

SCALE: 1" = 80'

LEGAL DESCRIPTION - ORIGINAL TRACT
 A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 90°00'00" WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 2026.67 FEET; THENCE SOUTH 00°00'00" WEST, 65.54 FEET; THENCE SOUTH 20°15'06" EAST, 162.39 FEET; THENCE SOUTH 34°11'29" EAST, 317.35 FEET; THENCE SOUTH 10°51'03" EAST, 299.30 FEET; THENCE SOUTH 33°55'06" EAST, 250.09 FEET; THENCE SOUTH 30°23'02" EAST, 382.89 FEET; THENCE SOUTH 21°49'48" WEST, 304.41 FEET; THENCE SOUTH 13°41'33" WEST, 259.12 FEET; THENCE SOUTH 08°28'51" EAST, 131.79 FEET; THENCE NORTH 90°00'00" EAST, 183.67 FEET; THENCE SOUTH 00°17'16" WEST, 675.71 FEET; THENCE SOUTH 89°58'52" EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 1365.87 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00°14'56" EAST ALONG SAID EAST LINE OF SAID QUARTER SECTION, 2653.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE CONTAINS 96.68 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS, SUBJECT TO PUBLIC ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD.

LEGAL DESCRIPTION - PARENT PARCEL
 A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 90°00'00" WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 933.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 90°00'00" WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 1093.66 FEET THENCE SOUTH 00°00'00" WEST, 65.54 FEET; THENCE SOUTH 20°15'06" EAST, 162.39 FEET; THENCE SOUTH 34°11'29" EAST, 317.35 FEET; THENCE SOUTH 10°51'03" EAST, 299.30 FEET; THENCE SOUTH 33°55'06" EAST, 250.09 FEET; THENCE SOUTH 30°23'02" EAST, 382.89 FEET; THENCE SOUTH 21°49'48" WEST, 304.41 FEET; THENCE SOUTH 13°41'33" WEST, 259.12 FEET; THENCE SOUTH 08°28'51" EAST, 131.79 FEET; THENCE NORTH 90°00'00" EAST, 183.67 FEET; THENCE SOUTH 00°17'16" WEST, 675.71 FEET; THENCE SOUTH 89°58'52" EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 1365.87 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00°14'56" EAST ALONG SAID EAST LINE OF SAID QUARTER SECTION, 2653.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE CONTAINS 25.76 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS, SUBJECT TO PUBLIC ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD.

BUILD-OUT PLAN

- A Build Out Plan was developed for this Certificate of Survey to illustrate future subdivision of the Immediate and Future Development Areas and is included as Sheet 3 of 3 of this Certificate of Survey. The Build-Out Plan is on file at the Lawrence-Douglas County Metropolitan Planning Office.
- The Build Out Plan was developed to illustrate future probabilistic subdivision of the Immediate and Future Development Areas. The Build-Out Plan proposed future blocks consistent with the Comprehensive Land Use Plan and the Subdivision Design Standards for the City of Lawrence. The Build Out Plan allows for future easements for utilities and storm drainage for the purpose of extending public utilities for future subdivision after annexation.
- The building envelopes shown on the Residential Development Parcels are based on the setbacks required in the Zoning Regulations where the Residential Development Parcel is adjacent to a road. For Residential Development Parcels without road frontage, the building envelopes are based on the build out plan and the proposed location of future streets, including the Cross Access Easement to accommodate the future urban block layout, per Section 11-104(c)(1) of the Subdivision Regulations.

