



**LAWRENCE SIGN CODE BOARD OF APPEALS AGENDA
JUNE 6, 2019 – 6:35 P.M., CITY COMMISSION MEETING ROOM, FIRST FLOOR OF CITY
HALL, SIXTH AND MASSACHUSETTS STREET, LAWRENCE, KANSAS**

CALL THE MEETING TO ORDER

TAKE ROLL CALL TO DETERMINE IF THERE IS A QUORUM OF MEMBERS PRESENT

ITEM NO. 1: COMMUNICATIONS

Acknowledge any communications to come before the Board.

Board member disclosure of any ex parte contacts and/or abstentions from the discussion and vote on any agenda item under consideration.

Announce any agenda items that will be deferred.

ITEM NO. 2: PERMANENT FREE-STANDING SIGN VARIANCE; 3110 NIEDER RD

SV-19-00182: A request for a variance as provided in Section 5-1828 of the Sign Code of the City of Lawrence, Kansas, 2018 edition. The request is for a variance from the on-premises sign location requirements of Section 5-1817(l) of the Sign Code for a Permanent Free-Standing Sign in CS (Commercial Strip) zoning. The property is located at 3110 Nieder Rd. Submitted by Ezzi Signs on behalf of Central Bank of the Midwest, property owner of record.

**ITEM NO. 3: PERMANENT FREE-STANDING SIGN VARIANCE; 3705 CLINTON
PKWY**

SV-19-00258: A request for a variance as provided in Section 5-1828 of the Sign Code of the City of Lawrence, Kansas, 2018 edition. The request is for a variance from the internal illumination, sign height and sign area of Section 5-1818(d) of the Sign Code for a Permanent Free-Standing Sign in RMO (Multi-Dwelling Residential-Office District) zoning. The property is located at 3705 Clinton Pkwy. Submitted by Luminous Neon Inc on behalf of Rain Delay LLC, property owner of record.

ITEM NO. 4: MISCELLANEOUS

a) Consider any other business to come before the Board.

ADJOURN

Memorandum City of Lawrence Planning & Development Services

TO: Sign Code Board of Appeals

FROM: Janet Smalter, Plans Examiner

C: Barry Walthall, Building Codes Manager

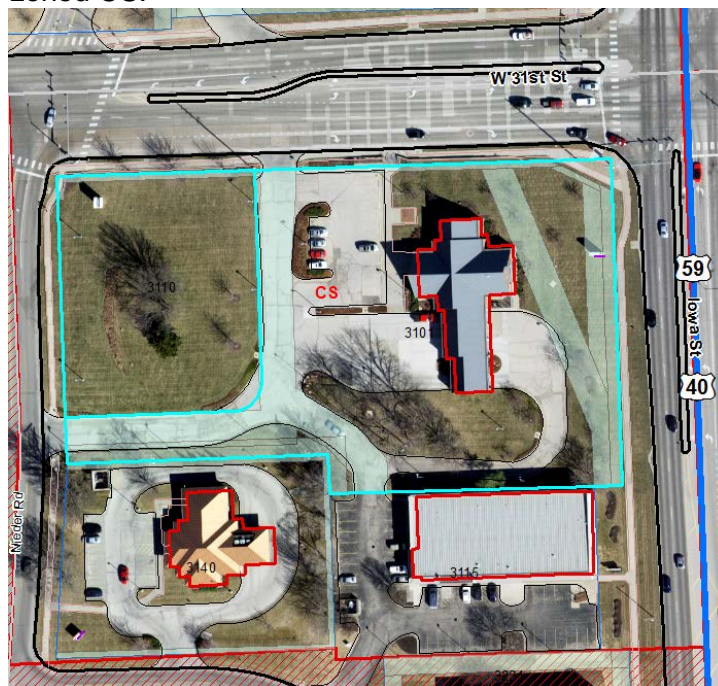
Date: May 22, 2019

RE: Variance application for Off-Premises sign faces for 3101 Iowa Street and 3110 Nieder Road.

PROJECT SUMMARY

The requested variance is:

1. To deviate from the provisions of Section 5-1817(l) of the Code of the City of Lawrence, Kansas, 2018 edition, which requires that except as may otherwise be permitted in any Planned Development, any sign bearing a commercial message shall be an on-premises sign. The applicant's request is to replace existing sign faces on both of two existing monument signs with both on-premises and off-premises sign faces. The property is zoned CS.



Aerial Photograph #1



Aerial Photograph #2

GENERAL INFORMATION

Zoning Designation: CS (Commercial Strip District)

Sign Code Reference:

5-1803 DEFINITIONS

(a) The following words, terms, and phrases, when used in this Article, shall, except where the context clearly indicates otherwise, have the following meanings:

- (35) **Off-premises Sign.** A Sign installed, erected, constructed, or hung on a site or property that is not appurtenant to the use of, products being sold on, work being performed on, or the sale, lease, or rental of the land on which the Sign is located.
- (36) **On-premises Sign.** A Sign installed, erected, constructed, or hung on a site or property appurtenant to the use of, products being sold on, work being

performed on, or the sale, lease, or rental of the land on which the Sign is located.

5-1817 RESTRICTIONS APPLICABLE TO ALL SIGNS.

- (l) Except as may otherwise be permitted in any Planned Development, any Sign bearing a commercial message shall be an On-Premises Sign.

