

**- PRELIMINARY PLAT -**  
**LOWER EAST SIDE ADDITION**  
 A portion of Lot 1 in Section 31, Township 12 South, Range 20 East of the Sixth Principal Meridian, in Douglas County, Kansas and a portion of Lot 39 and all of Lots 41 & 43 on Delaware Street in the City of Lawrence, Douglas County, Kansas

**DESCRIPTION:**

The South 56 feet of Fractional Lot Forty-one (41) on Delaware Street; also beginning 117 feet East of a point 14 feet South of the Southwest corner of Fractional Lot Thirty-nine (39) on said Delaware Street, thence South 36 feet, thence West 80 feet, more or less, to the Southeast corner of said Lot 41, thence North 36 feet, thence East 80 feet, more or less, to the place of beginning, in Lot One (1) of Section Thirty-one (31), Township Twelve (12), Range Twenty (20); also Fractional Lot Forty-three (43) on Delaware Street; also beginning at a point 117 feet East of the Northwest corner of said Fractional Lot 43 on Delaware Street, thence South 50 feet, thence West 80 feet, more or less, to the Southeast corner of said Lot 43, thence North 50 feet, thence East 80 feet, more or less to the place of beginning, in Lot One (1) of Section Thirty-one (31) Township Twelve (12), Range Twenty (20), all in the City of Lawrence, Douglas County, Kansas. As described in Deed Book 241, page 1051.

Commencing at point on the West boundary line of Fractional Lot 39 on Delaware Street in the City of Lawrence and 74 feet South of Northwest corner of Fractional Lot 37 on said Street; thence South on the West line of said Lots 39 and 41 on Delaware Street, 40 feet; thence East and parallel with the North line of said Lot 37, 117 feet; thence North 40 feet; thence West parallel with said North line 117 feet to the place of beginning; being parts of Fractional Lots 39 and 41 on Delaware Street and part of Lot 1 in Section 31, Township 12 South, Range 20 East of the Sixth Principal Meridian, all in the City of Lawrence. As described in Deed Book 838, page 987.

**OWNER/DEVELOPER:**

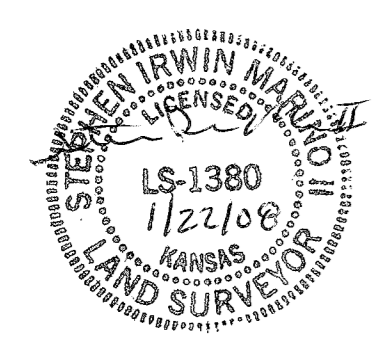
Matt Jones  
 1323 New York Street  
 Lawrence, Ks. 66044  
 785-331-6478

**SURVEYOR/ENGINEER:**

Taylor Design Group, P.A.  
 1220 E. Logan Street  
 Ottawa, Kansas 66067  
 1-785-242-8845  
 1-785-242-8852(fax)

