

SUBDIVIDER/DEVELOPER/OWNER:

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SURVEYOR:

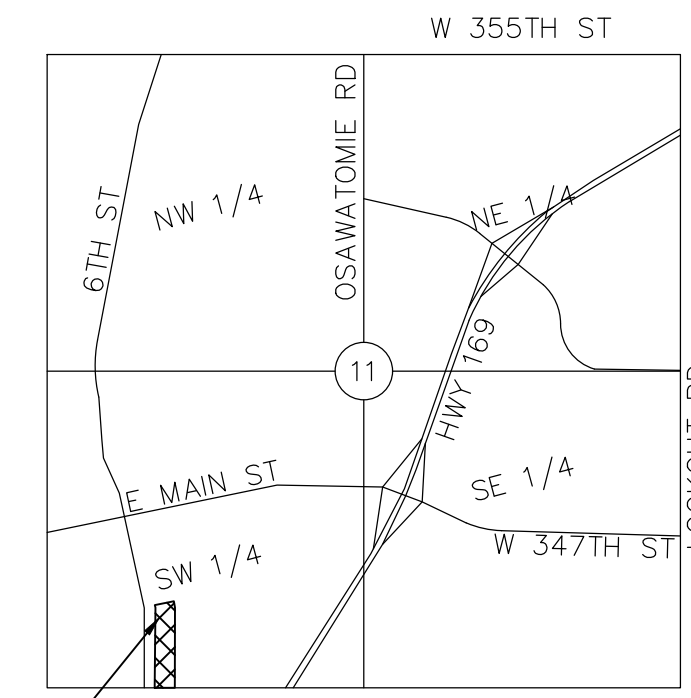
LAMP RYNEARSON
9001 STATE LINE RD, SUITE 200
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(816) 361-0440
kellan.gregory@lamprynearson.com

ENGINEER:

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LEGEND:

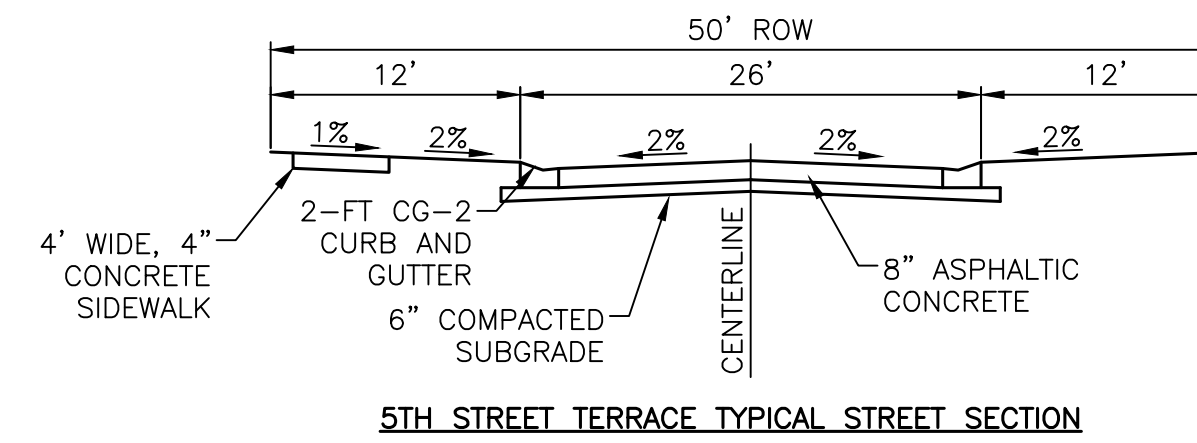
- U/E - UTILITY EASEMENT
- D/E - DRAINAGE EASEMENT
- SS/E - SANITARY SEWER EASEMENT
- B/L - BUILDING SETBACK LINE
- SAN - SANITARY SEWER
- W - WATER
- STM - STORM SEWER



PROJECT LOCATION VICINITY MAP NOT TO SCALE

PRELIMINARY PLAT
OF
5TH STREET TERRACE

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF OSAWATOMIE, MIAMI COUNTY, KANSAS



5TH STREET TERRACE TYPICAL STREET SECTION

NOTES:

- THIS DRAWING DOES NOT CERTIFY OWNERSHIP.
- EXISTING CONTOURS ARE BASED ON GIS DATA.
- SIDEWALK WILL BE PROVIDED WITHIN 5TH STREET TERRACE ON THE WEST SIDE OF THE STREET.
- SETBACKS:
FRONT YARD: 25 FEET
SIDE YARD: 10% OF LOT WIDTH OR 7 FEET, WHICHEVER IS GREATER
REAR YARD: 15 FEET
- TRACTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACT B IS TO BE UTILIZED FOR STORMWATER DETENTION.
- THE SUBJECT PROPERTY LIES WITHIN ZONE X (LEVEE PROTECTED AREA) PER MAP NUMBER 20121C0277C DATED AUGUST 19, 2008.

