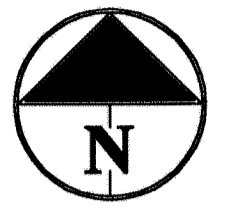
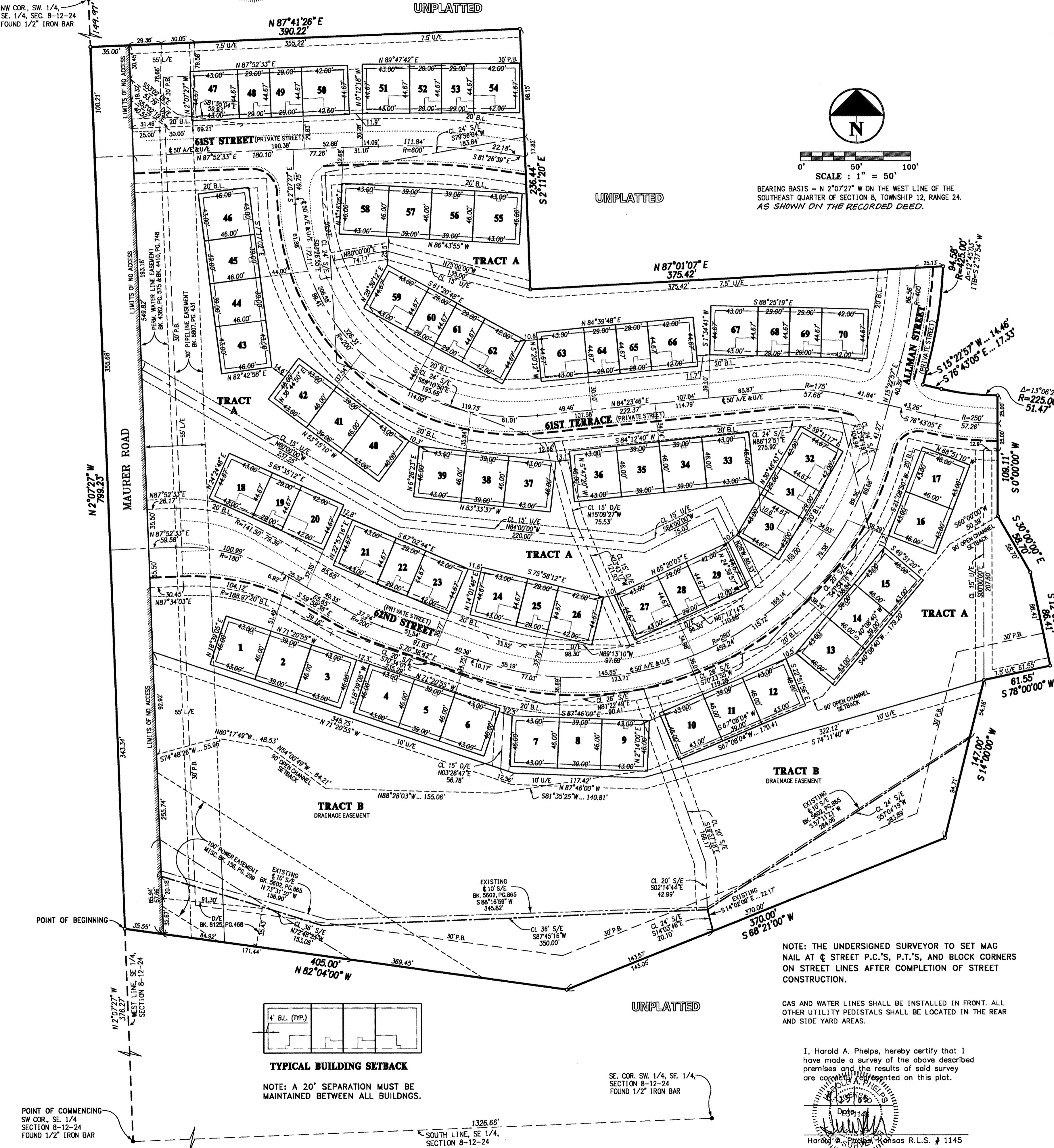
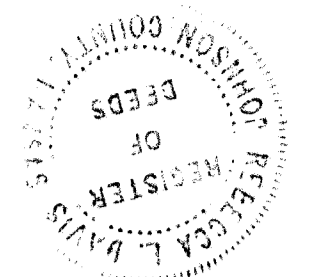


# VILLAS AT PARKSIDE

A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12, RANGE 24,  
IN THE CITY OF SHAWNEE, JOHNSON COUNTY, KANSAS

108  
2008  
REBECCA L. JAVIS  
REGISTER OF DEEDS  
BK 130 Pg 39  
MAY 23 P 3:07 P



SCALE: 1" = 50'

BEARING BASIS = N 2°07'27" W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12, RANGE 24, AS SHOWN ON THE RECORDED DEED.

