

VILLAS AT PARKSIDE, THIRD PLAT

A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12, RANGE 24 AND
 A REPLAT OF PART OF TRACT A AND LOTS 47 THRU 58, 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

DESCRIPTION:

A part of the Southeast Quarter of Section 8, Township 12, Range 24 and a replat of part of Tract A and Lots 47 thru 58, VILLAS AT PARKSIDE, a platted subdivision 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:

Beginning at the Northwest plat corner, VILLAS AT PARKSIDE, SECOND PLAT, a platted subdivision in the City of Shawnee, Johnson County, Kansas; thence Northerly along a curve to the right, said curve having an initial tangent bearing of N 10°24'57" W, a central angle of 87°17'30", a radius of 200.00 feet, an arc distance of 28.94 feet; thence N 02°07'27" W, a distance of 49.75 feet; thence S 87°51'52" W, a distance of 95.10 feet; thence N 02°07'27" W, a distance of 100.50 feet to a point on the North plat line of said VILLAS AT PARKSIDE; thence N 87°41'26" E, along the North plat line of said VILLAS AT PARKSIDE and its Easterly Extension, a distance of 315.48 feet; thence S 02°49'45" W, a distance of 81.18 feet; thence S 08°09'26" W, a distance of 17.59 feet to a point on the East line of said VILLAS AT PARKSIDE; thence S 02°11'20" E, along the East line of said VILLAS AT PARKSIDE, a distance of 103.78 feet to a point on the North plat line of said VILLAS AT PARKSIDE, SECOND PLAT; thence N 86°07'41" W, along the North plat line of said VILLAS AT PARKSIDE, SECOND PLAT, a distance of 208.40 feet to the point of beginning, containing 1.1520 acres, more or less of replatted land.

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, THIRD PLAT".

All streets in the multiple plats 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, Johnson County, Kansas to enter upon, construct, maintain, use, and authorize the location, of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, under, over, and across those areas outlined and designed on this plat as "Utility Easement" or "U/E", and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Shawnee, Johnson County, Kansas.

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 guests and invitees, subject to the provisions of the Declaration of Restrictions for "Villas at Parkside". The right or license to enter upon, locate, construct, and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sanitary sewer pipes, poles, wires, ducts and cables, and similar facilities, and under said access easement, is hereby granted to the City of Shawnee, Kansas, and other governmental entities as may be authorized by state law to use such easements for said purposes.

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.

Tract A as shown hereon will be owned and maintained by the Villas at Parkside Homes Association and the individual lot owners. This tract is 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 28th day of April, 2005.

PARKSIDE VILLAS, L.L.C., A Kansas Limited Liability Company

Gary Jones
 Gary Jones, Managing Member

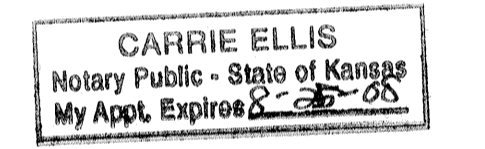
STATE OF KANSAS)
) SS
 COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 28th day of April, 2005, 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 such officer, the within instrument, and such person duly acknowledges 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 *Carrie Ellis*

My Appointment Expires: August 25, 2008



APPROVED by the City Planning Commission, City of Shawnee, Johnson County, Kansas, this 23rd day of FEBRUARY, 2005.

Bob Mazza
 Bob Mazza, Chairman

ATTEST: *Daniel J. Bedora*
 Daniel J. Bedora, Secretary

APPROVED by the Governing Body of the City of Shawnee, Johnson County, Kansas, this 28th day of FEBRUARY, 2005.