5TH STREET TERRACE SUBDIVISION
PRELIMINARY PLAT DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SITUATE IN THE CITY OF OSAWATOMIE, MIAMI COUNTY, KANSAS, BEING DESCRIBED BY KELLAN M. GREGORY, KANSAS PLS #1577, AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88°04'20" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 490.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°04'20" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 336.38 FEET TO THE SOUTHEAST CORNER OF BLOCK 5, NEWMAN ADDITION, A SUBDIVISION OF RECORD FILED WITH THE MIAMI COUNTY, KANSAS REGISTER OF DEEDS AS SLIDE 61 AND FILED ON DECEMBER 10, 1887; THENCE NORTH 1°29'30" WEST, ALONG THE EAST LINE OF SAID BLOCK 5 AND CONTINUING ALONG THE EAST LINE OF BLOCK 1, NEWMAN ADDITION, A DISTANCE OF 720.47 FEET; THENCE NORTH 88°10'20" EAST, DEPARTING THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 75.05 FEET; THENCE NORTH 1°27'52" WEST A DISTANCE OF 176.43 FEET; THENCE SOUTH 88°02'30" WEST A DISTANCE OF 75.14 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID BLOCK 4; THENCE NORTH 1°29'30" WEST, ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 428.78 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 1°39'00" WEST, DEPARTING THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 42.04 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT AVENUE, AS NOW ESTABLISHED; THENCE NORTH 76°21'39" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHESTNUT AVENUE, A DISTANCE OF 323.29 FEET; THENCE SOUTH 13°01'11" EAST, DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHESTNUT AVENUE, A DISTANCE OF 106.97 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE PLAT OF W.M. MARTIN'S 2ND ADDITION TO THE CITY OF OSAWATOMIE, A SUBDIVISION OF RECORD FILED WITH SAID REGISTER OF DEEDS AS SLIDE 73 AND FILED ON MAY 5, 1891; THENCE SOUTH 1°49'41" EAST, ALONG THE WEST LINE OF THE PLAT OF W.M. MARTIN'S 2ND ADDITION TO THE CITY OF OSAWATOMIE AND CONTINUING ALONG THE WEST LINE OF THE PLAT OF IDA MAY SINKEY'S ADDITION TO OSAWATOMIE, A SUBDIVISION OF RECORD FILED WITH SAID REGISTER OF DEEDS AS SLIDE 87 AND FILED ON JUNE 3, 1920, A DISTANCE OF 1,327.27 FEET TO THE POINT OF BEGINNING.

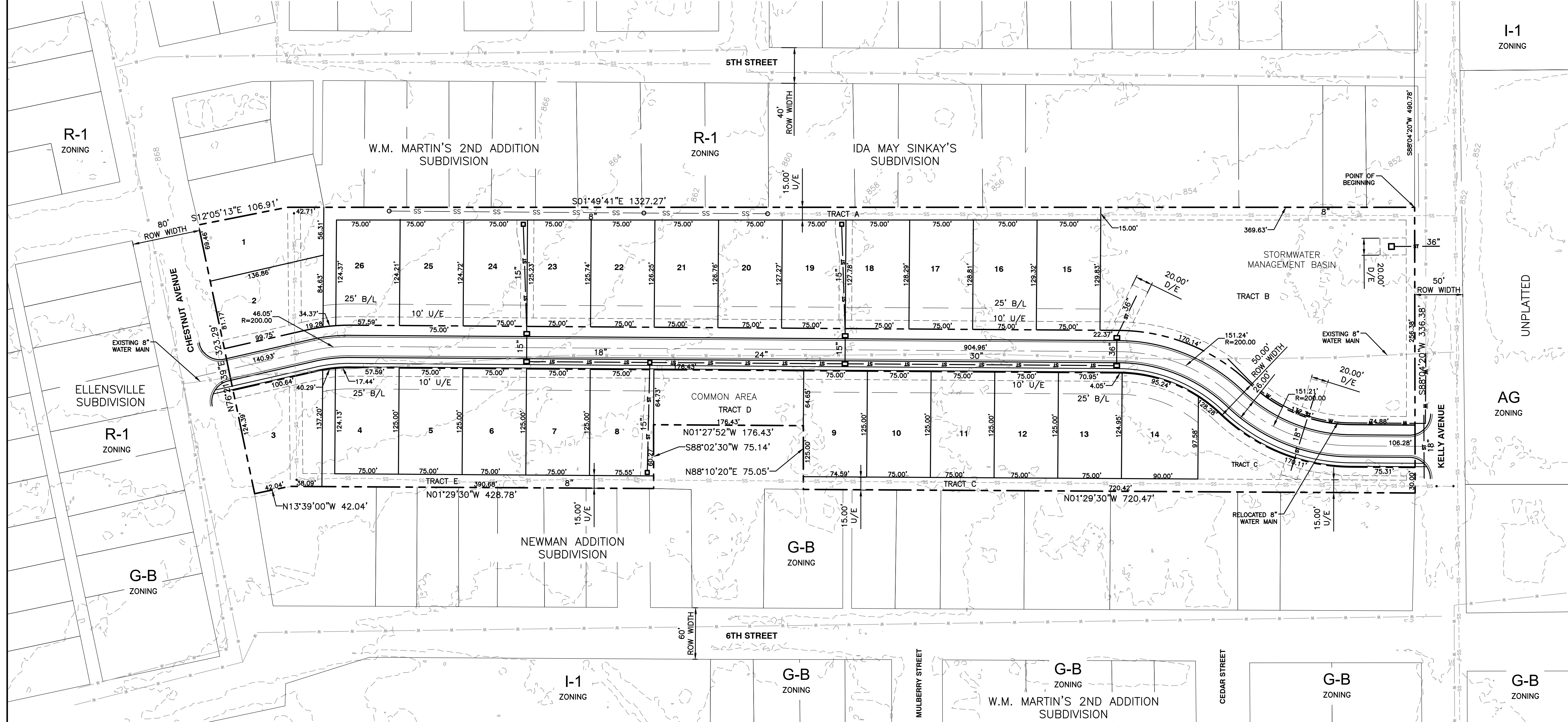
CONTAINING 451,816 SQUARE FEET OR 10.37 ACRES, MORE OR LESS THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83.

