

General Notes

- DEVELOPER: DAN AND TRISHA SIMONS
444 COUNTRY CLUB TER
LAWRENCE, KANSAS 66046
- OWNER: DAN AND TRISHA SIMONS
444 COUNTRY CLUB TER
LAWRENCE, KS 66046
 - LAND PLANNER/ENGINEER/LAND SURVEYOR: LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE
LAWRENCE, KS 66049
 - PROPERTY ADDRESS: 444 COUNTRY CLUB TER
LAWRENCE, KS 66046
 - TYPICAL SOIL TYPES:
MARTIN SILTY CLAY LOAM, 3 TO 7 PERCENT SLOPES
MARTIN SOILS, 3 TO 7 PERCENT SLOPES, ERODED
OSKA SILTY CLAY LOAM, 3 TO 6 PERCENT SLOPES
WOODSON SILT LOAM, 1 TO 3 PERCENT SLOPES
 - TOPOGRAPHIC INFORMATION OBTAINED FROM FIELD SURVEY PERFORMED
 - BY LANDPLAN ENGINEERING, P.A. AND CITY OF LAWRENCE.
 - EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL HOME
 - PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL HOME
 - EXISTING ZONING: RS-10
 - PROPOSED ZONING: RS-10
 - THIS SITE IS NOT LOCATED WITHIN THE FLOODPLAIN.

Site Summary

GROSS AREA:	103,430.06 SF / 2.37 AC
RIGHTS-OF-WAY AREA:	0 SF / 0 AC
NET AREA:	103,430.06 SF / 2.37 AC
AVG. LOT SIZE:	103,430.06 SF / 2.37 AC
TOTAL LOTS:	1

