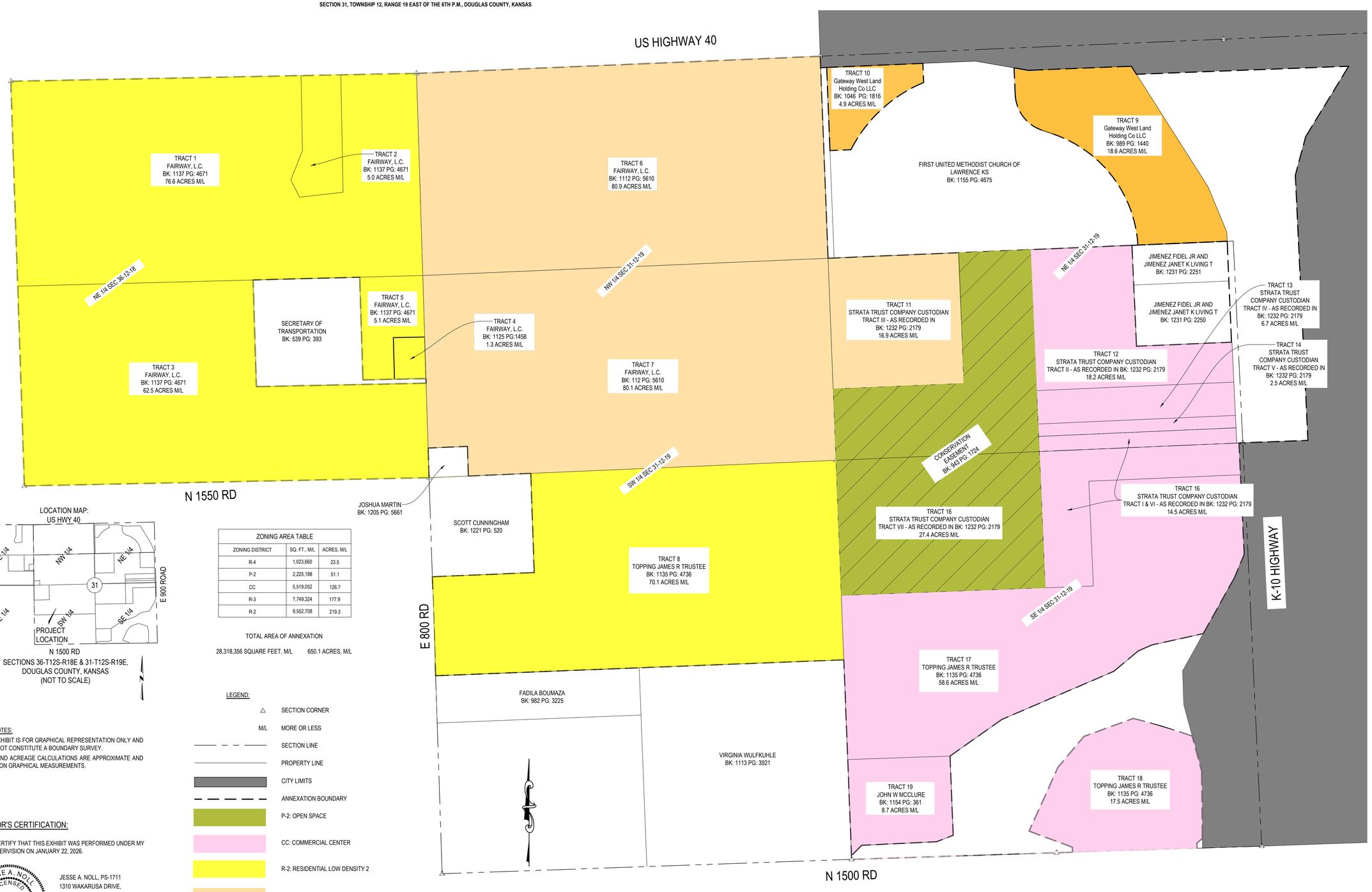
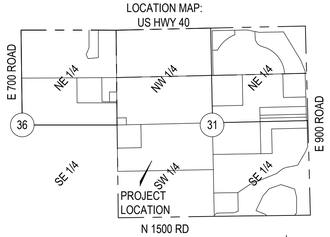
ANNEXATION & REZONING EXHIBIT

TRACTS OF LAND IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 18 EAST, & THE NORTHWEST, NORTHEAST, SOUTHEAST, & SOUTHWEST QUARTERS OF SECTION 31, TOWNSHIP 12, RANGE 19 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS



LOCATION MAP:
US HWY 40



SECTIONS 36-T12S-R18E & 31-T12S-R19E,
DOUGLAS COUNTY, KANSAS
(NOT TO SCALE)

ZONING AREA TABLE		
ZONING DISTRICT	SQ. FT., M/L	ACRES, M/L
R-4	1,023,660	23.5
P-2	2,225,188	51.1
CC	5,519,052	126.7
R-3	7,749,324	177.9
R-2	9,552,708	219.3

TOTAL AREA OF ANNEXATION

28,318,356 SQUARE FEET, M/L 650.1 ACRES, M/L

LEGEND:

- △ SECTION CORNER
- M/L MORE OR LESS
- SECTION LINE
- PROPERTY LINE
- CITY LIMITS
- ANNEXATION BOUNDARY
- P-2: OPEN SPACE
- CC: COMMERCIAL CENTER
- R-2: RESIDENTIAL LOW DENSITY 2
- R-3: RESIDENTIAL MEDIUM DENSITY
- R-4: RESIDENTIAL HIGH DENSITY
- CONSERVATION EASEMENT

GENERAL NOTES:

1. THIS EXHIBIT IS FOR GRAPHICAL REPRESENTATION ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. AREA AND ACREAGE CALCULATIONS ARE APPROXIMATE AND BASED ON GRAPHICAL MEASUREMENTS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS EXHIBIT WAS PERFORMED UNDER MY DIRECT SUPERVISION ON JANUARY 22, 2026.

JESSE A. NOLL
LICENSED
1711
KANSAS
PROFESSIONAL SURVEYOR

JESSE A. NOLL, PS-1711
1310 WAKARUSA DRIVE,
LAWRENCE, KS 66049
785-843-7530

SCALE: 1" = 300'

300 150 0 300 600

LANDPLAN ENGINEERING PA
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Lawrence, Kansas 66049
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BEACON LANDING AND THE GALLERIA
ANNEXATION & REZONING EXHIBIT
LAWRENCE, KS

TRACTS OF LAND IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 18 EAST, & THE NORTHWEST, NORTHEAST, SOUTHEAST, & SOUTHWEST QUARTERS OF SECTION 31, TOWNSHIP 12, RANGE 19 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS

REV	DATE	DESCRIPTION

DATE:	01.22.26
PROJECT NO.:	20243007
DESIGNED BY:	CR
DRAWN BY:	AMB
CHECKED BY:	JAN

ISSUE	SHEET NO.
N/A	1
	OF 1 SHEETS