DESCRIPTION:  
A tract of land in the Southeast Quarter of Section 8, Township 12, Range 24, in the City of Shawnee, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of said Section 8, thence N 2°07'27" W, along the West line of the Southeast Quarter of said Section 8, a distance of 376.27 feet to the Point of Beginning; thence N 2°07'27" W, continuing along said West line, a distance of 799.23 feet; thence N 87°41'26" E, a distance of 390.22 feet; thence S 2°11'20" E, a distance of 236.44 feet; thence N 87°01'07" E, a distance of 375.42 feet; thence Southerly on a curve to the right having a radius of 425.00 feet, a central angle of 12°45'03", an initial tangent bearing of S 2°37'54" W, an arc length of 94.58 feet to a point of tangency; thence S 15°22'57" W, a distance of 14.46 feet; thence S 76°43'05" E, a distance of 17.33 feet to a point of curvature; thence Easterly on a curve to the left having a radius of 225.00 feet, a central angle of 13°06'20", an arc length of 51.47 feet; thence S 0°00'00" W, a distance of 109.11 feet; thence S 30°00'00" W, a distance of 58.70 feet; thence S 12°00'00" E, a distance of 86.41 feet; thence S 78°00'00" W, a distance of 61.55 feet; thence S 14°00'00" W, a distance of 147.00 feet; thence S 68°21'00" W, a distance of 370.00 feet; thence N 82°04'00" W, a distance of 405.00 feet to the Point of Beginning and containing 12.7455 acres, more or less.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "VILLAS AT PARKSIDE".

The streets and public ways shown on this plat and not heretofore dedicated to public use as such are hereby dedicated.

All streets in the multiple plots of this subdivision, except for Maurer Road, shall hereafter be private streets owned and maintained by the Villas at Parkside Homes Association and the individual lot owners.

An easement is hereby granted to the City of Shawnee, Kansas and to all public utility companies duly incorporated and licensed to do business in the City of Shawnee, Kansas, to enter upon, construct, maintain poles, wires, anchors, pipes, conduits, sewers, surface drainage facilities, upon, under, over, and across those areas outlined and designated on this plat as "Utility Easement" or "U/E."

A perpetual easement of access over, under, across and upon the areas designated as "Access Easement" or "A/E" is hereby reserved by the undersigned proprietor, its heirs and assigns, for the ingress and egress of all owners and occupants of lots and parcels depicted on this plat, and their guest and invitees, subject to the provisions of the Declaration of Restrictions for "Villas at Parkside". The right or license to enter upon, locate, construct, alter, repair, replace or operate any more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat is hereby dedicated to the Johnson County Unified Wastewater Districts or their assigns.

An easement is hereby granted to the City of Shawnee, Johnson County, Kansas, to prohibit and control the right to direct access onto Maurer Road from Tracts A and B as shown by the "Limits of No Access".

An easement to enter upon, locate, construct, and maintain pipes, manholes, inlets, and other drainage facilities upon, over, and under those areas outlined and designated on this plat as a "Drainage Easement" or "D/E" is hereby granted to the City of Shawnee, Johnson County, Kansas or their authorized representatives. All areas designated on this plat as a "Drainage Easement" or "D/E" shall remain free of fences, shrubs, retaining walls, permanent structures, and other obstacles that would restrict the flow of drainage, or interfere with the safe and continuous maintenance of the drainage facilities.

An easement is hereby granted to the Villas of Parkside Homeowners Association to enter upon for the purpose of establishing and maintaining those landscape areas together with piping and sprinklers, and approved monument signs, or to authorize the establishment and maintenance of those landscape areas together with piping and sprinklers, and approved monument signs, outlined and designated on this plat as "L/E" or "Landscape Easement".

An easement or license to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat is hereby dedicated to the Johnson County Unified Wastewater Districts or their assigns.

No privately owned fences or other structures shall extend into the Landscape Easement or "L/E".