Legal Description

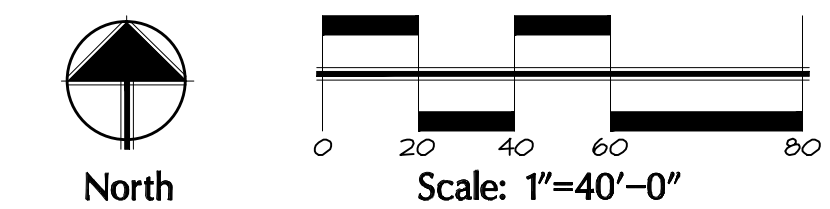
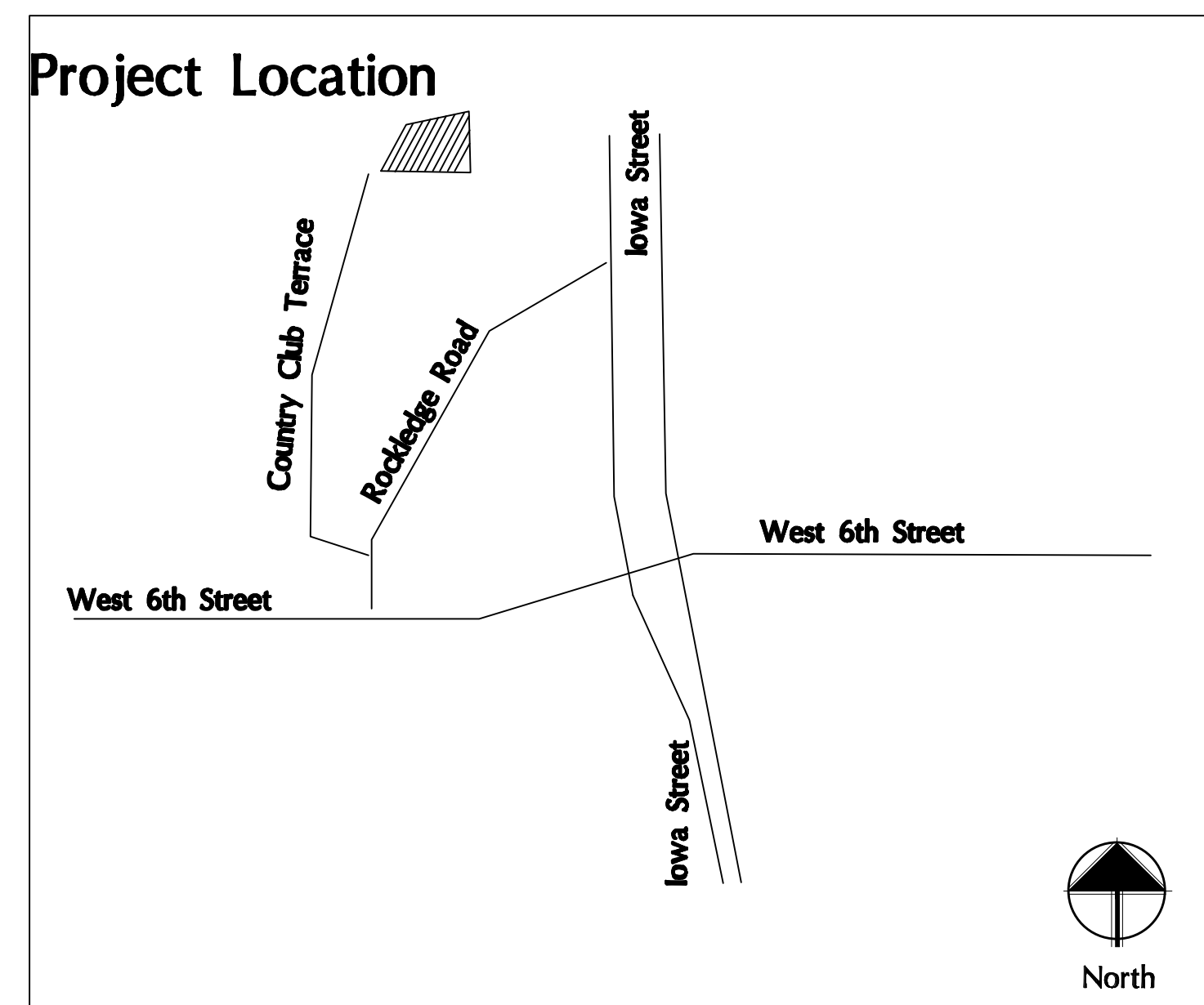
A tract of land located in the Northeast 1/4, Southeast 1/4 of Section 26, Township 12 South, Range 19 East of the 6th Principle Meridian, in the City of Lawrence, Douglas County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of Section 26, Township 12 South, Range 19 East; thence North 01°51'42" East, along the East line of said Section 26, 1312.50 feet; thence South 88°08'18" West, 664.57 feet to the Point of Beginning; thence South 88°10'18" West, along the North line of County Club Terrace subdivision, 501.02 Feet; thence North 31°13'14" East, 29.80 feet; thence North 40°09'14" East, 201.63 feet; thence North 39°48'47" East, 65.00 feet; thence North 75°44'40" East, 205.00 feet; thence North 57°04'01" East, 125.00 feet; thence South 01°44'27" East, 332.12 feet to the Point of Beginning. Contains 2.374 acres more or less.

Benchmarks

- BM #1: 1/2" REBAR 36.2 FEET EAST OF POWER POLE AND 24.50 FEET NORTH OF NORTH EDGE OF ASPHALT OF TRASH ENCLOSURE. ELEV=989.82
- BM #2: MAG NAIL 26.10 FEET SOUTH OF THE EAST PARKING ISLAND TOE AND 44.25 FEET WEST OF THE SOUTH EDGE OF THE TRASH ENCLOSURE. ELEV=991.33

Location Map



A Preliminary Plat for

DAN & TRISHA SIMONS ADDITION

Lawrence, Kansas

Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.
Lawrence, KS • Kansas City, MO • Junction City, KS

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DAN & TRISHA SIMONS ADDITION

REV	DATE	DESCRIPTION
1	12.01.11	PLANNING COMMENTS

DATE:	10/11/11
PROJECT NO.:	2011,1178
DESIGNED BY:	CLM
DRAWN BY:	CLM
CHECKED BY:	CLM

ISSUE	SHEET NO.
	1
	1 SHEETS