



### Legal Description:

A PART OF LOT 1, BLOCK 1, LOT 2, BLOCK 2, 22ND TERRACE AND LAKE POINTE DRIVE IN LAKE VIEW ADDITION, LOTS 1, 2, 3 AND A PART OF LOT 4 IN BLOCK ONE, LOTS 1, 2, 3, 4, 5 AND A PART OF LOT 6 IN BLOCK TWO, AND PART OF E 22ND ROAD AND YANKEE TRAIL PLACE IN LAKE ESTATES SUBDIVISION NO. 8 AND AN UNPLATTED TRACT OF LAND ALL LYING IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 18 EAST OF THE 8TH P.M. IN DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE ON PLAT RECORD BEARINGS, NORTH 00°27'13" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST CORNER, A DISTANCE OF 880.00 FEET; THENCE NORTH 87°57'33" EAST, 516.00 FEET; THENCE NORTH 00°27'13" WEST, 513.69 FEET TO THE SOUTHWEST CORNER OF LOT 1, IN SAID BLOCK TWO; THENCE NORTH 87°54'08" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 41.84 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK TWO IN LAKE ESTATES SUBDIVISION NO. 8 AND THE POINT OF BEGINNING; THENCE ALONG THE LINE COMMON WITH LOTS 1 AND 2 SAID BLOCK TWO, ON A CURVE TO THE RIGHT, 332.88 FEET; SAID CURVE HAS A RADIUS POINT BEARING SOUTH 84°54'33" EAST, 330.01 FEET AND A CHORD BEARING NORTH 34°14'46" EAST, 321.55 FEET TO A CORNER COMMON WITH SAID LOTS 1 AND 2; THENCE ALONG THE SOUTHERLY LINE OF E 22ND ROAD ON A CURVE TO THE LEFT, 30.48 FEET; SAID CURVE HAS A RADIUS POINT BEARING NORTH 78°13'38" EAST, 30.00 FEET AND A CHORD BEARING SOUTH 88°14'18" EAST, 30.61 FEET; THENCE ALONG A CURVE TO THE RIGHT, 44.41 FEET; SAID CURVE HAS A RADIUS POINT BEARING SOUTH 28°28'04" EAST, 300.01 FEET AND A CHORD BEARING NORTH 87°48'21" EAST, 44.37 FEET; THENCE NORTH 72°02'46" EAST, 110.01 FEET; THENCE ALONG A CURVE TO THE LEFT, 488.51 FEET; SAID CURVE HAS A RADIUS POINT BEARING NORTH 17°27'18" WEST, 480.00 FEET AND A CHORD BEARING NORTH 87°17'37" EAST, 476.49 FEET; THENCE SOUTH 87°38'01" EAST, 10.81 FEET TO THE NORTHWEST CORNER OF LOT 3, BLOCK ONE IN LAKE ESTATES SUBDIVISION NO. 8; THENCE CONTINUE SOUTH 87°38'01" EAST, 321.78 FEET TO THE NORTHWEST CORNER OF LOT 3 IN SAID BLOCK ONE; THENCE NORTH 87°21'21" EAST, 218.58 FEET TO THE NORTHWEST CORNER OF LOT 4 IN SAID BLOCK ONE; THENCE NORTH 88°23'40" EAST, ALONG THE NORTH LINE OF LOT 4 IN SAID BLOCK ONE, A DISTANCE OF 231.88 FEET; THENCE SOUTH 04°08'15" WEST, 181.38 FEET; THENCE SOUTH 08°53'50" EAST, 125.54 FEET; THENCE SOUTH 04°04'08" EAST, 238.12 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, IN LAKE VIEW ADDITION; THENCE SOUTH 87°57'28" WEST, ALONG THE NORTH LINE OF LAKE VIEW ADDITION, 27.78 FEET TO THE ANGLE POINT IN THE SOUTH LINE OF LOT 6 BLOCK TWO IN LAKE ESTATES SUBDIVISION NO. 8; THENCE CONTINUE SOUTH 87°57'28" WEST, ALONG THE SOUTH LINE OF SAID BLOCK TWO, CONTIGUOUS WITH THE NORTH LINE OF LAKE VIEW ADDITION, 362.50 FEET; THENCE SOUTH 87°54'08" WEST, ALONG THE SOUTH LINE OF SAID BLOCK TWO, CONTIGUOUS WITH THE NORTH LINE OF LAKE VIEW ADDITION, 804.48 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1 IN SAID LAKE VIEW ADDITION; THENCE SOUTH 00°27'13" EAST, ALONG THE WEST LINE OF LOT 1, BLOCK 1, IN LAKE VIEW ADDITION, 88.40 FEET; THENCE CONTINUE ALONG THE WEST LINE OF SAID LOT 1, ON A CURVE TO THE LEFT, 125.18 FEET; SAID CURVE HAS A RADIUS POINT BEARING NORTH 88°32'41" EAST, 285.00 FEET AND A CHORD BEARING SOUTH 12°38'11" EAST, 124.23 FEET; THENCE ALONG A NONTANGENT CURVE TO THE LEFT, 285.96 FEET; SAID CURVE HAS A RADIUS POINT BEARING SOUTH 85°14'15" WEST, 375.00 FEET AND A CHORD BEARING NORTH 85°04'53" WEST, 280.42 FEET TO THE NORTH LINE OF LAKEVIEW ADDITION; THENCE SOUTH 87°54'08" WEST, ALONG THE NORTH LINE OF LAKE VIEW ADDITION CONTIGUOUS WITH THE SOUTH LINE OF LOT 2, BLOCK TWO IN LAKE ESTATES SUBDIVISION NO. 8, 214.23 FEET TO THE POINT OF BEGINNING, CONTAINING 548,703 SQUARE FEET OR 12.587 ACRES, MORE OR LESS, AND HAS A MATHEMATICAL CLOSURE RATIO OF 1500/524.