CODE ANALYSIS

Comparison of sign regulations to requested variances:		
Code Section	CS Zoned District (Allowed)	(Proposed)
5-1817(l)	<p><u>RESTRICTIONS:</u></p> <p>(l) Except as may otherwise be permitted in any Planned Development, any Sign bearing a commercial message shall be an On-Premises Sign.</p>	<p><u>SIGN LOCATION:</u></p> <p>The existing monument signs are located on two lots. Sign “A” is located at the northeast corner of 3101 Iowa Street. Sign “B” is located at the northwest corner of 3110 Nieder Road.</p> <p>The proposed sign faces for both monument signs will display graphics for Central Bank of the Midwest and Aspen Dental.</p> <p>The lot for Central Bank was approved for a non-residential lot split to two lots on January 10, 2017. Sign “B” is located on the newly created lot at 3110 Nieder Road, for which plans for a proposed new building for Aspen Dental are currently under review for site plan approval. Sign face replacement is allowed but must be On-Premises signs.</p>

CRITERIA FOR APPROVAL OF VARIANCE

Per Section 5-1828, the Board may grant variances from any person seeking a sign permit that cannot meet the restrictions or standards of the sign code upon the determination that all of the following findings have been fully met:

1. At the time a variance is granted by the Board, the Board shall find that the variance request arises from conditions that are unique to the location in question, which are not ordinarily found in the same zoning district, and that the unique conditions are not caused or created by an action or actions of the property owner or applicant.
2. At the time a variance is granted by the Board, the Board shall find that the granting of the variance will not be materially detrimental to the public welfare, including the visual appearance of the area, or injurious to property or improvements in such zoning districts or the neighborhood in which the property is located.
3. At the time a variance is granted by the Board, the Board shall find that the strict application of the requirements of Article 18, Chapter 5, of the City Code would result in practical difficulties or unnecessary hardships to the owner or applicant, inconsistent with the general purpose and intent of the sign code. Such practical difficulties or

unnecessary hardships may include compliance with amended provisions of the sign code that were not in effect at the time a predecessor sign was installed.

STAFF ANALYSIS

Staff opinion is that the request does not meet the criteria for the granting of a variance:

1. In the opinion of staff, conditions do not exist which are unique to the location and which are not ordinarily found in the same district zone.
 - The site is not unique due to city denial of dedicated entrances for each business. The City of Lawrence practice to consolidate curb cuts has been an ongoing practice for many years. Examples include the shared access currently under construction for the Casey's General Store project at 1703 West 6th Street and the Panda Pediatrics renovation at 1803 West 6th Street; between Verizon Wireless at 4651 Bauer Farm Drive and Zaxby's at 4661 Bauer Farm Drive; between Natural Grocers at 1301 West 23rd Street and the strip mall property to the west at 1401 West 23rd Street; and between Hawaiian Bros Island Grill at 1501 West 23rd Street and Oriental Bistro & Grill at 1511 West 23rd Street.
2. In the opinion of staff, the granting of a variance would not be materially detrimental to the public welfare or injurious to the property or improvements to the neighborhood.
 - The proposed signs will not change in location, sign type, height or area.
3. In the opinion of staff, the strict application of the requirements of the sign code do not result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the code.
 - The sign face replacement is allowed but must comply with 5-1817(l). Both properties are provided the same opportunity for advertising on-premises free-standing ground signs as any other location within the CS zoned district.

STAFF RECOMMENDATION

Staff recommends denial of the variance requested to allow Off-Premises signs at 3101 Iowa Street and 3110 Nieder Road.

Date: 3-27-19

Zoning Classification: _____

Name of Business: ASPEN DENTAL

Address: 3110 NIEDER RD

\$350.00 Non-Refundable Fee Required with application – Date Paid: 3-27-19

APPLICATION FOR A SIGN VARIANCE
(Chapter V, Section 1828 of the Code of the City of Lawrence, Kansas)

Variance Request:

City Code (Municipal Law) States:

The Lawrence Sign Code Board of Appeals may hear and authorize in specific cases a variance from the sign regulations of the City of Lawrence (Chapter V, Article 18). Any such variance shall be authorized ONLY upon an affirmative vote of majority of board members present. Any applicant for a variance must respond to the following circumstances, EACH of which must be found by the Sign Code Board of Appeals to apply prior to granting any variance:

- A. That the variance request arises from conditions that are unique to the location in question, which are not ordinarily found in the same Zoning District, and that the unique conditions are not caused or created by an action or actions of the property owner or applicant.

The Bank of the Midwest currently has two existing signs allowed by a previous variance. The city denied Aspen Dental a dedicated entrance creating a situation where access to the Aspen Dental facility from both Nieder and 31st is available only by entering the bank property by way of the Bank of the Midwest's public access points. The condition requiring this shared access should also support shared public identification of the businesses through shared signage.

- B. That granting the variance will not be materially detrimental to the public welfare, including the visual appearance of the area, or injurious to property or improvements in such Zoning Districts or the neighborhood in which the property is located.

The existing signs will not change in location, character, or size; they will simply be shared by Aspen Dental and Bank of the Midwest.

- C. That strict application of the Sign Code would result in practical difficulties or unnecessary hardships to the owner or applicant, inconsistent with the general purpose and intent of the Sign Code. Such practical difficulties or unnecessary hardships may include compliance with amended provisions of the Sign Code that were not in effect at the time a predecessor Sign was installed.

Both Aspen Dental and Bank of the Midwest are happy with the existing signage and only wish to modify the copy. Demolishing and reconstructing new signs is unnecessary and unproductive.

