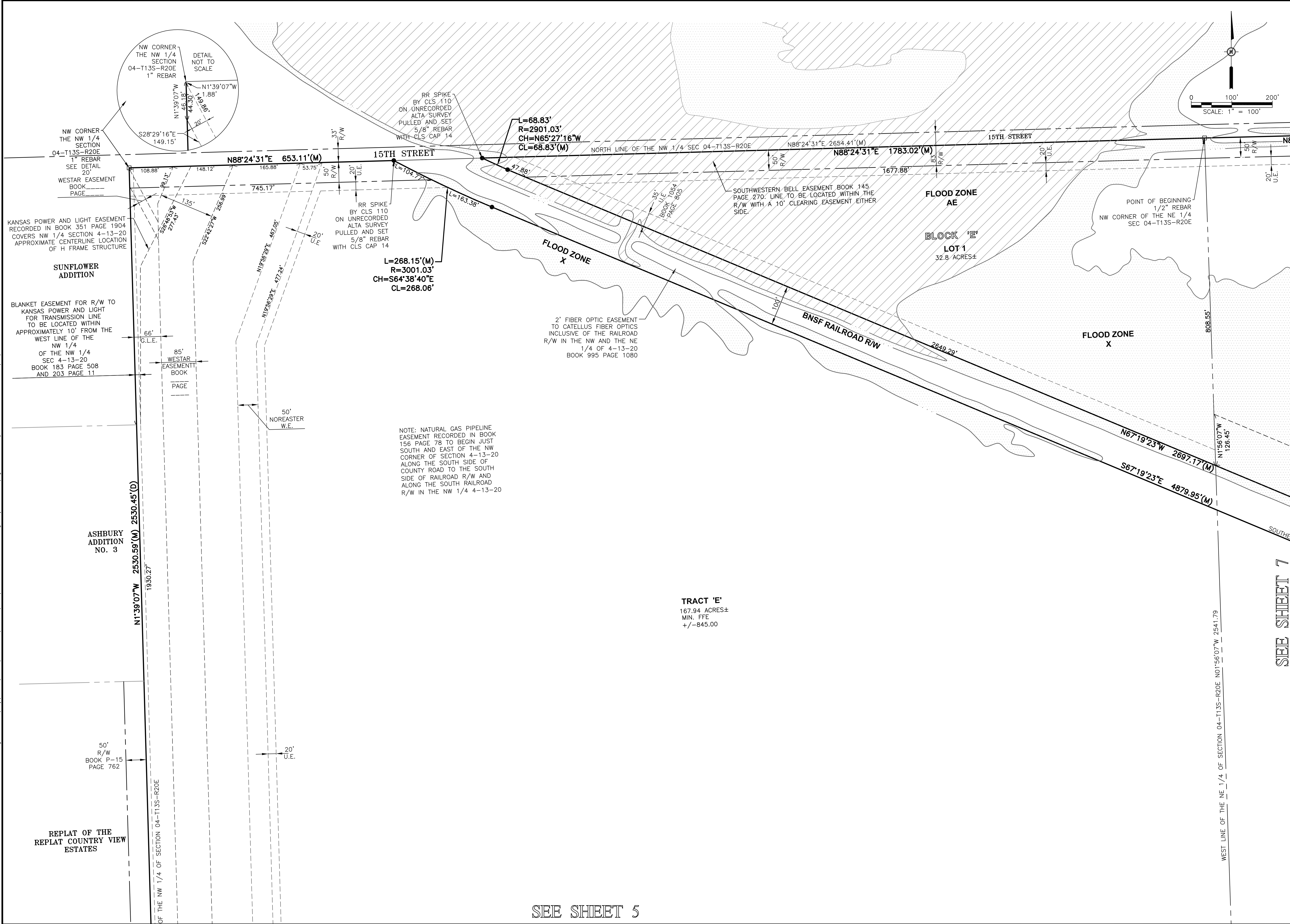
DESIGNED BY: LJMD
DRAWN BY: RJS
APPROVED BY: RJS
DESIGN PROJ: 17586.001
CONST PROJ:
SCALE: 1" = 100'
DATE: OCT 2012
DRAWING NO: FP-1
SHEET NO: 3 of 10

BARTLETT & WEST
544 COLUMBIA DRIVE, LAWRENCE, KANSAS 66049
PHONE 785.749.9433 FAX 785.749.5961
WWW.BARTLETTWEST.COM

FINAL PLAT FOR FORMER FARMLAND PROPERTY
A PORTION OF SECTION 4-13-20 AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5-13-20 DOUGLAS COUNTY, KANSAS

Drawing Name: W:\Proj\17000\17586\17586.006\Autocad\Plots\17586.001_FINAL_PLAT.dwg Layout Name: page 6 Plotted By: LJM0903 Plotted on: 12/11/2012 10:56:53 AM

Last edit on: 00/00/00



REVISIONS		DATE	DESCRIPTION
#	DATE	DESCRIPTION	
1	11-14-12	REVISIONS PER CITY COMMENTS	
2	12-4-12	REVISIONS PER CITY COMMENTS	

DESIGNED BY:	LJM
DRAWN BY:	RJS
APPROVED BY:	RJS
DESIGN PROJ:	17586.001
CONST PROJ:	
SCALE:	1" = 100'
DATE:	OCT 2012
DRAWING NO:	FP-1
SHEET NO:	6 of 10

BARTLETT & WEST

544 COLUMBIA DRIVE, LAWRENCE, KANSAS 66049
PHONE 785.749.9433 FAX 785.745.5961
WWW.BARTLETTWEST.COM

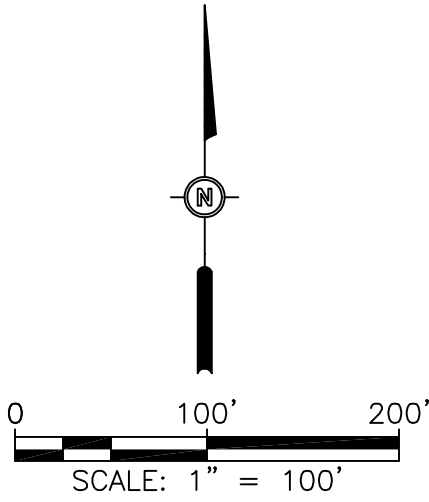
FIANL PLAT FOR FORMER FARMLAND PROPERTY

A PORTION OF SECTION 4-13-20 AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5-13-20 DOUGLAS COUNTY, KANSAS

Last edit on: 00/00/00

SHEET NO: 7 of 10

SEE SHEET 4

[illegible]

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