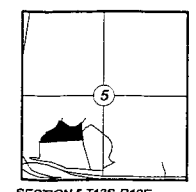
### General Notes:

- PROJECT DEVELOPER: LAKE ESTATES @ ALVAMAR  
ATTN: WILLIAM FLEMMING  
1211 MASSACHUSETTS STREET  
LAWRENCE, KS 66044
- PROJECT ENGINEER: PERIDIAN GROUP, INC.  
500 ROCKLEDGE ROAD, SUITE A  
LAWRENCE, KANSAS 66048
- TOPOGRAPHIC INFORMATION OBTAINED FROM CITY OF LAWRENCE AERIAL TOPOGRAPHY.
- EXISTING ZONING: A-1 (COUNTRY)
- PROPOSED ZONING: RS-1/RS-2
- CURRENT USE: AGRICULTURAL
- PROPOSED USE: SINGLE-FAMILY/DUPLEX RESIDENTIAL
- THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION.
- APPROVAL OF PRELIMINARY PLAT DOES NOT CERTIFY APPROVAL OF THE PROPOSED LAND USES.
- ALL TELEPHONE, CABLE TELEVISION, AND ELECTRICAL SERVICES TO BE LOCATED UNDERGROUND.
- A MASTER STREET TREE PLAN IS TO BE PROVIDED WITH THE FINAL PLAT FOR THIS PROPERTY.
- LOTS SHALL BE PLANNED ACCORDANCE WITH SECTION 21-302.2 OF THE CODES OF THE CITY OF LAWRENCE.
- PUBLIC IMPROVEMENT PLANS FOR STREET, SANITARY SEWER AND WATER WILL BE SUBMITTED PRIOR TO RECORDING OF THE FINAL PLAT.
- INFRASTRUCTURE IMPROVEMENTS (STREET, STORM SEWER, WATER LINE, SANITARY SEWER) TO BE PROVIDED THRU PRIVATE FINANCING.
- TRACT 'A' TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

### Site Summary:

|                       |                           |
|-----------------------|---------------------------|
| GROSS AREA:           | 948,703 SF                |
| NET-OF-WAY:           | (12,586 ACRES)            |
| TRACT 'A':            | (2,545 ACRES)             |
| NET LOT AREA:         | (9,043 ACRES)             |
| TOTAL NUMBER OF LOTS: | 38                        |
| MINIMUM LOT SIZE:     | (RS-2/LOT 34) 7,827 S.F.  |
| MAXIMUM LOT SIZE:     | (RS-2/LOT 19) 24,548 S.F. |
| AVERAGE LOT SIZE:     | 12,391 S.F.               |
| GROSS DENSITY:        | 2.77 UNITS/ACRE           |

### Location Map:



SCALE: 1" = 100'

**Peridian Group, Inc.**  
 ■ COMMUNITY PLANNING  
 ■ CIVIL ENGINEERING  
 ■ LANDSCAPE ARCHITECTURE  
 ■ LAND SURVEYING  
 500 ROCKLEDGE ROAD, SUITE A  
 LAWRENCE, KANSAS 66048  
 TEL (785) 838-3338 FAX (785) 838-3339

**Lake Estates @ Alvamar**

N.E. Corner of  
22nd & Lake Pointe Drive  
Lawrence, Kansas

**Preliminary Plat**

### REVISIONS:

|               |
|---------------|
| NOV. 22, 2004 |
| DEC. 30, 2004 |
| JAN. 08, 2005 |
| MAR. 04, 2005 |
| MAR. 10, 2005 |

### PROJECT RECORD:

|             |               |
|-------------|---------------|
| DIGITAL ID: | 04129-PP.DWG  |
| PROJECT NO: | 04129         |
| DATE:       | OCT. 29, 2004 |