GENERAL NOTES

- Basis for bearings for this Certificate of Survey is the North line of the Northeast Quarter of Section 31, Township 13 South, Range 20 East (N 90° 00' 00" Assumed).
- Current Zoning: County - A (Agricultural)
- Project Vertical Benchmark: Douglas County Public Works Charn ID #DG19 NAVD 88 Elevation = 1100.27 ft.
- Typical Soil Types: Wc - Wabash Silty Clay Loam, Mr - Morrill Clay Loam, Wh - Wabash Silty Clay.
- This Certificate of Survey was not prepared for the purpose of the platting of land. No further divisions of the parcels created by this survey shall occur until the property is subdivided in accordance with all applicable Subdivision Regulations of Douglas County or the city into which it is annexed.
- This property division was designed in accordance with Section 20-804 of the Subdivision Regulations (Cluster Developments in the Urban Growth Areas) for Lawrence and the Incorporated Areas of Douglas County, Kansas. The Cross-Access Easements shall become public right-of-way when property is annexed into the City of Lawrence. The Cross-Access Easement has been filed by separate instrument with the Douglas County Register of Deeds, Book 1161, Page 3370.
- A portion of this property is located within a designated floodplain per FEMA Map #20045C0188D Effective Date: August 5, 2010.
- Sewage disposal will be provided by means of individual septic systems installed on each Residential Development Parcel. The septic systems will be abandoned upon annexation into the City of Lawrence, and concurrent connection to the City's sanitary sewer system.
- Property boundaries for Residential Development Parcels shall be pinned prior to recording the Certificate of Survey.
- A Utility Easement has been filed by separate instrument with the Douglas County Register of Deeds, Book 1161, Page 3366.
- All RDP access shall be via the Cross-Access Easements. No RDP shall have direct access to N 1000 Road.
- The construction of the Cross-Access road as shown will be completed by the Developer.
- The Rural Water District No. 4 Easement may vary from as depicted on this drawing as it is based on the laid location of the waterline.
- A letter has been provided from Douglas County Rural Water District #4 stating that water meters are immediately available for this Clustered Development. The Residential Development Parcels shall not be eligible for building permits until the Rural Water District issues a water meter and documentation that a water meter has been purchased by the owner is presented to the Lawrence-Douglas County Health Department and the Douglas County Zoning Office.
- Restrictive Covenants are recorded at the Douglas County Register of Deeds, Book 1161, Page 3374.
- RDPs provided by this Certificate of Survey shall not be eligible for a building permit until wastewater disposal will be provided by an on-site sewage management system approved by the Director of the Lawrence/Douglas County Health Department. A preliminary site evaluation for each septic system is required prior to a building permit being issued. The septic permit must be approved and purchased prior to the issuance of a building permit. On-site sewage management systems shall be constructed in accordance with "Standards on Individual On-Site Sewage Management Systems for the Unincorporated Territory of Douglas County, Kansas" County Sanitation Code, Resolution 97-48, as amended.
- The building envelopes shown on the Residential Development Parcels are based on the setbacks required in the Zoning Regulations where the Residential Development Parcel is adjacent to a road.
- For Residential Development Parcels without road frontage, the building envelopes are based on the build out plan and the proposed location of future streets, including the Cross Access Easement to accommodate the future block layout. Per Section 11-104(c)(1) of the Subdivision Regulations.
- A portion of this property is located within a designated floodplain per FEMA Map # 20045C0188D Effective Date: August 5, 2010, Delineated Wetlands per the U.S. Fish and Wildlife, and Stream Corridors per the City of Lawrence. These items are designated as environmentally sensitive lands per Section 20-810(d). A Temporary Set Aside Agreement has been executed and recorded with the Register of Deeds, Book 1161, Page 3356 to protect environmentally sensitive land within the Future Development Area.
- An Access Restriction Agreement has been executed for this property allowing one access to North 1000 Road for this Certificate of Survey and is recorded at the Douglas County Register of Deeds, Book 1158, Page 2730.

LOCATION MAP



LEGEND

- SECTION CORNER
- 1/2" REBAR (FOUND) W/CAP "APS 1391"
- 1/2" X 24" REBAR W/CAP "APS 1391" (SET)
- R/W/E ROAD RIGHT-OF-WAY EASEMENT
- RDP RESIDENTIAL DEVELOPMENT PARCEL
- FDA FUTURE DEVELOPMENT AREA
- SB BUILDING SETBACK
- CROSS ACCESS EASEMENT (CA/E)
- UTILITY EASEMENT (U/E)
- CERTIFICATE OF SURVEY BOUNDARY
- PROPERTY LINE

ENDORSEMENTS

Approved as a Certificate of Survey under the Subdivision Regulations of the City of Lawrence & the Unincorporated Area of Douglas County.
 Reviewed in compliance with K.S.A. 58-2005.
 Scott McCullough 1/30/2019 Date
 Kevin R. Sontag 1/29/19 Date
 Planning Director
 Douglas County Surveyor

FILING RECORD

State of Kansas
 County of Douglas
 This is to certify that this instrument was filed for record in the office of the Douglas County Register of Deeds on this 15th day of February, 2019, and is duly recorded at AM/PM, in book 19 page 424-426
 1:26

Kay Pennell by Kent Brown, Dep't.
 Register of Deeds
 Kay Pennell

OWNER

Be it known to all men that I (we), the undersigned owner(s) of the described tract of land, have had chose for the same to be surveyed and a Certificate of Survey prepared, and have caused the same to be subdivided into parcels.