All medians in the multiple plots of this subdivision shall hereafter be the sole responsibility of the Villas at Parkside Homes Association and individual lot owners and are maintained by said Association. All storm water detention areas in the multiple plots of this subdivision shall hereafter be the sole responsibility of the Villas at Parkside Homeowners Association and individual lot owners and are maintained by said Association.

Tracts A and B as shown hereon will be owned and maintained by the Villas at Parkside Homes Association and the individual lot owners. These tracts are intended to be used as private open space and common areas, which may include bike-hike trails, landscaping, fencing, subdivision monuments and amenities.

The undersigned owner of the above described land hereby consents and agrees that the Governing Body of any special assessment district shall have the power to release such land herebefore dedicated for streets and public ways, and designated open spaces and common areas or parts thereof, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land so dedicated, shall be reapportioned and shall become a lien upon the remaining lots.

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the office of the Register of Deeds of Johnson County, Kansas, and said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

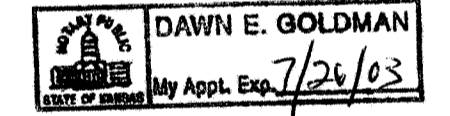
IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this 25th day of April, 2003.

PARKSIDE VILLAS, L.L.C., A Kansas Limited Liability Company  
Gary Jones, Managing Member

STATE OF KANSAS }  
COUNTY OF JOHNSON } SS

BE IT REMEMBERED that on this 25th day of April, 2003, before me, the undersigned, a Notary Public in and for said County and State, came Gary Jones, Managing Member of Parkside Villas, L.L.C., a Kansas Limited Liability Company, who is personally known to me to be the same person who executed, as and for said company, and such person duly acknowledged the execution of the same to be the act and deed of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



NOTARY PUBLIC Dawn E. Goldman  
My Appointment Expires: July 26, 2003

APPROVED by the City Planning Commission, City of Shawnee, Johnson County, Kansas, this 10th day of February, 2003.  
Attest: Daniel J. Bedorz, Secretary

APPROVED by the Governing Body of the City of Shawnee, Johnson County, Kansas, this 24th day of February, 2003.  
Attest: Vicki Charlesworth, City Clerk

APPROVED by the City Engineer of the City of Shawnee, Johnson County, Kansas, this 28th day of April, 2003.  
Attest: Paul Chaffee, Director of Planning

County, Kansas, this 28th day of April, 2003.  
County, Kansas, this 28th day of April, 2003.

Doug Weisbachmidt, City Engineer  
Paul Chaffee, Director of Planning

**LEGEND**

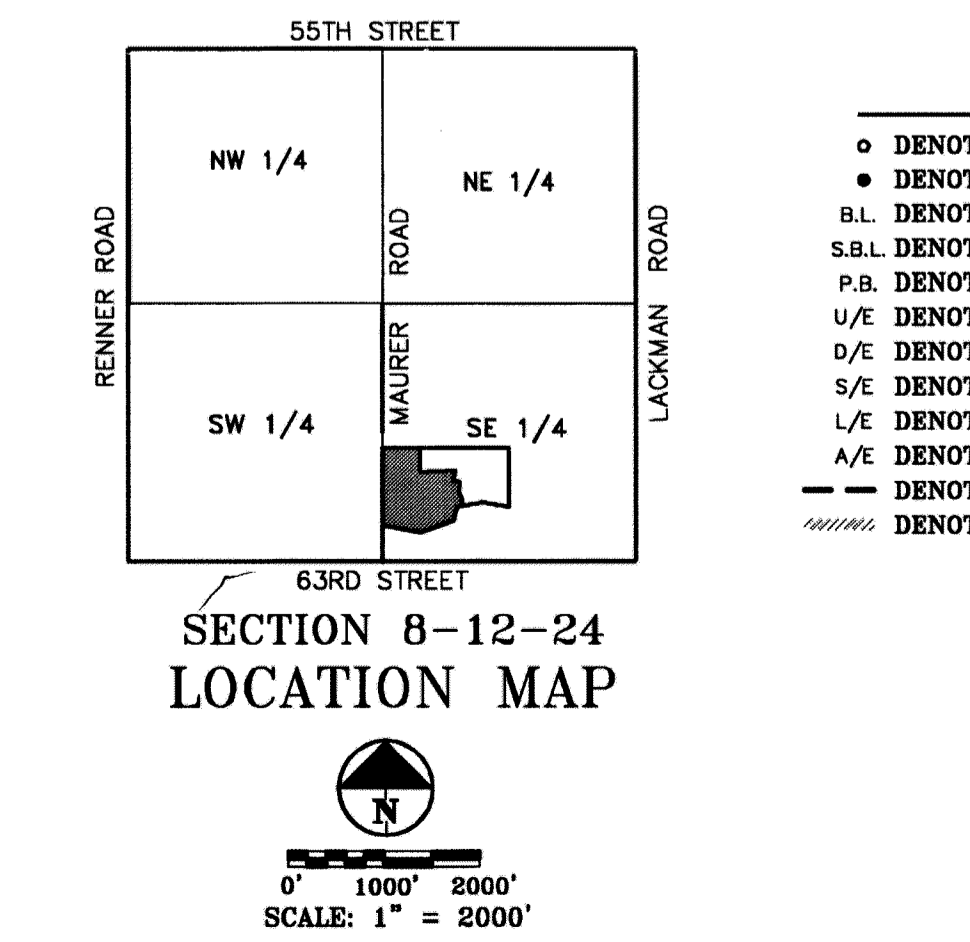
- DENOTES 1/2" BAR SET IN CONCRETE
- DENOTES MONUMENT FOUND AS DESCRIBED
- B.L. DENOTES BUILDING LINE
- S.B.L. DENOTES SIDE BUILDING LINE
- P.B. DENOTES PERIPHERAL BOUNDARY
- U/E DENOTES UTILITY EASEMENT
- D/E DENOTES DRAINAGE EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT
- L/E DENOTES LANDSCAPE EASEMENT
- A/E DENOTES ACCESS EASEMENT
- DENOTES 6" CONCRETE SIDEWALK
- ==== DENOTES LIMITS OF NO ACCESS