Note: Applicant must provide a completed sign permit application for the proposed sign, along with all information, details, graphics and plans as required by City of Lawrence Code Section 5-1805.

HUSSAIN CONTRACTOR
Applicant Name

HUSSAIN@EZZISIGNS.COM
Email

713-232-0771
Phone Number

Applicant Signature

Property Owner Signature
(If other than Applicant)



Permanent Sign Permit Application

Planning & Development Services | Building Safety Division

www.lawrenceks.org/pds/building-safety

Date: 3-19-19 Project Name: APPENDENTIAL / CENTRAL BANK
Project Address: 3110 NEIDER RD.

Type of Work

- New Sign
 Alteration to Existing Sign Structure or Sign Cabinet (Size or Shape)
 Replacement of Existing Sign Faces or Panels Only

Type of Sign

- Freestanding Monument Sign
 Wall Sign
 Other: _____
 Non-Illuminated
 Freestanding Pole Sign
 Awning/Canopy
 Illuminated

Sign to be constructed of: ONLY FACE CHANGE SIGN A

Sign Size

Width: _____ Height: _____ Total Sq Ft: _____

Freestanding Signs

Height from grade to top of sign: 802 above ground Distance from street right-of-way: _____

Wall Signs

Business Façade Width: _____ Height: _____ Total Sq Ft: _____

Will the sign include a changeable Electronic Message Center (EMC)?

- Yes No

Electronic Message Center

Width: _____ Height: _____ Total Sq Ft: _____

If an Electronic Message Center Sign is proposed, please provide the information as outlined on page 2 of this Permanent Sign Permit Application.

Total Estimated Sign Value: \$ 400

- Required Attachments:**
- A site plan showing sign placement on the property with dimensions to property lines
 - A drawing or photograph detail showing sign graphics and dimensions
 - An elevation drawing or photograph showing sign placement on walls

Please attach these and any other relevant documentation. Email completed applications and accompanying documentation the City of Lawrence Development Services Division at buildinginspections@lawrenceks.org

Sign Contractor: E 2-21 SIGNS

Applicant Name: HUSSEIN CONTRACTORS

Phone Number: 713-232-0771 Email: MK @ E221SIGNS.COM

Electrical Contractor (if required): HUSSEIN CONTRACTORS 337175

I hereby certify, to the best of my knowledge and belief, that all of the information on this application and on drawings submitted in support of this application are accurate. I understand that any sign that is installed that is inconsistent or in conflict with this application, the supporting drawings, or the sign regulations of the City is a violation of the City Code. I also understand that the inadvertent approval of a sign application by the City that is not in compliance with the sign regulations of the City does not create any legal nonconforming status, nor does it remove any obligation to bring the sign into compliance. I further understand that no sign shall be installed until a sign permit has been approved by the City.

Applicant Signature: [Signature] Date: 3-19-19



Permanent Sign Permit Application

Planning & Development Services | Building Safety Division

www.lawrenceks.org/pds/building-safety

Date: 3-19-19 Project Name: ASPENDENTAL / CENTRAL BANK
Project Address: 3116 NEEDLER RD.

Type of Work

- New Sign
- Alteration to Existing Sign Structure or Sign Cabinet (Size or Shape)
- Replacement of Existing Sign Faces or Panels Only

Type of Sign

- Freestanding Monument Sign
- Wall Sign
- Other: _____
- Non-Illuminated
- Illuminated
- Freestanding Pole Sign
- Awning/Canopy

Sign to be constructed of: ONLY FACE CHANGE / SIGN, B

Sign Size

Width: _____ Height: _____ Total Sq Ft: _____

Freestanding Signs

Height from grade to top of sign: 3 Distance from street right-of-way: _____

Wall Signs

Business Façade Width: _____ Height: _____ Total Sq Ft: _____

Will the sign include a changeable Electronic Message Center (EMC)?

- Yes
- No

Electronic Message Center

Width: _____ Height: _____ Total Sq Ft: _____

If an Electronic Message Center Sign is proposed, please provide the information as outlined on page 2 of this Permanent Sign Permit Application.

Total Estimated Sign Value: \$ 400

- Required Attachments:
- A site plan showing sign placement on the property with dimensions to property lines
 - A drawing or photograph detail showing sign graphics and dimensions
 - An elevation drawing or photograph showing sign placement on walls

Please attach these and any other relevant documentation. Email completed applications and accompanying documentation the City of Lawrence Development Services Division at buildinginspections@lawrenceks.org

Sign Contractor: E 2-21 SIGNS

Applicant Name: HUSSAIN CONTRACTORS

Phone Number: 785-232-0771 Email: MK @ E221SIGNS.COM

Electrical Contractor (if required): HUSSAIN CONTRACTORS 337175

I hereby certify, to the best of my knowledge and belief, that all of the information on this application and on drawings submitted in support of this application are accurate. I understand that any sign that is installed that is inconsistent or in conflict with this application, the supporting drawings, or the sign regulations of the City is a violation of the City Code. I also understand that the inadvertent approval of a sign application by the City that is not in compliance with the sign regulations of the City does not create any legal nonconforming status, nor does it remove any obligation to bring the sign into compliance. I further understand that no sign shall be installed until a sign permit has been approved by the City.