Glen Westervelt, Member
 40 North, LLC
 5100 Cody Court
 Lawrence, KS 66049
 Michael R. Bray
 967 E 1500 Road
 Lawrence, KS 66046
 Sherri L. Bray
 967 E 1500 Road
 Lawrence, KS 66046

ACKNOWLEDGEMENT

State of Kansas
 County of Douglas

Be it remembered that on this 25th day of January, 2019, before me, the undersigned, a notary public, in and for said county and state, came Glen Westervelt, Member, 40 North, LLC who is personally known to me to be the same person(s) who executed the foregoing instrument of writing and duly acknowledge the execution of the same on behalf of 40 North, LLC.

In witness whereof, I have hereunto set my hand and affixed my seal on the day and year last written above.

Meika O. NASH 12/31/20
 Notary Public My commission expires
 Meika O. NASH
 Printed Name
 NOTARY PUBLIC - State of Kansas
 MEIKA O. NASH
 My App. Expires 12/31/20

ACKNOWLEDGEMENT

State of Kansas
 County of Douglas

Be it remembered that on this 25th day of January, 2019, before me, the undersigned, a notary public, in and for said county and state, came Michael R. Bray and Sherri L. Bray who are personally known to me to be the same person(s) who executed the foregoing instrument of writing and duly acknowledge the execution of the same.

In witness whereof, I have hereunto set my hand and affixed my seal on the day and year last written above.

Meika O. NASH 12/31/20
 Notary Public My commission expires
 Meika O. NASH
 Printed Name
 NOTARY PUBLIC - State of Kansas
 MEIKA O. NASH
 My App. Expires 12/31/20

ENGINEER'S CERTIFICATION

I hereby certify that the information and area map shown hereon are true and accurate to the best of my knowledge. Certificate of Survey prepared January, 2019.



John Dean Grob
 Professional Engineer #12769
 Grob Engineering Services
 3210 Mesa Way, Suite A
 Lawrence, KS 66044
 (785)856-1900

SURVEYOR'S CERTIFICATION

I hereby certify that the surveyed area shown hereon is the true and accurate result of a field survey performed under my direct supervision December 21, 2018 and that the survey is a closed traverse. This survey complies with the Kansas Minimum Standards for Boundary Surveys.



Steven D. Williams, P.S. #1391
 P.O. Box 4444
 Lawrence, KS 66046
 (785)832-2121

SITE SUMMARY

Total Site Acreage (Original Tract)	96.68 Acres
Parent Parcel	25.76 Acres
Existing Permanent Right-of-Way Easement	1.17 Acres
Proposed Permanent Right-of-Way Easement	1.51 Acres
Immediate Development Area	15.38 Acres
Residential Development Parcels	15.38 Acres
Future Development Area	10.38 Acres

Amended Certificate of Survey
 Replacing the Certificate of Survey
 Recorded in Book 19, Page 333

An unplatted tract of land in the NE 1/4 of Section 31, Township 13 South, Range 20 East of the Sixth Principal Meridian in Douglas County, Kansas

RDP #1

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION, SAID POINT BEING SOUTH 90° 00' 00" WEST, 1464.10 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 90° 00' 00" WEST, 184.03 FEET; THENCE SOUTH 00° 00' 00" WEST, 60.00 FEET; THENCE SOUTH 90° 00' 00" WEST, 103.83 FEET; THENCE SOUTH 00° 00' 00" WEST, 56.66 FEET; THENCE SOUTH 13° 30' 54" EAST, 497.62 FEET; THENCE NORTH 65° 12' 30" EAST, 188.98 FEET; THENCE NORTH 00° 00' 00" EAST, 521.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE CONTAINS 3.023 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS, SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS OF RECORD.

RDP #2

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION, SAID POINT BEING SOUTH 90° 00' 00" WEST, 1189.10 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 90° 00' 00" WEST, 275.00 FEET; THENCE SOUTH 00° 00' 00" WEST, 521.25 FEET; THENCE NORTH 90° 00' 00" EAST, 275.00 FEET; THENCE NORTH 00° 00' 00" EAST, 521.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE CONTAINS 3.291 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS, SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS OF RECORD.

