

# HOLCOM SCHOOL SUBDIVISION

## A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

### BENCHMARK

BM #100 - SQUARE CUT ON THE TOP OF CURB IN THE NORTHWEST QUADRANT OF LAWRENCE AVENUE AND TOPEKA LANE. ELEV. = 908.70

### FLOODPLAIN DATA

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN. RE: THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION PUBLICATIONS: FLOOD INSURANCE RATE MAP, MAP NUMBER 20045C0159D, EFFECTIVE DATE AUGUST 5, 2010.

### PROVISION AND FINANCING OF ROADS, SEWER AND OTHER PUBLIC SERVICES

NO PUBLIC IMPROVEMENTS ARE PLANNED FOR THIS SUBDIVISION.

FUTURE DEVELOPMENT OF THE SITE WILL REQUIRE EXTENSION OF SANITARY SEWER SERVICE TO THE SITE FROM THE EXISTING SANITARY SEWER LINE TO THE SOUTH.

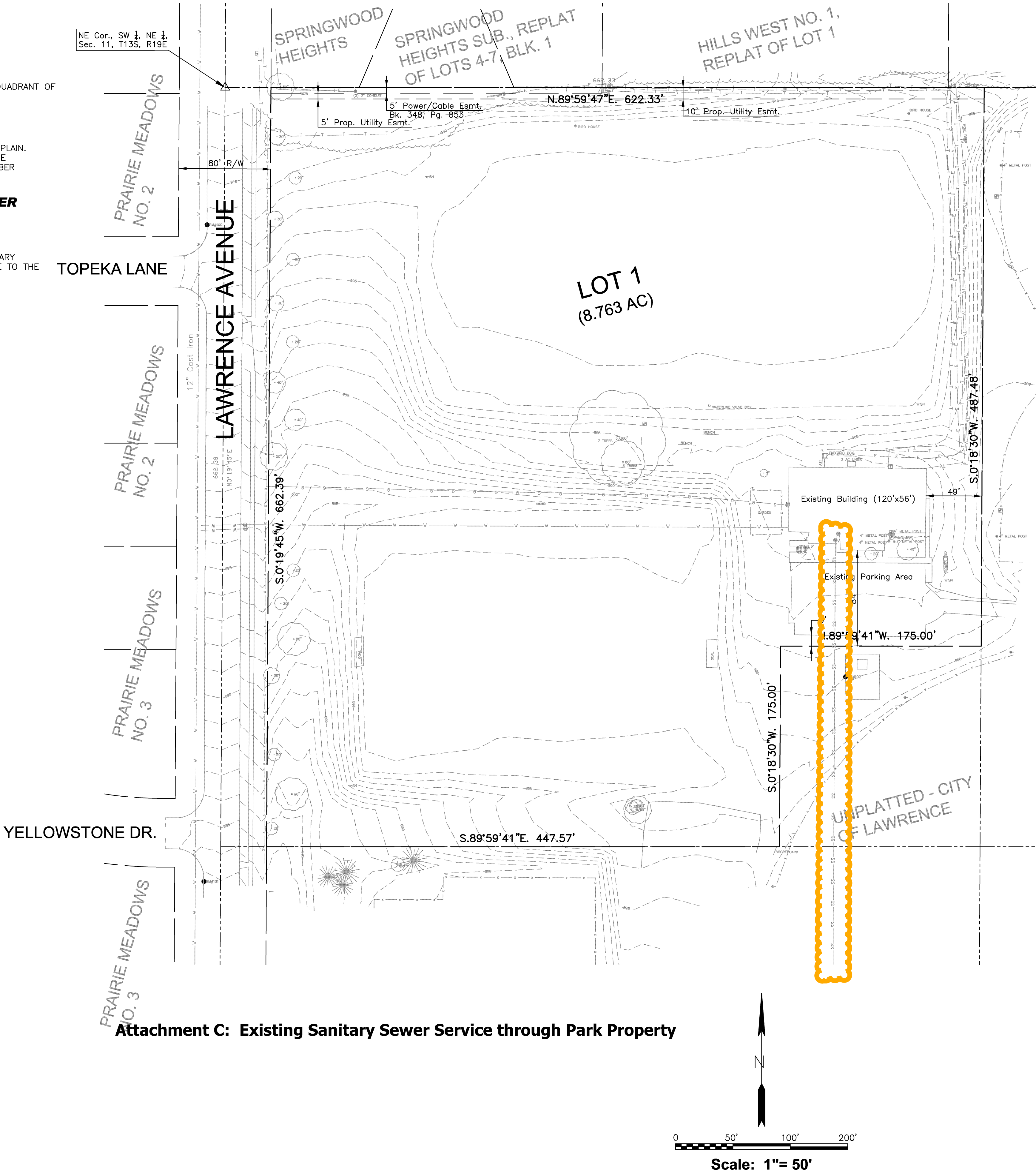
### ZONING

THE SUBJECT PROPERTY IS ZONED GPI.