Applicant Signature: [Signature] Date: 3-19-19



PERMANENT SIGN PERMIT APPLICATION - PAGE 2 REQUIRED FOR PROPOSED ELECTRONIC MESSAGE CENTER (EMC)

If an EMC is being requested as part of a Permanent Sign Permit Application, the following additional information must be provided with the Permanent Sign Permit Application by the permit applicant:

1. Specifications from the manufacturer of the proposed Electronic Message Center (EMC), providing the maximum Nit (or equivalent) rating for the EMC, for which the Sign Permit is sought.
2. Information from the manufacturer of the proposed EMC, describing the automated dimming controls that will be provided with the EMC, for which the sign permit is sought.
3. A letter signed by the Person responsible for the EMC, either the applicant or the owner or tenant of the property upon which the EMC is proposed to be located, acknowledging that said Person shall comply with the restrictions and operating requirements governing EMCs, as set forth in Section 5-1820(a) of the City of Lawrence Sign Code.

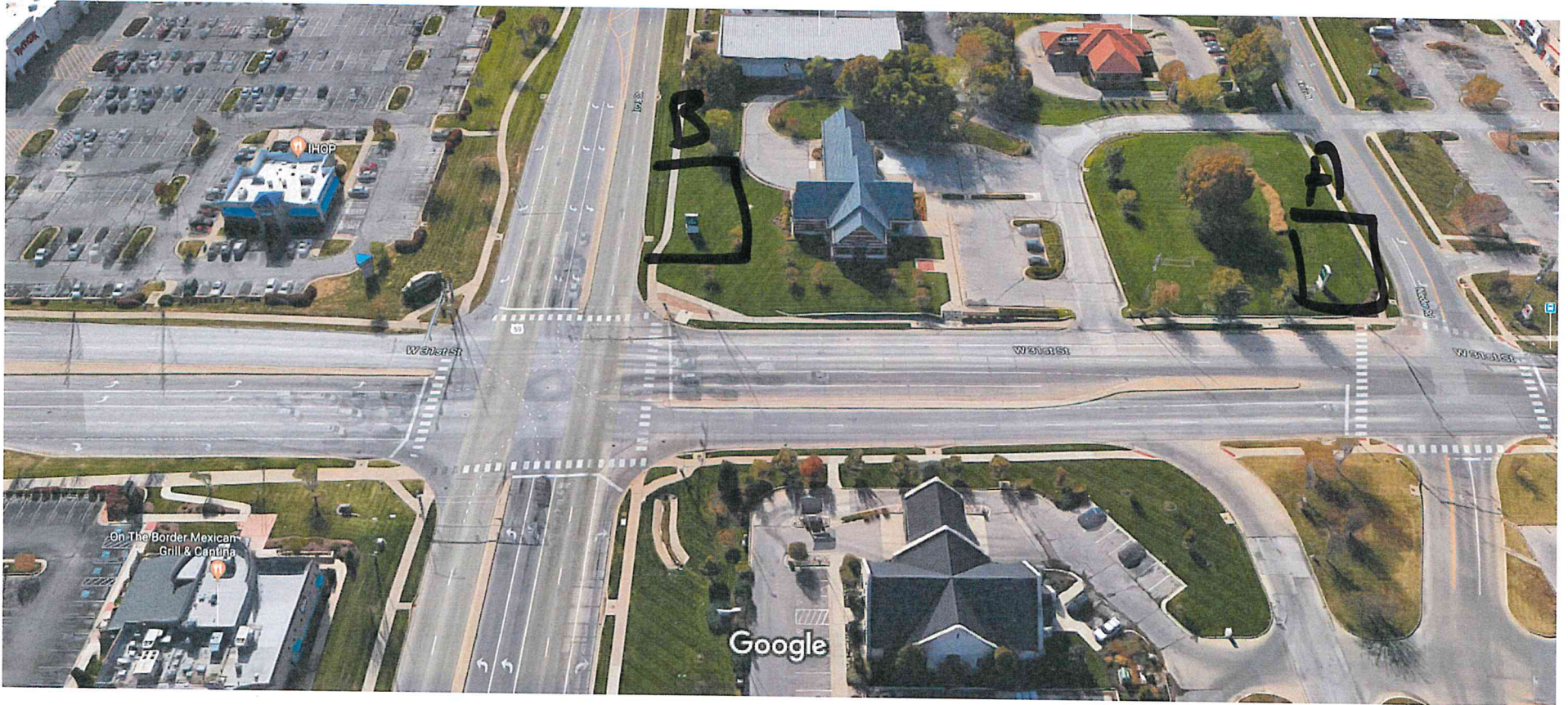
In lieu of a letter signed by the Person responsible for the EMC, the Person responsible for operation of the EMC (typically, the owner or tenant of the property or building on which the EMC is proposed to be installed) may acknowledge by their signature below that they understand and will comply with the above identified restrictions and operating requirements for EMCs.

I hereby acknowledge, by printed name and signature below, that I understand and will comply with the operating requirements and restrictions for EMCs as set forth in City of Lawrence Sign Code Sections 5-1820(a).