**DEVELOPER:**  
PARKSIDE VILLAS, L.L.C.  
8053 Hall Drive  
Lenexa, Kansas 66219  
(913) 541-0785

**REVIEWED**  
Shawnee County Surveyor  
Dawn E. Goldman  
Notary Public  
DATE: 5-14-03

**PHELPS Engineering, Inc.**  
ENGINEERING - PLANNING - SURVEYING - WATER RESOURCE MANAGEMENT  
1270 N. WINCHESTER - OLATHE, KS. 66061 (913) 393-1155 - FAX (913) 393-1166  
(email: info@phelpsengineering.com)

PLAT	AREA	PLAT	AREA
555193.62 SF	12.745492 AC	12.745492 AC	0.644715 AC
R/W	28083.77 SF	6.124896 AC	0.644715 AC
TRACT A	26680.46 SF	3.123749 AC	0.644715 AC
TRACT B	136070.30 SF	0.045409 AC	0.644715 AC
LOT 1	1978.00 SF	0.045409 AC	0.644715 AC
LOT 2	1794.00 SF	0.041184 AC	0.644715 AC
LOT 3	1978.00 SF	0.045409 AC	0.644715 AC
LOT 4	1978.00 SF	0.045409 AC	0.644715 AC
LOT 5	1794.00 SF	0.041184 AC	0.644715 AC
LOT 6	1978.00 SF	0.045409 AC	0.644715 AC
LOT 7	1977.98 SF	0.045408 AC	0.644715 AC
LOT 8	1794.00 SF	0.041184 AC	0.644715 AC
LOT 9	1978.00 SF	0.045409 AC	0.644715 AC
LOT 10	1977.99 SF	0.045408 AC	0.644715 AC
LOT 11	1793.99 SF	0.041184 AC	0.644715 AC
LOT 12	1977.99 SF	0.045408 AC	0.644715 AC
LOT 13	1977.99 SF	0.045408 AC	0.644715 AC
LOT 14	1793.99 SF	0.041184 AC	0.644715 AC
LOT 15	1977.99 SF	0.045408 AC	0.644715 AC
LOT 16	1978.00 SF	0.045409 AC	0.644715 AC
LOT 17	1978.00 SF	0.045409 AC	0.644715 AC
LOT 18	1920.81 SF	0.044096 AC	0.644715 AC
LOT 19	1295.44 SF	0.029739 AC	0.644715 AC
LOT 20	1676.15 SF	0.043070 AC	0.644715 AC
LOT 21	1920.81 SF	0.044096 AC	0.644715 AC
LOT 22	1295.42 SF	0.029739 AC	0.644715 AC
LOT 23	1676.13 SF	0.043070 AC	0.644715 AC
LOT 24	1920.81 SF	0.044096 AC	0.644715 AC
LOT 25	1295.43 SF	0.029739 AC	0.644715 AC
LOT 26	1676.15 SF	0.043070 AC	0.644715 AC
LOT 27	1920.81 SF	0.044096 AC	0.644715 AC
LOT 28	1295.43 SF	0.029739 AC	0.644715 AC
LOT 29	1676.14 SF	0.043070 AC	0.644715 AC
LOT 30	1920.82 SF	0.044096 AC	0.644715 AC
LOT 31	1295.44 SF	0.029739 AC	0.644715 AC
LOT 32	1676.15 SF	0.043070 AC	0.644715 AC
LOT 33	1978.02 SF	0.045409 AC	0.644715 AC
LOT 34	1794.02 SF	0.041185 AC	0.644715 AC
LOT 35	1794.02 SF	0.041185 AC	0.644715 AC