THE PROPERTY TO THE SOUTH AND EAST IS ZONED OS.

THE PROPERTY TO THE WEST IS ZONED RS7.

THE PROPERTY TO THE NORTH IS ZONED RS7 AND PUD.



### OWNER/APPLICANT

UNIFIED SCHOOL DISTRICT #497  
110 McDONALD DRIVE  
LAWRENCE, KS 66044

### ENGINEER

DAVID J. HAMBY, P.E. (KS #15594)  
BG CONSULTANTS, INC.  
1405 WAKARUSA DRIVE  
LAWRENCE, KS 66049

### DESCRIPTION

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH P.M. IN THE CITY OF LAWRENCE DOUGLAS COUNTY, KANSAS; LESS A TRACT CONVEYED TO THE CITY OF LAWRENCE RECORDED IN BOOK 279 ON PAGE 196 AT THE DOUGLAS COUNTY REGISTER OF DEEDS AND LESS THE WEST 40.00 FEET DEDICATED TO THE CITY OF LAWRENCE RECORDED IN BOOK 276 ON PAGE 213 AT THE DOUGLAS COUNTY REGISTER OF DEEDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, SAID POINT OF BEGINNING BEING 40.00 FEET N.89°59'47"E. FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, THE NORTHEAST CORNER OF WEST 40.00 DEDICATED TO THE CITY OF LAWRENCE AND ON THE EAST RIGHT-OF-WAY LINE OF LAWRENCE AVENUE A PUBLIC STREET IN THE SAID CITY OF LAWRENCE; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND ALONG THE SOUTH LINE OF SPRINGWOOD HEIGHTS ADDITION, A REPLAT OF LOTS 4, 5, 6, AND 7, BLOCK 1 OF SPRINGWOOD HEIGHTS ADDITION, A REPLAT OF LOT 1 HILLS WEST NO. 1, AND A REPLAT OF PART OF LOTS 2 AND 3 IN HILLS WEST NO. 2, ALL SUBDIVISIONS IN THE SAID CITY OF LAWRENCE

N.89°59'47"E. 622.33 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 AND ALONG A WEST LINE OF A TRACT CONVEYED THE CITY OF LAWRENCE RECORDED IN BOOK 254 ON PAGE 304 AT THE DOUGLAS COUNTY REGISTER OF DEEDS

S.0°18'30"W. 487.48 FEET TO THE NORTHEAST CORNER OF THE TRACT CONVEYED TO THE CITY OF LAWRENCE RECORDED IN BOOK 279 ON PAGE 196 AT THE DOUGLAS COUNTY REGISTER OF DEEDS BEING 175.00 FEET N.0°18'30"E. OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE ALONG THE NORTH LINE OF THE CITY OF LAWRENCE TRACT

