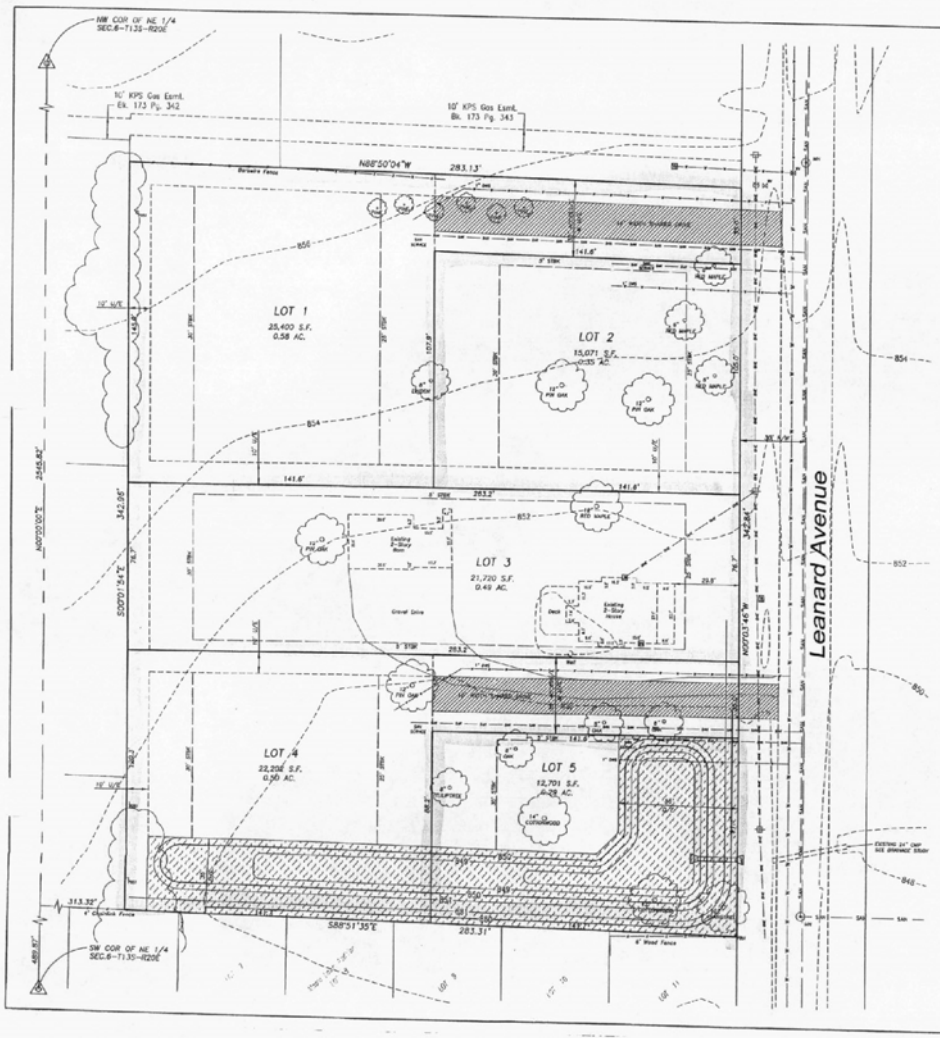


Legal Description:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH P.M. IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 00°00'00" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2545.85 FEET TO A POINT 489.85 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 88°51'35" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NE 1/4, 313.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°51'35" EAST, ALONG SAID NORTH LINE, 283.31 FEET; THENCE SOUTH 00°03'46" EAST, 342.84 FEET TO THE NORTHEAST CORNER OF LOT 11 IN SMG ADDITION AND THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN BOOK 173, PAGE 342; THENCE NORTH 00°03'46" WEST, ALONG THE WEST LINE OF LEARNARD AVENUE (PRIVATE ROAD), 342.84 FEET TO A FOUND ONE-HALF INCH REBAR; THENCE NORTH 86°50'04" WEST, 283.13 FEET TO A FOUND ONE-HALF INCH REBAR; THENCE SOUTH 00°03'34" WEST, 342.84 FEET TO THE POINT OF BEGINNING CONTAINING 97,094 SQUARE FEET OR 2.229 ACRES, MORE OR LESS.

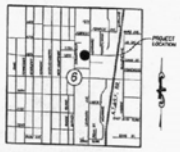
General Notes:

1. PROJECT DEVELOPER: STEVE SHAGNAU
   1801 LEARNARD AVE.
   LAWRENCE, KANSAS 66044
2. PROJECT ENGINEER: PERIDIAN GROUP, INC.
   800 ROCKLEDGE ROAD, SUITE A
   LAWRENCE, KANSAS 66049
3. TOPOGRAPHIC INFORMATION OBTAINED FROM CITY OF LAWRENCE AERIAL TOPOGRAPHY.
4. EXISTING ZONING: RS-2
5. CURRENT USE: SINGLE-FAMILY
   PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
6. THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY -- NOT FOR CONSTRUCTION.
7. APPROVAL OF PRELIMINARY PLAT DOES NOT CERTIFY APPROVAL OF THE PROPOSED LAND USES.
8. ALL TELEPHONE, CABLE TELEVISION, AND ELECTRICAL SERVICES TO BE LOCATED UNDERGROUND.
9. A MASTER STREET TREE PLAN IS TO BE PROVIDED WITH THE FINAL PLAT FOR THIS PROPERTY.
10. LOTS SHALL BE FORMED ACCORDANCE WITH SECTION 21-303.3 OF THE CODES OF THE CITY LAWRENCE.
11. THIS SURVEY WAS MADE IN REFERENCE TO THE PLAT OF MAPLE LAWN ADDITION AND SUBDIVISIONS 1288 AND 1298 ON RECORD AT DOUGLAS COUNTY PUBLIC WORKS.
12. THE DEED OF RECORD DESCRIBES THE EAST LINE OF THIS PROPERTY IN THE CENTER OF LEARNARD AVENUE. NO RECORD WAS FOUND DESIGNING RIGHT OF WAY FOR LEANARD AVENUE.

Site Summary:

GROSS AREA:	97,093.80 S.F. (2.23 ACRES)
RIGHT-OF-WAY:	0 S.F. (0.0 ACRES)
NET LOT AREA:	97,094 S.F. (2.23 ACRES)
TOTAL NUMBER OF LOTS:	5
MAXIMUM LOT SIZE:	25,400 S.F. (0.58 ACRES)
MINIMUM LOT SIZE:	12,701 S.F. (0.29 ACRES)
AVERAGE LOT SIZE:	19,419 S.F. (0.45 ACRES)

Location Map:



Section 6, T13S, R20E

SCALE: 1" = 20'

Peridian Group, Inc.
- COMMUNITY PLANNING
- CIVIL ENGINEERING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING

800 ROCKLEDGE ROAD, #201B A
LAWRENCE, KANSAS 66049
TEL: (785) 838-3534 FAX: (785) 838-3539

Cypress Park Addition

1801 Learnard Ave.
Lawrence, Kansas

Preliminary Plat

REVISIONS:
JULY 8, 2005

PROJECT RECORD:

DIGITAL I.D.:	05025-PP
PROJECT NO.:	05025
DATE:	JUNE 8, 2005
DRAWN BY:	MW
CHECKED BY:	MK
SHEET NO.	1 OF 1 SHEETS