Jeff Meyers
 Jeff Meyers, Mayor

ATTEST: *Vicki Charlesworth*
 Vicki Charlesworth, City Clerk

APPROVED by the City Engineer of the City of Shawnee, Johnson

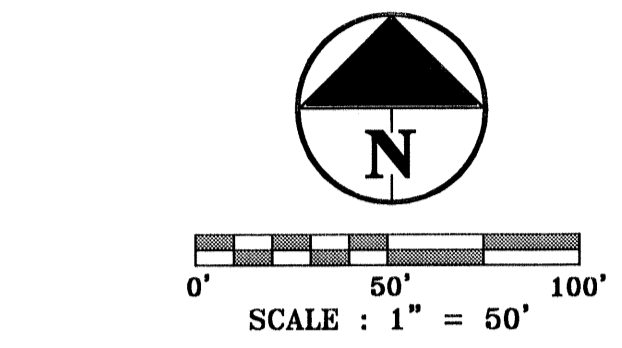
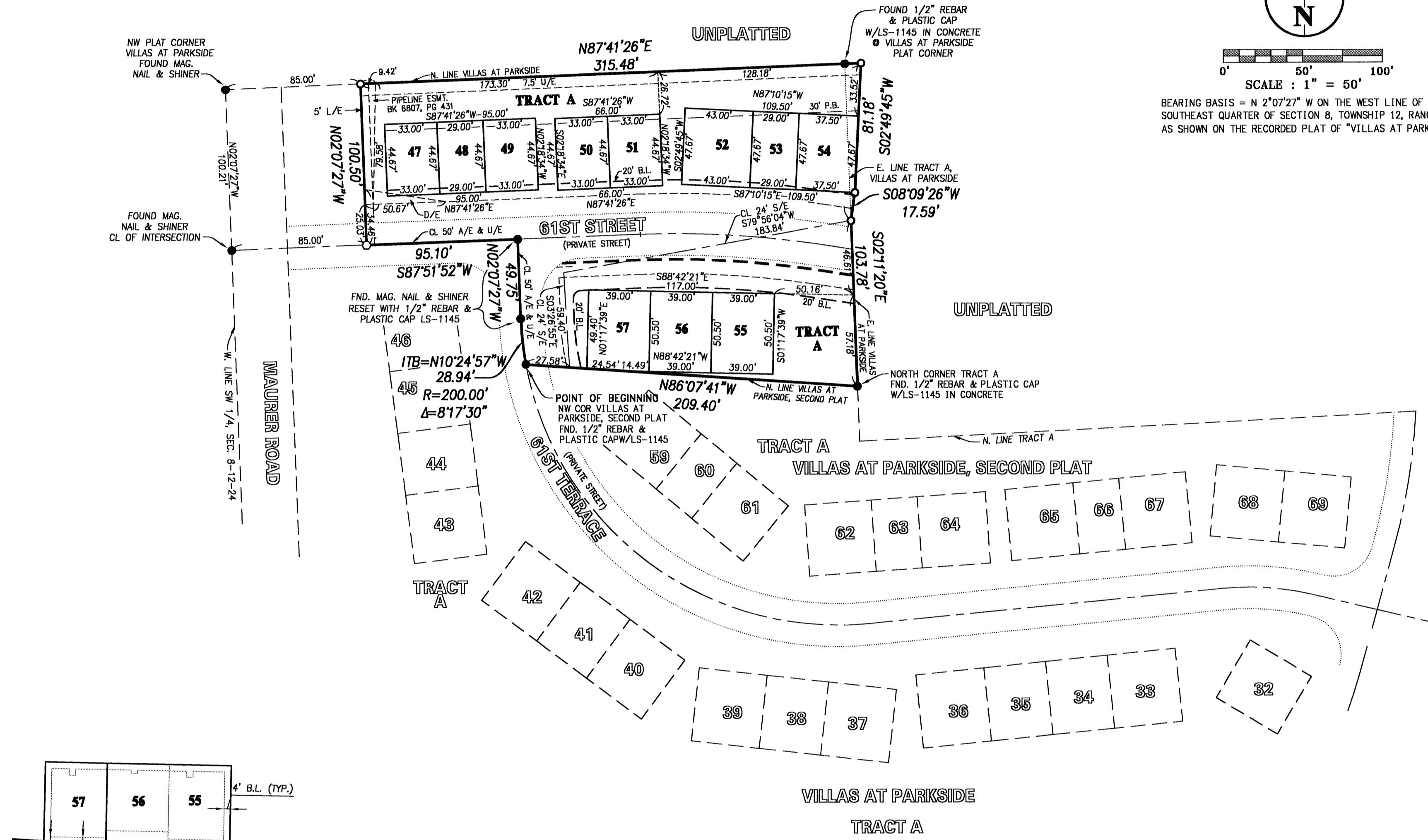
County, Kansas, this 3rd day of May, 2005.