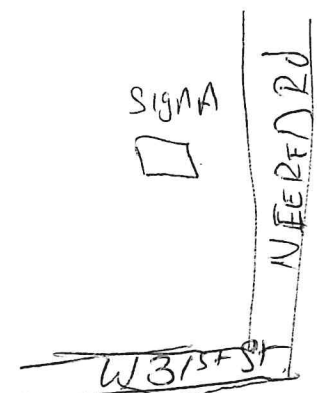
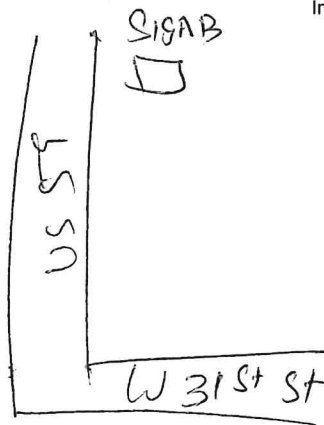
Printed Name: Hull Gain Contractor Role: Electric Sign Contractor
Signature: [Handwritten Signature] Date: 3-19-19

Google Maps 3110 Nieder Rd

Plot



Imagery ©2019 Google, Map data ©2019 Google 50 ft



Google Maps 3100 US-59



Lawrence, Kansas



Street View - May 2018

Image capture: May 2018 © 2019 Google



Google Maps 3119 Nieder Rd

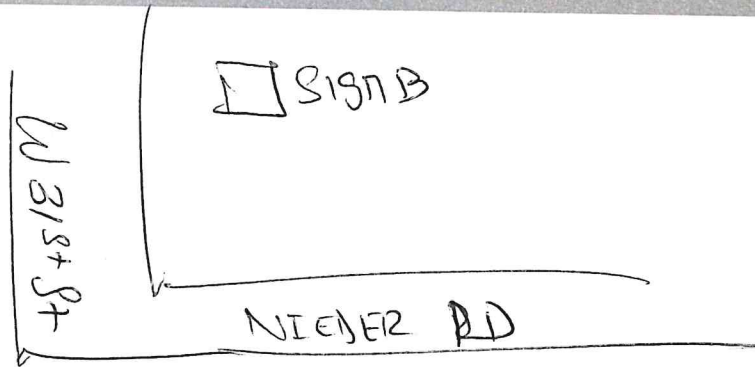


Image capture: May 2018 © 2019 Google

Lawrence, Kansas



Street View - May 2018



© 2019 Google



LOWE'S



EZZI SIGNS

16611 West Little York Rd
Houston, Texas 77084
Tel: 713-232-0771
Fax: 713-550-1191

Client Name
ASPEN DENTAL

Address
LAWRENCE KANSAS

Description
POLE SIGN

Drawing No.
AD_LK_MS_21319

Designer
MARY G.

Date 2/13/2019

Approvals

Client Approval

Date

Landlord Approval

Date

Sign Specifications

- Interior Exterior
- S\F D\F
- Non-Illuminated
- Illuminated
 - 120 Volts ___ Amps
 - 177 Volts ___ Amps
 - _____ Amps

REMOVE EXISTING AND FABRICATE AND INSTALL
NEW FACES FOR EXISTING MONUMENT SIGN

FACE CHANGE ONLY

SIGN B



PROPOSED

PROPOSED

FACE .125 ROUTED FACE PAINTED TO MATCH
3M VINYL COLOR BRIGHT BLUE
WITH 3/16\"

FACE .125 ROUTED FACE PAINTED TO MATCH
PMS 343 DARK GREEN
WITH 3/16\"



EXISTING

SITE SURVEY NEEDED PRIOR TO FABRICATION

COLORS

Paint Colors
P1 TO MATCH 3M 3630 - 167
P2 TO MATCH PMS 343 DARK GREEN
P3
P4

Face Colors
A1 WHITE
A2
A3
A4

Vinyl Colors
V2
V3
V4

Sign Layout
Scale: 3/8" = 1'

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REVISION DATE
CHANGES:

Installation Requirements. This sign is to be installed in accordance with the requirements of article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding of the sign



EZZI SIGNS

16611 West Little York Rd
Houston, Texas 77084
Tel: 713-232-0771
Fax: 713-550-1191

Client Name
ASPEN DENTAL

Address
LAWRENCE KANSAS

Description
POLE SIGN

Drawing No.
AD_LK_MS_21319

Designer
MARY G.

Date 2/13/2019

Approvals

Client Approval

Date

Landlord Approval

Date

Sign Specifications

- Interior Exterior
- S\F D\F
- Non-Illuminated
- Illuminated
 - 120 Volts ___ Amps
 - 177 Volts ___ Amps
 - _____ Amps