RDP #3

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION, SAID POINT BEING SOUTH 90° 00' 00" WEST, 933.01 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 90° 00' 00" WEST, 256.09 FEET; THENCE SOUTH 00° 00' 00" WEST, 521.25 FEET; THENCE NORTH 90° 00' 00" EAST, 253.83 FEET; THENCE NORTH 00° 14' 56" EAST, 521.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE CONTAINS 3.051 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS, SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS OF RECORD.

RDP #4

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

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THE ABOVE CONTAINS 3.008 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS, SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS OF RECORD.

RDP #5

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION, SAID POINT BEING SOUTH 90° 00' 00" WEST, 933.01 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00° 14' 56" WEST, 723.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90° 00' 00" WEST, 90.00 FEET; THENCE SOUTH 00° 14' 56" WEST, 100.12 FEET; THENCE SOUTH 90° 00' 00" WEST, 367.52 FEET; THENCE NORTH 00° 00' 00" EAST, 131.50 FEET; THENCE SOUTH 56° 06' 56" WEST, 151.58 FEET; THENCE SOUTH 90° 00' 00" WEST, 71.52 FEET; THENCE SOUTH 00° 00' 00" WEST, 141.82 FEET; THENCE SOUTH 33° 55' 06" EAST, 86.82 FEET; THENCE NORTH 90° 00' 00" EAST, 605.71 FEET; THENCE NORTH 00° 14' 56" EAST, 266.99 FEET TO THE POINT OF BEGINNING.

THE ABOVE CONTAINS 3.009 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS, SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS OF RECORD.

FDA #1

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION, SAID POINT BEING NORTH 90° 00' 00" EAST, 627.51 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00° 00' 00" WEST, 65.54 FEET; THENCE SOUTH 20° 15' 06" EAST, 162.39 FEET; THENCE SOUTH 34° 11' 29" EAST, 317.35 FEET; THENCE SOUTH 10° 51' 03" EAST, 179.96 FEET; THENCE NORTH 65° 12' 30" EAST, 135.02 FEET; THENCE NORTH 13° 30' 54" WEST, 497.62 FEET; THENCE NORTH 00° 00' 00" EAST, 56.66 FEET; THENCE NORTH 90° 00' 00" EAST, 103.83 FEET; THENCE NORTH 00° 00' 00" EAST, 60.00 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 90° 00' 00" WEST ALONG SAID NORTH LINE, 378.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE CONTAINS 3.010 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS, SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS OF RECORD.

FDA #2

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

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THE ABOVE CONTAINS 1.868 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS, SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS OF RECORD.

FDA #3

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION, SAID POINT BEING SOUTH 90° 00' 00" WEST, 933.01 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00° 14' 56" WEST, 990.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 18° 14' 23" WEST, 559.08 FEET; THENCE SOUTH 90° 00' 00" WEST, 373.92 FEET; THENCE NORTH 21° 49' 48" EAST, 224.96 FEET; THENCE NORTH 30° 23' 02" WEST, 373.46 FEET; THENCE NORTH 90° 00' 00" EAST, 654.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE CONTAINS 5.504 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS, SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION - ORIGINAL TRACT

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

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THE ABOVE CONTAINS 96.68 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS, SUBJECT TO PUBLIC ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD.

LEGAL DESCRIPTION - PARENT PARCEL

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

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THE ABOVE CONTAINS 25.76 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS, SUBJECT TO PUBLIC ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD.