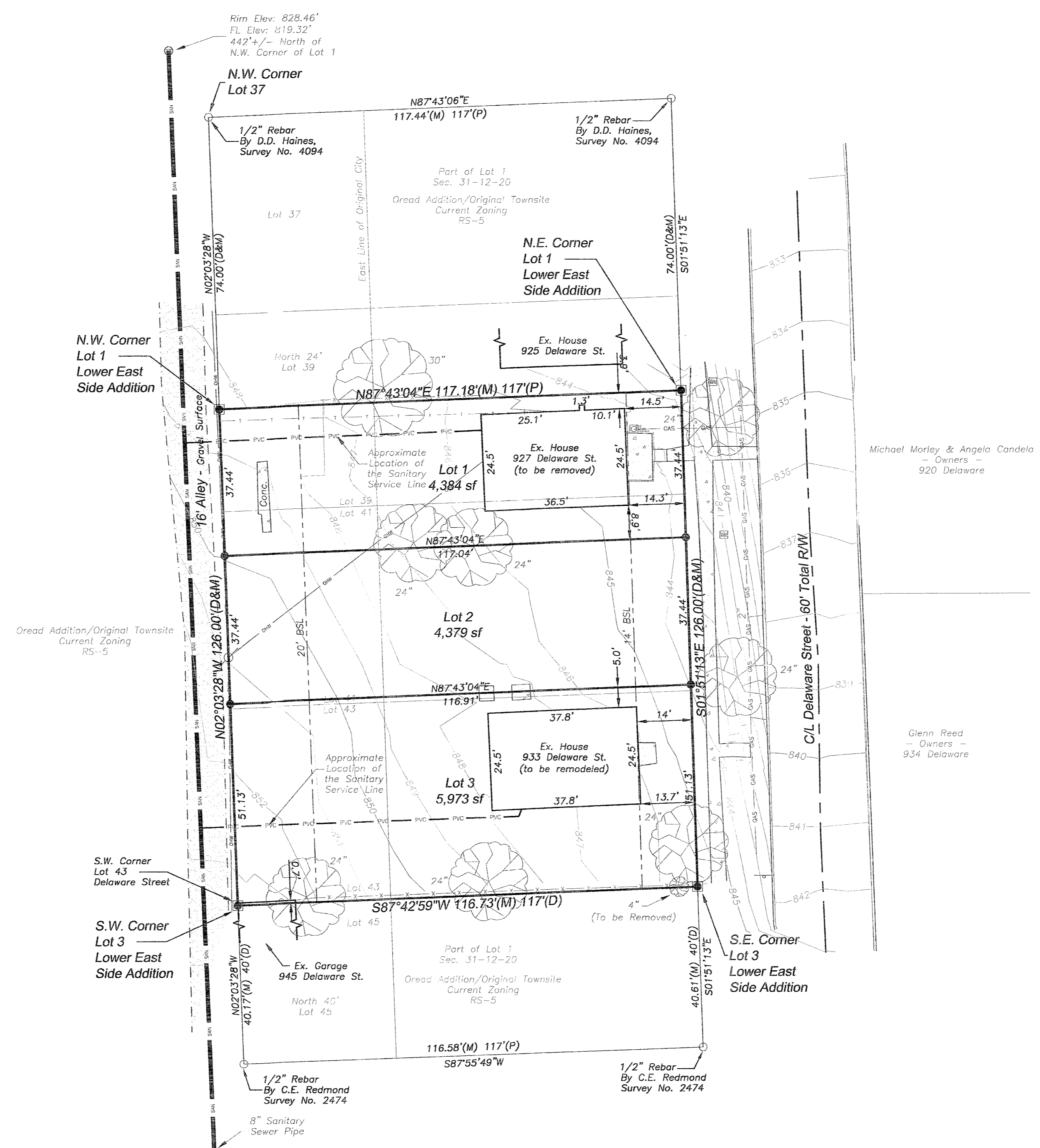
**PROJECT NOTES:**

Gross Area: 0.34 acres (14736 sf)  
 Acreage Dedicated for Street: 0.0 acres (0 sf)  
 Total Number of Lots: 3  
 Maximum Lot Size: 0.12 acres (5973 sf)  
 Minimum Lot Size: 0.10 acres (4379 sf)  
 Average Lot Size: 0.11 acres (4912 sf)  
 Maximum Lot Width: 51.13'  
 Minimum Lot Width: 37.44'  
 Average Lot Width: 42.00'  
 Current Zoning: RS-5



Stephen Irwin Marino II, LS-1380

I, Stephen Irwin Marino II, do hereby certify that I have made or had made under my direct supervision the hereon described survey on the ground in December, 2007 and that said survey meets or exceeds current Kansas Minimum Standards adopted by Kansas State Board of Technical Professions.



**VARIANCE REQUEST:**

The developer hereby request that a variance be granted from Section 20-601 of the Development Code to permit lots with less than 40 feet of lot frontage and minimum lot area of 5,00 sq. ft. for the RS5 zoning district.

**BENCHMARK INFORMATION:**

Benchmark #1 - Chiseled Square cut on the back of curb at the SE quadrant of the intersection of 9th & Delaware Streets per construction plans by Bartlett & West Engineers for 720 E. 9th Street in Lawrence, Kansas. Elev. 825.58

- LEGEND:**
- Existing Monument as labeled
  - 1/2" x 24" rebar with I.D. cap set, stamped "TDC CLS-97" set
  - 1/2" x 24" rebar with I.D. cap set, stamped "TDC CLS-97" set in concrete
  - (D) Deed (M) Measured
  - P.O.C. Point of Commencement
  - P.O.B. Point of Beginning
  - Overhead Wire ————
  - Sanitary Sewer ————
  - Overhead Telephone ————
  - Gas Line ————
  - Fence ————
  - Power Pole
  - ⊙ Sanitary Sewer Manhole
  - ⊠ Water Meter
  - ⊠ Gas Meter
  - Sign
  - ⊙ Deciduous Tree (various sizes)

**REFERENCE SURVEYS:**

Survey No. 2474  
 by C.E. Redmond, County Surveyor  
 Filed in Douglas County Public Works Office

Survey No. 4094  
 by D.D. Haines, PE  
 Filed in Douglas County Public Works Office

Survey No. 5087  
 by Fred G. Rogers, LS-64  
 Filed in Douglas County Public Works Office

**GENERAL NOTES:**

There are no fences, gaps, overlaps, or known discrepancies between ownership or possession, unless shown.

This survey does not certify ownership.

All distances shown are measured unless otherwise noted.