REMOVE EXISTING AND FABRICATE AND INSTALL
NEW FACES FOR EXISTING MONUMENT SIGN

FACE CHANGE ONLY

SIGN A

FACE .125 ROUTED FACE PAINTED TO MATCH
PMS 343 DARK GREEN
WITH 3/16" WHITE ACRYLIC BACKING
GLUED TO FACE

FACE .125 ROUTED FACE PAINTED TO MATCH
3M VINYL COLOR BRIGHT BLUE
WITH 3/16" WHITE ACRYLIC BACKING
GLUED TO FACE



PROPOSED



EXISTING

SITE SURVEY NEEDED PRIOR TO FABRICATION

COLORS

Paint Colors
P1 TO MATCH 3M 3630 - 167
P2 TO MATCH PMS 343 DARK GREEN
P3
P4

Face Colors
A1 WHITE
A2
A3
A4

Vinyl Colors
V2
V3
A4

Sign Layout

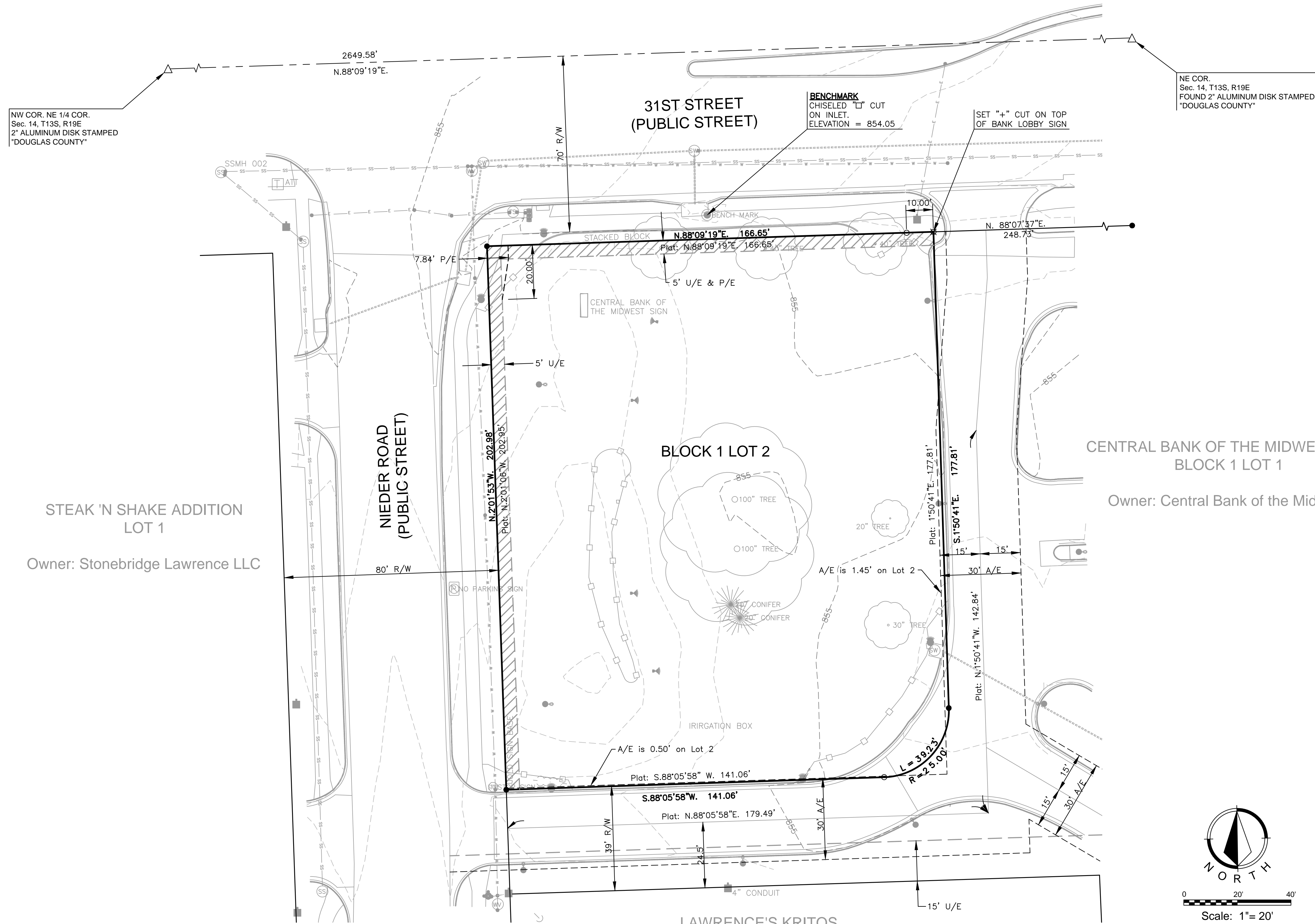
Scale: 3/8" = 1'

All conceptual renderings are property of Ezzie Signs. Any reproduction, exhibition or use of this drawing is strictly prohibited © 2009 Ezzie Signs. All rights reserved



REVISION DATE
CHANGES:

Installation Requirements. This sign is to be installed in accordance with the requirements of article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding of the sign



SURVEYORS NOTES

- ALL IMPROVEMENTS WERE GENERATED BY ACTUAL FIELD SURVEY USING DOUGLAS COUNTY CHARN POINT DG43 NAVD 88 ELEVATION 994.98 AND STATE PLANE COORDINATES ON THE SECTION CORNERS.
- UTILITIES WERE LOCATED BY UTILITY LOCATES BY THE OWNERS OR THEIR REPRESENTATIVES
- BEARINGS HEREON ARE BASED ON THE LINE OF THE OF THE NORTHEAST QUARTER OF SECTION 14, T13S, R19E AS HAVING A BEARING OF N.88°09'19"E. SAME AS CENTRAL BANK OF THE MIDWEST MINOR SUBDIVISION / REPLAT OF LOT 1 DOUGLAS COUNTY BANK SUBDIVISION CENTRAL BANK OF THE MIDWEST.
- ERROR OF CLOSURE FOR THE BOUNDARY IS 1:255,153.