LEGAL DESCRIPTION - CROSS-ACCESS EASEMENT

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

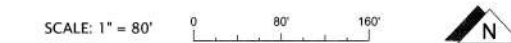
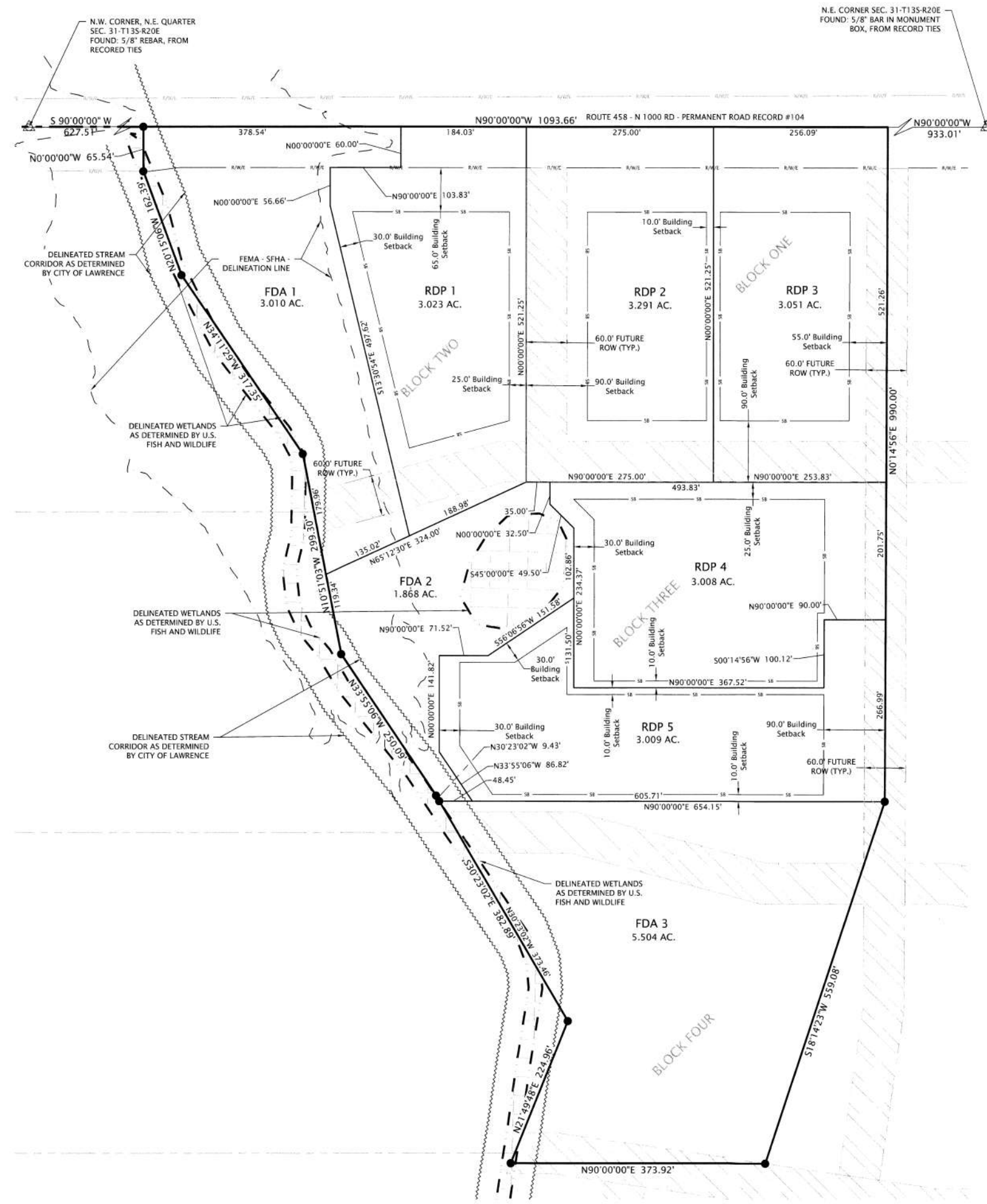
COMMENCING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION, SAID POINT BEING SOUTH 90° 00' 00" WEST, 1464.10 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00° 00' 00" WEST, 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NORTH 1000 ROAD; THENCE CONTINUING SOUTH 00° 00' 00" WEST, 461.25 FEET; THENCE NORTH 90° 00' 00" EAST, 468.83 FEET; THENCE SOUTH 00° 14' 56" WEST, 221.75 FEET; THENCE SOUTH 90° 00' 00" EAST, 60.00 FEET; THENCE NORTH 00° 14' 56" EAST, 281.75 FEET; THENCE SOUTH 90° 00' 00" WEST, 469.09 FEET; THENCE NORTH 00° 00' 00" WEST, 401.25 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 90° 00' 00" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, 60.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE CONTAINS 1.587 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS, SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS OF RECORD.