This property is not located within the 100 year flood plain according to flood insurance rate map, community panel number 20045C0038 C, effective date November 7, 2001.

All monuments will be set prior to filing of plat.

Location of underground utilities based on information provided by others and not verified by actual excavation. Dig Safe Ticket No. 7491665 was obtained, dated December 14, 2007. Contact proper authorities before excavating at 1-800-DIG-SAFE.

The minimum distance between all detached dwellings in the project shall be equal to twice the required interior side setback or 10'. (5' minimum required interior side setback - 10' required building separation)

Pawnee Clay Loam is the predominate soil type for these lots.

All trees to remain, except as shown.

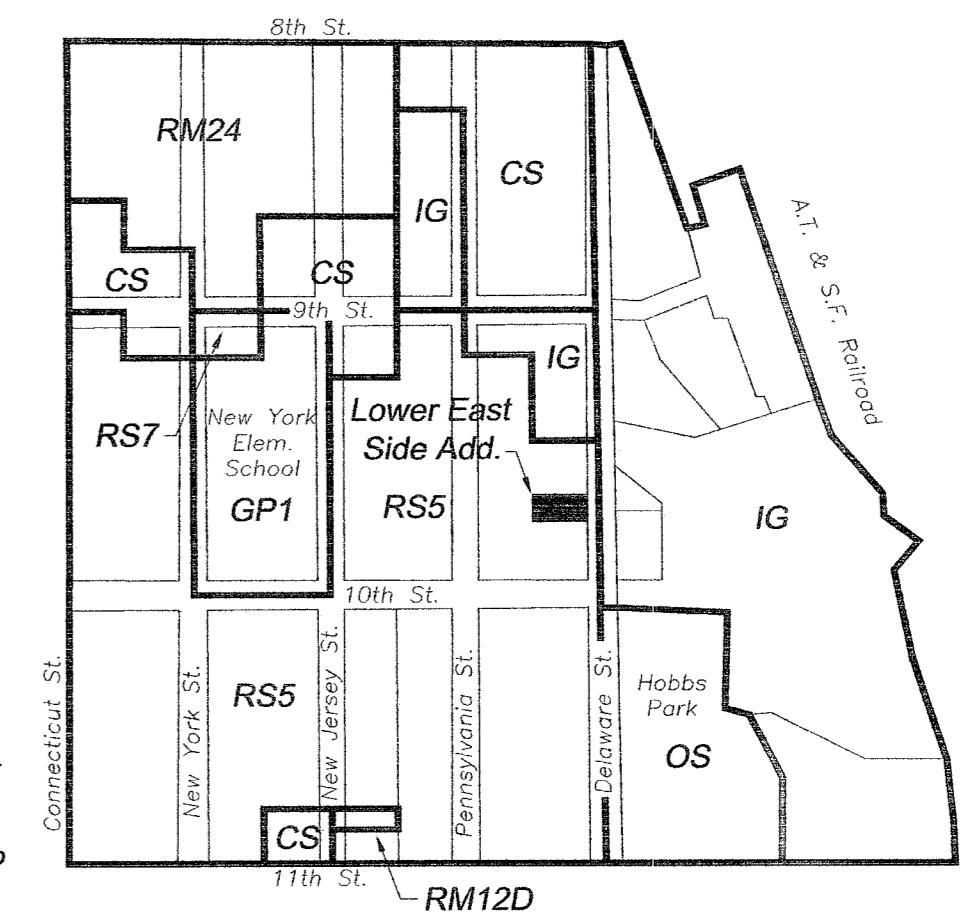
This survey was performed with the benefit of a Title Insurance Policy prepared by Kansas Secured Title-Douglas County. File No.: 3116766 Effective Date: December 12, 2007

**SCHEDULE B EXCEPTIONS:**

There are no exceptions to the Title Insurance Policy shown hereon.

**BASIS OF BEARINGS:**

A bearing of S01°51'13"E was assumed along the East line of Lots 37-45 on Delaware Street in the City of Lawrence, Douglas County, Kansas.



NO.	DATE	REVISIONS

**- PRELIMINARY PLAT -**  
**LOWER EAST SIDE ADDITION**  
 A portion of Lot 1 in Sec. 31, Twp. 12 S., Rng. 20 E. of the 6th P.M. and a portion of Lt. 39 and all of Lts. 41 & 43 on Delaware St. in the City of Lawrence, Dg. Co., Ks.

**Taylor Design Group, P.A.**  
 Surveyors • Engineers  
 1220 East Logan • Ottawa, KS 66067  
 785-242-8845 • Fax: 785-242-8852

DRAWN:	WDL
DESIGNED:	NA
CHECKED:	SIM
DATE:	12/19/07
PROJECT:	17134
SHEET NO.	<b>1</b>