ITEM NO. TABLE A SURVEY REQUIREMENTS

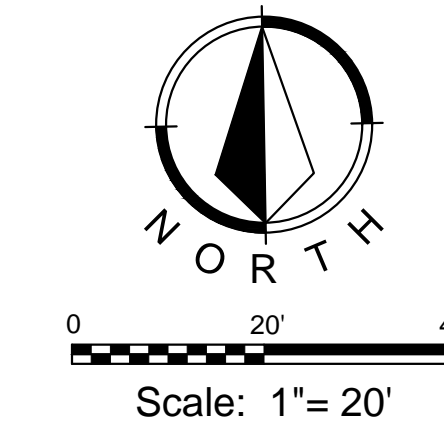
- MONUMENTS WERE FOUND OR SET AT THE CORNERS AND A REFERENCE MONUMENT WAS SET AT THE NORTHEAS CORNER.
- ADDRESS OF THE PROPERTY IS DISPLAYED IN THE HEADER ON THIS SHEET.
- SEE "FLOODPLANE DATA" NOTE.
- THE GROSS LAND AREA IS 33,612 SQUARE FEET.
- SEE "SURVEYORS NOTES" ITEM 1.
- THE ZONING CERTIFICATION FROM THE CITY OF LAWRENCE DATED JANUARY 4, 2019 DID NOT IDENTIFY THE ZONING SETBACK REQUIREMENTS FOR THE PROPERTY.
- THERE ARE NO BUILDINGS ON THE SITE.
- SUBSTANTIAL FEATURES AND IMPROVEMENTS ARE SHOWN HEREON.
- THERE IS NO DESIGNATED PARKING ON SITE.
- KNOWN UTILITIES ARE SHOWN HEREON. SEE "SURVEYORS NOTES" ITEM 1.
- ADJOINING OWNERS ARE SHOWN.
- NEAREST INTERSECTING PUBLIC STREET IS 31st STREET AND NIEDER ROAD.
- THERE IS NO EVIDENCE OF RECENT WORK ON THE SITE.
- TO OUR KNOWLEDGE THERE IS NO PROPOSED CHANGES TO THE RIGHT-OF-WAY.
- A WETLAND STUDY HAS NOT BEEN DONE.
- THERE ARE NO PERTINENT EASEMENTS SUPPORTING THIS SITE.

COMMITMENT FOR TITLE INSURANCE

Issued by
 Fidelity National Title Insurance Company
SCHEDULE B PART II
 File No. 3130540
 Items 8, 9, 10
 With surveyor's comments

- Easements, restrictions, reservations, building set-back lines, notes and access limitations established by the plat recorded in Plat Book 19, Page 118.
- ALL OF THE EASEMENTS AND "NO ACCESS" AREAS ARE SHOWN HEREON THAT ARE ON THE PLAT OF CENTRAL BANK OF THE MIDWEST MINOR SUBDIVISION.
- Street Tree Plan recorded July 5, 2017, in Book 1148, Page 4466.
 THIS IS THE STREET TREE PLAN RECORDED AT THE TIME THE PLAT WAS RECORDED.
- Easement to the City of Lawrence for sanitary sewer recorded March 8, 1995, in Book 379, Page 164.
 THIS EASEMENT IS NOW WITHIN THE PRESENT RIGHT-OF-WAY OF 31st STREET.

Commitment prepared by:
 First American Title Insurance Company
 1 First American Way
 Santa Ana, California 92707



LEGEND

- | | | | |
|-------|---|-----|---|
| ○ | SET 1/2" x 24" IRON BAR WITH BG CAP (BG CONS PLS-758) | — | EXISTING CURB AND GUTTER |
| △ | FOUND MONUMENT AS NOTED | — | EXISTING RETAINING WALL |
| ● | FOUND 1/2" BAR WITH PLASTIC CAP MARKED "PS 889" SET FOR CENTRAL BANK OF THE MIDWEST PLAT | --- | SECTION LINE |
| Plot: | DIMENSIONS AS SHOWN ON PLAT OF CENTRAL BANK OF THE MIDWEST A MINOR SUBDIVISION / REPLAT OF LOT 1, DOUGLAS COUNTY BANK SUBDIVISION | — | EXISTING POWER POLE |
| R/W | RIGHT-OF-WAY | — | EXISTING GUY ANCHOR |
| U/E | UTILITY EASEMENT SHOWN ON CENTRAL BANK OF THE MIDWEST PLAT | — | EXISTING WATER METER |
| A/E | ACCESS EASEMENT SHOWN ON CENTRAL BANK OF THE MIDWEST PLAT | — | EXISTING LIGHT POLE |
| P/E | PEDESTRIAN EASEMENT SHOWN ON CENTRAL BANK OF THE MIDWEST PLAT | — | YARD LIGHT |
| B. P. | INDICATES BOOK AND PAGE RECORDING AT THE DOUGLAS COUNTY REGISTER OF DEEDS | — | SPRINKLER HEAD |
| /// | NO ACCESS (SHOWN ON CENTRAL BANK OF THE MIDWEST PLAT) | — | LANDSCAPED BOUNDARY AREA |
| ○ | EXISTING TREE AND BUSHES | — | EXISTING WATER LINE WITH VALVE AND HYDRANT |
| 885 | EXISTING 1' CONTOUR LINES WITH 5 INTERVAL LABELS | — | EXISTING UNDERGROUND TELEPHONE LINES WITH BOX |
| — | EXISTING SANITARY SEWER PIPE WITH MANHOLE AND CLEANOUT | — | EXISTING GAS LINE AND GAS METER |
| — | EXISTING STORM SEWER PIPE AND MANHOLE AND INLET | — | EXISTING UNDERGROUND ELECTRIC |
| | | — | EXISTING SIGNAL MANHOLE |
| | | — | EXISTING TRAFFIC SIGNAL POLE |

OWNER

CENTRAL BANK OF THE MIDWEST

FLOODPLAIN DATA

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) RE: THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION PUBLICATIONS: FLOOD INSURANCE RATE MAP, MAP NUMBER 20045C0167D, EFFECTIVE DATE AUGUST 5, 2010.