Amended Certificate of Survey

Replacing the Certificate of Survey
Recorded in Book 19, Page 333

An unplatted tract of land in the NE 1/4 of Section 31,
Township 13 South, Range 20 East of the Sixth Principal
Meridian in Douglas County, Kansas



N.E. CORNER SEC. 31-T13S-R20E
FOUND: 5/8" BAR IN MONUMENT
BOX, FROM RECORD TIES

LEGAL DESCRIPTION - ORIGINAL TRACT

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 90°00'00" WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 2026.67 FEET; THENCE SOUTH 00°00'00" WEST, 65.54 FEET; THENCE SOUTH 20°15'06" EAST, 162.39 FEET; THENCE SOUTH 34°11'29" EAST, 317.35 FEET; THENCE SOUTH 10°51'03" EAST, 299.30 FEET; THENCE SOUTH 33°55'06" EAST, 250.09 FEET; THENCE SOUTH 30°23'02" EAST, 382.89 FEET; THENCE SOUTH 21°49'48" WEST, 304.41 FEET; THENCE SOUTH 13°41'33" WEST, 259.12 FEET; THENCE SOUTH 08°28'51" EAST, 131.79 FEET; THENCE NORTH 90°00'00" EAST, 183.67 FEET; THENCE SOUTH 00°17'16" WEST, 675.71 FEET; THENCE SOUTH 89°58'52" EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 1365.87 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00°14'56" EAST ALONG SAID EAST LINE OF SAID QUARTER SECTION, 2653.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE CONTAINS 96.68 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS, SUBJECT TO PUBLIC ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD.

LEGAL DESCRIPTION - PARENT PARCEL

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 90°00'00" WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 933.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 90°00'00" WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 1093.66 FEET THENCE SOUTH 00°00'00" WEST, 65.54 FEET; THENCE SOUTH 20°15'06" EAST, 162.39 FEET; THENCE SOUTH 34°11'29" EAST, 317.35 FEET; THENCE SOUTH 10°51'03" EAST, 299.30 FEET; THENCE SOUTH 33°55'06" EAST, 250.09 FEET; THENCE SOUTH 30°23'02" EAST, 382.89 FEET; THENCE SOUTH 21°49'48" WEST, 224.96 FEET; THENCE NORTH 90°00'00" EAST, 373.92 FEET; THENCE NORTH 18°14'23" EAST, 559.08 FEET; THENCE NORTH 00°14'56" EAST, 990.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE CONTAINS 25.76 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS, SUBJECT TO PUBLIC ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD.

BUILD-OUT PLAN

- A Build Out Plan was developed for this Certificate of Survey to illustrate future subdivision of the Immediate and Future Development Areas and is included as Sheet 3 of 3 of this Certificate of Survey. The Build-Out Plan is on file at the Lawrence-Douglas County Metropolitan Planning Office.
- The Build Out Plan was developed to illustrate future probabilistic subdivision of the Immediate and Future Development Areas. The Build-Out Plan proposed future blocks consistent with the Comprehensive Land Use Plan and the Subdivision Design Standards for the City of Lawrence. The Build Out Plan allows for future easements for utilities and storm drainage for the purpose of extending public utilities for future subdivision after annexation.
- The building envelopes shown on the Residential Development Parcels are based on the setbacks required in the Zoning Regulations where the Residential Development Parcel is adjacent to a road. For Residential Development Parcels without road frontage, the building envelopes are based on the build out plan and the proposed location of future streets, including the Cross Access Easement to accommodate the future urban block layout, per Section 11-104(c)(1) of the Subdivision Regulations.