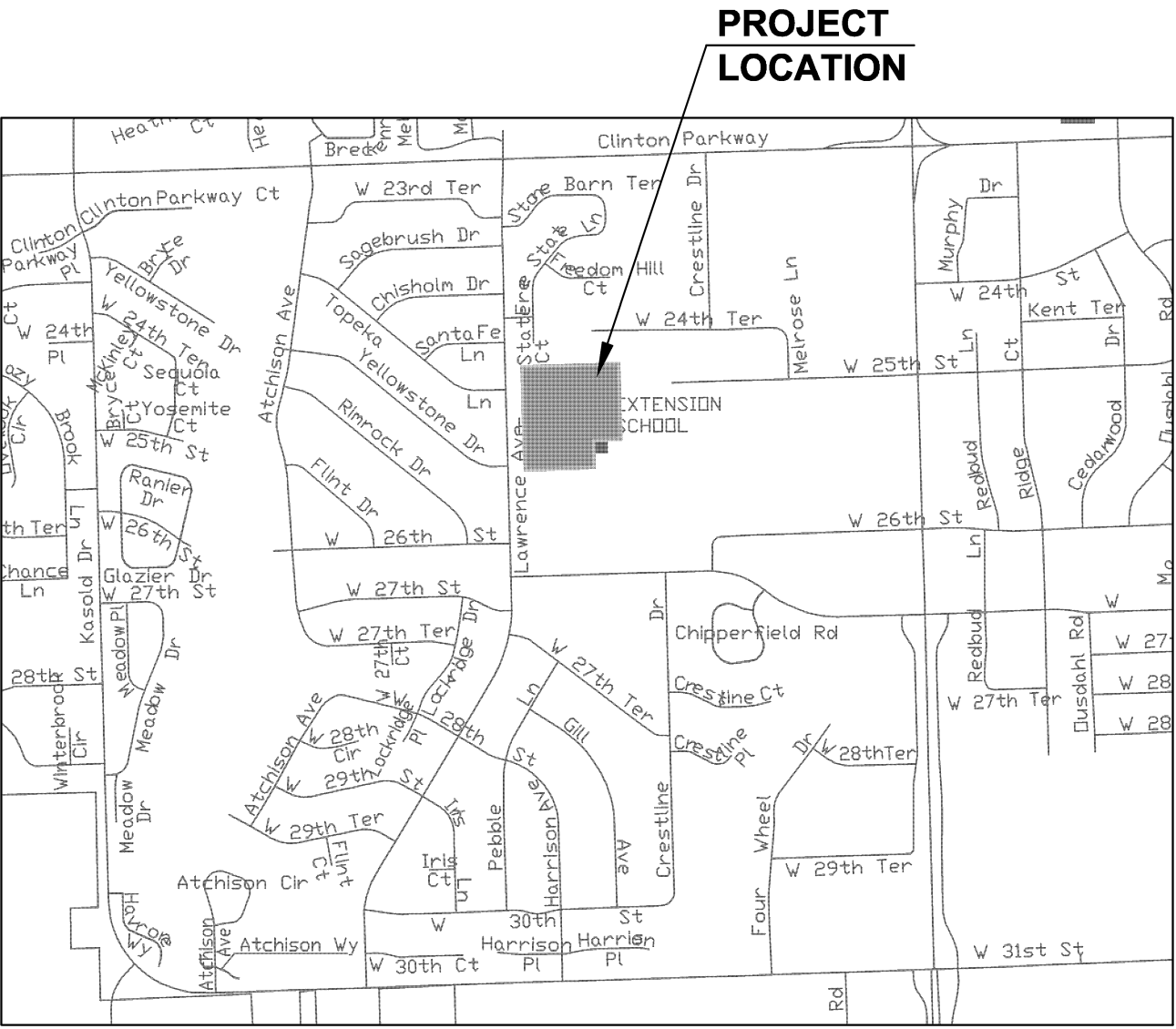
N.89°59'41"W. (SAID TRACT: WEST) 175.00 FEET TO THE NORTHWEST CORNER OF THE SAID CITY OF LAWRENCE TRACT; THENCE ALONG THE WEST LINE OF THE SAID CITY OF LAWRENCE TRACT

S.0°18'30"W. (SAID TRACT: SOUTH) 175.00 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A NORTH LINE OF THE SAID CITY OF LAWRENCE TRACT RECORDED IN BOOK 254 ON PAGE 304 AND THE SOUTHWEST CORNER OF THE SAID CITY OF LAWRENCE TRACT RECORDED IN BOOK 279 ON PAGE 196 BEING 175.00 FEET N.89°59'41"W. FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 AND A NORTH LINE OF THE SAID CITY OF LAWRENCE TRACT RECORDED IN BOOK 254 ON PAGE 304

N.89°59'41"W. 447.57 FEET TO THE SOUTHEAST CORNER OF THE WEST 40.00 FEET DEDICATED TO THE CITY OF LAWRENCE RECORDED IN SAID BOOK 276 ON PAGE 213, BEING 40.00 FEET S.89°59'41"E. FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 AND ON THE EAST RIGHT-OF-WAY LINE OF SAID LAWRENCE AVENUE; THENCE PARALLEL TO AND 40.00 EASTERLY OF (MEASURED PERPENDICULAR TO) THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID LAWRENCE AVENUE

N.0°19'45"E. 662.39 FEET TO THE POINT OF BEGINNING, CONTAINING 8.763 ACRES.

BEARINGS HEREIN ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 AS HAVING A BEARING OF: N.0°19'45"E. AS SHOWN OF PLATS RECORDED IN THE SAID NORTHEAST QUARTER AND IN THE NORTHWEST QUARTER OF SAID SECTION 11.



LOCATION MAP

HOLCOM SCHOOL SUBDIVISION  
2600 W 25th STREET, LAWRENCE, KS 66047

PRELIMINARY PLAT

BG CONSULTANTS  
architects  
engineers  
planners

Project No. 13-1305L  
Date: July 18, 2013  
Revised: Sept. 10, 2013

SHEET NO.

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