LAND DESCRIPTION

LOT 2 IN CENTRAL BANK OF THE MIDWEST A MINOR / SUBDIVISION / REPLAT OF LOT 1 IN DOUGLAS COUNTY BANK SUBDIVISION IN THE CITY OF LAWRENCE DOUGLAS COUNTY, KANSAS

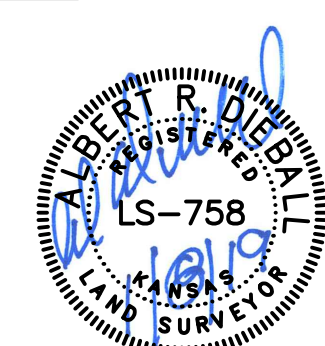
CERTIFICATION

NOBLE RE, LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY CENTRAL BANK OF THE MIDWEST SUCCESSOR TO DOUGLAS COUNTY BANK.

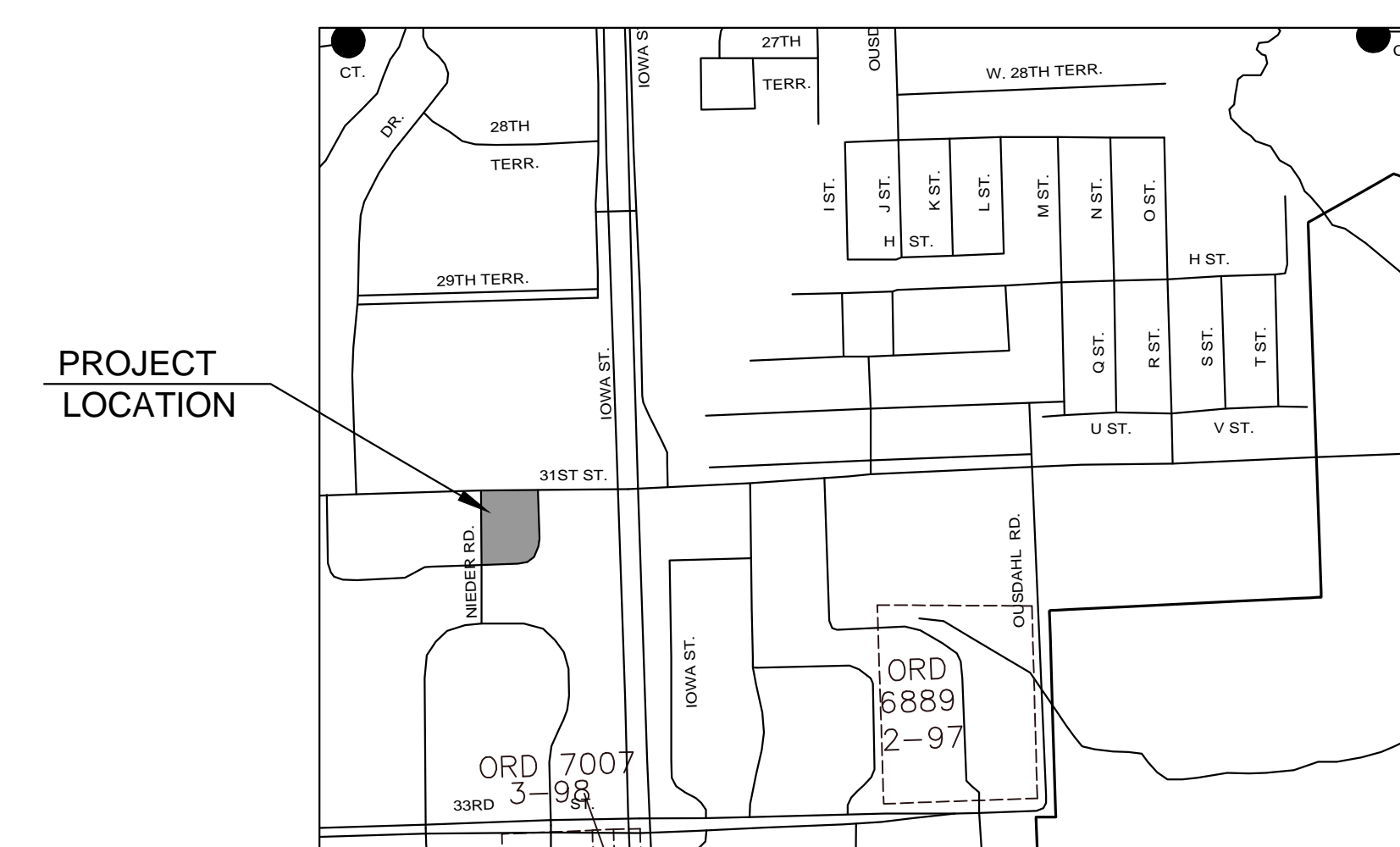
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7a, 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 21, 2018.

DATE OF PLAT OR MAP: January 8, 2019

Albert R. Dieball
 BG CONSULTANTS, INC.
 1405 WAKARUSA DR.
 LAWRENCE, KANSAS, 66049
 (785)749-4474 EX. 2121

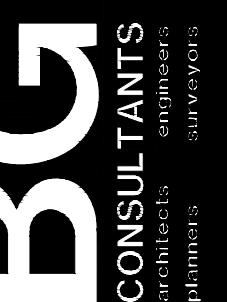


LOCATION MAP



**3110 NIEDER ROAD
 LAWRENCE, KANSAS 66049**

**ALTA / NSPS
 LAND TITLE SURVEY**



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SHEET NO.
1