

A PRELIMINARY PLAT OF
LAWRENCE MUNICIPAL
AIRPORT ADDITION NO. 2
A SUBDIVISION IN THE CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS

DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE SOUTH 02°10'57" EAST ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 17, A DISTANCE OF 1294.49 FEET FOR THE POINT OF BEGINNING SAID POINT BEING THE NORTHEAST CORNER OF LAWRENCE MUNICIPAL AIRPORT ADDITION; THENCE SOUTH 87°49'03" WEST, A DISTANCE OF 842.81 FEET; THENCE NORTH 02°10'57" WEST, A DISTANCE OF 47.12 FEET; THENCE SOUTH 87°49'03" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 04°19'52" WEST, A DISTANCE OF 320.49 FEET; THENCE NORTH 69°24'16" EAST, A DISTANCE OF 41.96 FEET; THENCE NORTH 78°17'34" EAST, A DISTANCE OF 27.81 FEET; THENCE NORTH 85°03'13" EAST, A DISTANCE OF 730.95 FEET; THENCE NORTH 75°08'10" EAST, A DISTANCE OF 53.70 FEET; THENCE NORTH 61°42'32" EAST, A DISTANCE OF 273.05 FEET; THENCE SOUTH 28°17'28" EAST, A DISTANCE OF 1049.54 FEET; THENCE SOUTH 87°49'03" WEST, A DISTANCE OF 501.96 FEET; THENCE NORTH 02°10'57" WEST, A DISTANCE OF 390.00 FEET TO THE POINT OF BEGINNING CONTAINING 15.70 ACRES MORE OR LESS ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS SUBJECT TO RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

GENERAL NOTES

OWNER: City of Lawrence
6 East 6th Street
P.O. Box 708
Lawrence, Kansas 66044

1. Land Planner/Engineer: City of Lawrence
6 E 6th St.
Lawrence, Kansas 66044
2. Surveyor: City of Lawrence
P.O. Box 708
Lawrence, KS 66044
3. Aerial and topographic information obtained from aerial survey performed by Sanborn Mapping for the City of Lawrence and Douglas County 2006. Specific topographic and boundary information for property & directly adjacent obtained from field survey provided by City of Lawrence.
4. Typical Soil Type: Ew - Eudora-Kimo Fine Sandy Loams.
5. Existing Land Use: Airport (General Industrial)
6. Proposed Land Use: Airport (General Industrial)
7. Current Zoning: IG
8. Proposed utility locations, elevations, and sizes are preliminary and will be finalized during final design of improvements.
9. No tree removal is required for replatting of this property.
10. Basis for bearings for this plat is State Plane Coordinate - North Zone and the East Line of the Southwest Quarter Section line of Section 17, Township 12 South, Range 20 East (N 2° 10' 57"W Assumed).
11. Soils investigations shall be performed before primary structures are erected on lots with slopes greater than 3:1, or non-engineered fill greater than 12 inches. A soils engineer licensed by the State of Kansas, shall perform investigations, and a report of the investigation shall be submitted to the City of Lawrence Codes Enforcement Division. Other lots may be required to be investigated where excavation reveals indications of unsuitable conditions.
12. A Right-of-Way Work Permit shall be obtained from the City Clerk's Office for all construction work performed in the public right-of-way.
13. Height restrictions shall be limited by Article 3 of the Land Development Code as applicable to the airport overlay zoning.

SITE SUMMARY

Gross Property Area	15.699 AC
Proposed ROW	1.946 AC
Total Number of Lots	5
Minimum Lot Size	0.996 AC
Maximum Lot Size	5.844 AC
Average Lot Size	2.751 AC

NOTES

1. BASIS FOR BEARINGS FOR THIS PLAT IS STATE PLANE COORDINATES - KANSAS NORTH ZONE.
2. THE LOTS WILL BE PINNED PRIOR TO RECORDATION OF THE FINAL PLAT AT THE REGISTER OF DEEDS OFFICE (PER SECTION 20-811).
3. NATIONAL GEODETIC SURVEY VERTICAL BENCHMARK IS A DISK MARKED "LLOYD" SET IN CONCRETE; THE DISK IS 54.5 FEET SOUTHEAST OF A TAXIWAY, 50.0 FEET SOUTHWEST OF THE TAXIWAY RUNNING PARALLEL WITH RUNWAY 15/33. ELEVATION = 828.75 FT.
4. PROPERTY IS NOT LOCATED WITHIN FLOODPLAIN ZONE X PER FEMA MAP # 20045C0030C EFFECTIVE DATE: NOVEMBER 7, 2001. PER FEMA MAP, "THIS AREA IS PROTECTED FROM THE ONE PERCENT ANNUAL CHANCE (100-YEAR) FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURES SUBJECT TO POSSIBLE FAILURE OR OVERTOPPING DURING LARGER FLOODS." SINCE PROPERTY IS PROTECTED FROM THE 100-YEAR STORM, NO MEBO'S WILL BE DESIGNATED.