LOT 36	1978.01 SF	0.045409 AC	0.644715 AC
LOT 37	1978.00 SF	0.045409 AC	0.644715 AC
LOT 38	1794.00 SF	0.041185 AC	0.644715 AC
LOT 39	1978.00 SF	0.045409 AC	0.644715 AC
LOT 40	1977.99 SF	0.045408 AC	0.644715 AC
LOT 41	1793.99 SF	0.041184 AC	0.644715 AC
LOT 42	1977.99 SF	0.045408 AC	0.644715 AC
LOT 43	1977.98 SF	0.045408 AC	0.644715 AC
LOT 44	1793.98 SF	0.041184 AC	0.644715 AC
LOT 45	1973.98 SF	0.041184 AC	0.644715 AC
LOT 46	1977.99 SF	0.045408 AC	0.644715 AC
LOT 47	1920.81 SF	0.044096 AC	0.644715 AC
LOT 48	1295.43 SF	0.029739 AC	0.644715 AC
LOT 49	1676.14 SF	0.043070 AC	0.644715 AC
LOT 50	1920.81 SF	0.044096 AC	0.644715 AC
LOT 51	1295.43 SF	0.029739 AC	0.644715 AC
LOT 52	1676.14 SF	0.043070 AC	0.644715 AC
LOT 53	1295.43 SF	0.029739 AC	0.644715 AC
LOT 54	1676.14 SF	0.043070 AC	0.644715 AC
LOT 55	1978.01 SF	0.045409 AC	0.644715 AC
LOT 56	1794.01 SF	0.041185 AC	0.644715 AC
LOT 57	1794.01 SF	0.041185 AC	0.644715 AC
LOT 58	1978.01 SF	0.045409 AC	0.644715 AC
LOT 59	1920.80 SF	0.044096 AC	0.644715 AC
LOT 60	1295.42 SF	0.029739 AC	0.644715 AC
LOT 61	1295.42 SF	0.029739 AC	0.644715 AC
LOT 62	1676.13 SF	0.043070 AC	0.644715 AC
LOT 63	1920.81 SF	0.044096 AC	0.644715 AC
LOT 64	1295.43 SF	0.029739 AC	0.644715 AC
LOT 65	1295.43 SF	0.029739 AC	0.644715 AC
LOT 66	1676.15 SF	0.043070 AC	0.644715 AC
LOT 67	1920.81 SF	0.044096 AC	0.644715 AC
LOT 68	1295.43 SF	0.029739 AC	0.644715 AC
LOT 69	1295.43 SF	0.029739 AC	0.644715 AC
LOT 70	1676.14 SF	0.043070 AC	0.644715 AC
SUM	555193.61 SF	12.745493 AC	



**TYPICAL BUILDING SETBACK**

NOTE: A 20' SEPARATION MUST BE MAINTAINED BETWEEN ALL BUILDINGS.

NOTE: THE UNDERSIGNED SURVEYOR TO SET MAG NAIL AT @ STREET P.C.'S, P.T.'S, AND BLOCK CORNERS ON STREET LINES AFTER COMPLETION OF STREET CONSTRUCTION.

GAS AND WATER LINES SHALL BE INSTALLED IN FRONT. ALL OTHER UTILITY PEDISTALS SHALL BE LOCATED IN THE REAR AND SIDE YARD AREAS.

I, Harold A. Phelps, hereby certify that I have made a survey of the above described premises and the results of said survey are correctly represented on this plat.

Harold A. Phelps, Kansas R.L.S. # 1145