GENERAL NOTES

- Basis for bearings for this Certificate of Survey is the North line of the Northeast Quarter of Section 31, Township 13 South, Range 20 East (N 90° 00' 00" E Assumed).
- Current Zoning: County - A (Agricultural)
- Project Vertical Benchmark: Douglas County Public Works Charn ID #DG19 NAVD 88 Elevation = 1100.27 ft.
- Typical Soil Types: Wc - Wabash Silty Clay Loam, Mr - Morrill Clay Loam, Wh - Wabash Silty Clay.
- This Certificate of Survey was not prepared for the purpose of the platting of land. No further divisions of the parcels created by this survey shall occur until the property is subdivided in accordance with all applicable Subdivision Regulations of Douglas County or the city into which it is annexed.
- This property division was designed in accordance with Section 20-804 of the Subdivision Regulations (Cluster Developments in the Urban Growth Areas) for Lawrence and the Unincorporated Areas of Douglas County, Kansas.
- The Cross-Access Easements shall become public right-of-way when property is annexed into the City of Lawrence. The Cross-Access Easement has been filed by separate instrument with the Douglas County Register of Deeds.
- A portion of this property is located within a designated floodplain per FEMA Map #20045C0188D Effective Date: August 5, 2010.
- Sewage disposal will be provided by means of individual septic systems installed on each Residential Development Parcel. The septic systems will be abandoned upon annexation into the City of Lawrence, and concurrent connection to the City's sanitary sewer system.
- Property boundaries for Residential Development Parcels shall be pinned prior to recording the Certificate of Survey.
- A Utility Easement has been filed by separate instrument with the Douglas County Register of Deeds.
- All RDP access shall be via the Cross-Access Easements. No RDP shall have direct access to N 1000 Road.
- The construction of the Cross-Access road as shown will be completed by the Developer.
- The Rural Water District No. 4 Easement may vary from as depicted on this drawing as it is based on the laid location of the waterline.
- A letter has been provided from Douglas County Rural Water District #4 stating that water meters are immediately available for this Clustered Development. The Residential Development Parcels shall not be eligible for building permits until the Rural Water District issues a water meter and documentation that a water meter has been purchased by the owner is presented to the Lawrence-Douglas County Health Department and the Douglas County Zoning Office.
- Restrictive Covenants are recorded at the Douglas County Register of Deeds.
- RDPs created by this Certificate of Survey shall not be eligible for a building permit until wastewater disposal will be provided by an on-site sewage management system approved by the Director of the Lawrence/Douglas County Health Department. A preliminary site evaluation for each septic system is required prior to a building permit being issued. The septic permit must be approved and purchased prior to the issuance of a building permit. On-site sewage management systems shall be constructed in accordance with Standards on Individual On-Site Sewage Management Systems for the Unincorporated Territory of Douglas County, Kansas' County Sanitation Code, Resolution 97-48, as amended.
- The building envelopes shown on the Residential Development Parcels are based on the setbacks required in the Zoning Regulations where the Residential Development Parcel is adjacent to a road.
- For Residential Development Parcels without road frontage, the building envelopes are based on the build out plan and the proposed location of future streets, including the Cross Access Easement to accommodate the future block layout, per Section 11-104(c)(1) of the Subdivision Regulations.
- A portion of this property is located within a designated floodplain per FEMA Map # 20045C0188D Effective Date: August 5, 2010, Delineated Wetlands per the U.S. Fish and Wildlife, and Stream Corridors per the City of Lawrence. These items are designated as environmentally sensitive lands per Section 20-810(d). A Temporary Set Aside Agreement has been executed and recorded with the Register of Deeds to protect environmentally sensitive land within the Future Development Area.
- An Access Restriction Agreement has been executed for this property allowing one access to North 1000 Road for this Certificate of Survey and is recorded at the Douglas County Register of Deeds, Book 1158, Page 2730.

SITE SUMMARY

Total Site Acreage (Original Tract)	96.68 Acres
Parent Parcel	25.76 Acres
Existing Permanent Right-of-Way Easement	1.17 Acres
Proposed Permanent Right-of-Way Easement	1.51 Acres
Immediate Development Area	15.38 Acres
Residential Development Parcels	15.38 Acres
Future Development Area	10.38 Acres

ENGINEER'S CERTIFICATION

I hereby certify that the information and area map shown hereon are true and accurate to the best of my knowledge. Certificate of Survey prepared January, 2019.



John Dean Grob
Professional Engineer #12769
Grob Engineering Services
3210 Mesa Way, Suite A
Lawrence, KS 66044
(785)856-1900

LOCATION MAP



LEGEND

- SECTION CORNER
- 1/2" REBAR (FOUND) W/CAP "APS 1391"
- 1/2" X 24" REBAR W/CAP "APS 1391" (SET)
- R/W/E ROAD RIGHT-OF-WAY EASEMENT
- RDP RESIDENTIAL DEVELOPMENT PARCEL
- FDA FUTURE DEVELOPMENT AREA
- SB BUILDING SETBACK
- FUTURE BUILD OUT STREET RIGHT-OF-WAY
- CERTIFICATE OF SURVEY BOUNDARY
- PROPERTY LINE

**Build Out Plan for
Amended Certificate of Survey**
Replacing the Certificate of Survey
Recorded in Book 19, Page 333

An unplatted tract of land in the NE 1/4 of Section 31,
Township 13 South, Range 20 East of the Sixth Principal
Meridian in Douglas County, Kansas