5TH STREET TERRACE:

CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)
NUMBER OF LOTS: 26
MAXIMUM LOT SIZE: 0.28± AC.
MINIMUM LOT SIZE: 0.21± AC.
AVERAGE LOT SIZE: 0.22± AC.
NUMBER OF TRACTS: 5
TOTAL ACREAGE: 11.37± AC.
DENSITY: 2.29 UNITS/AC.

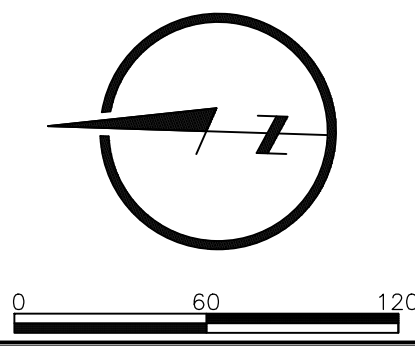
LOT TABLE

LOT 1 - 0.21± AC. 9,319± SF	LOT 17 - 0.22± AC. 9,641± SF
LOT 2 - 0.24± AC. 10,419± SF	LOT 18 - 0.22± AC. 9,602± SF
LOT 3 - 0.28± AC. 12,031± SF	LOT 19 - 0.22± AC. 9,564± SF
LOT 4 - 0.22± AC. 9,369± SF	LOT 20 - 0.22± AC. 9,526± SF
LOT 5 - 0.22± AC. 9,375± SF	LOT 21 - 0.22± AC. 9,526± SF
LOT 6 - 0.22± AC. 9,375± SF	LOT 22 - 0.22± AC. 9,449± SF
LOT 7 - 0.22± AC. 9,375± SF	LOT 23 - 0.22± AC. 9,411± SF
LOT 8 - 0.22± AC. 9,391± SF	LOT 24 - 0.22± AC. 9,373± SF
LOT 9 - 0.21± AC. 9,349± SF	LOT 25 - 0.21± AC. 9,334± SF
LOT 10 - 0.22± AC. 9,375± SF	LOT 26 - 0.21± AC. 9,300± SF
LOT 11 - 0.22± AC. 9,375± SF	TRACT A - 6.75± AC.
LOT 12 - 0.22± AC. 9,375± SF	TRACT B - 0.81± AC.
LOT 13 - 0.22± AC. 9,374± SF	TRACT C - 0.44± AC.
LOT 14 - 0.24± AC. 10,419± SF	TRACT D - 0.26± AC.
LOT 15 - 0.22± AC. 9,717± SF	TRACT E - 0.18± AC.
LOT 16 - 0.22± AC. 9,679± SF	ROW - 1.64± AC.



LAMP RYNEARSON

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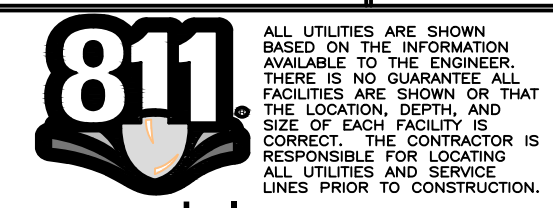
PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

MARK DANIEL MCGHEE JR.
KS PE - 20773

PRELIMINARY PLAT

5TH STREET TERRACE
OSAWATOMIE, KS



REVISIONS

DESIGNER / DRAFTER
BDN
DATE
FEBRUARY 2023
PROJECT NUMBER
0323013
BOOK AND PAGE

SHEET

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