Douglas E. Ubben
 Douglas E. Ubben, City Engineer

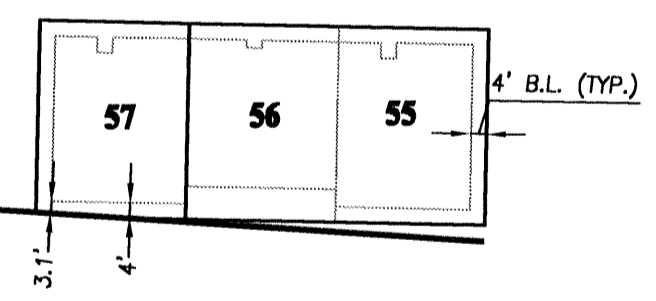
APPROVED by the Director of Planning of the City of Shawnee, Johnson

County, Kansas, this 3rd day of May, 2005.

Paul Chaffee
 Paul Chaffee, Director of Planning

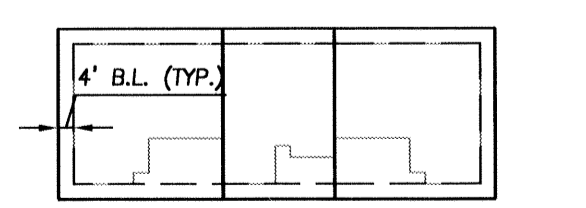


BEARING BASIS = N 2°07'27" W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12, RANGE 24, AS SHOWN ON THE RECORDED PLAT OF "VILLAS AT PARKSIDE".



LOT 57 BUILDING SETBACK
 NOTE: A 20' SEPARATION MUST BE MAINTAINED BETWEEN ALL BUILDINGS.

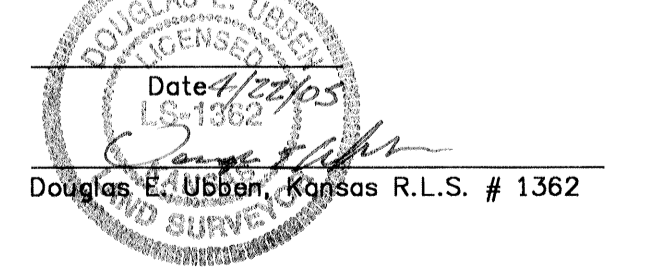
| | | |
|----------|--------------|-------------|
| PLAT 3 | 50,179.39 SF | 1.151960 AC |
| LOT 47 | 1,474.00 SF | 0.033838 AC |
| LOT 48 | 1,295.33 SF | 0.029737 AC |
| LOT 49 | 1,474.00 SF | 0.033838 AC |
| LOT 50 | 1,474.00 SF | 0.033838 AC |
| LOT 51 | 1,474.00 SF | 0.033838 AC |
| LOT 52 | 2,049.67 SF | 0.047054 AC |
| LOT 53 | 1,382.33 SF | 0.031734 AC |
| LOT 54 | 1,787.50 SF | 0.041035 AC |
| LOT 55 | 1,969.50 SF | 0.045213 AC |
| LOT 56 | 1,969.50 SF | 0.045213 AC |
| LOT 57 | 1,955.97 SF | 0.044903 AC |
| SUM LOTS | 18,305.80 SF | 0.420241 AC |
| TRACT A | 31,873.59 SF | 0.805275 AC |



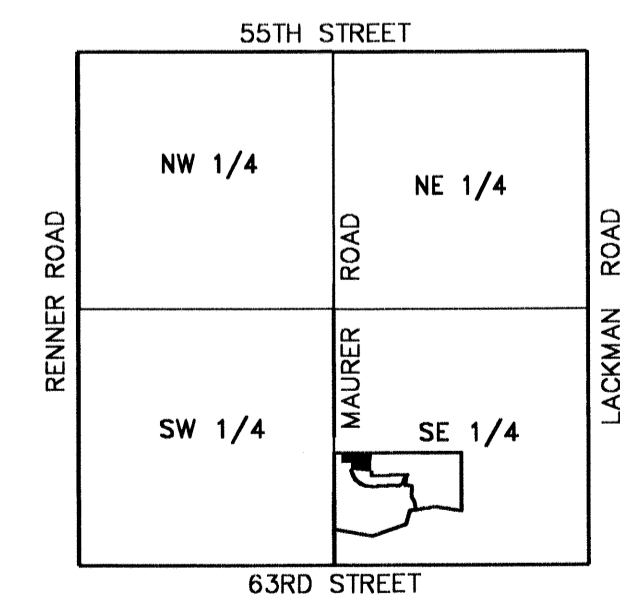
TYPICAL BUILDING SETBACK
 NOTE: A 20' SEPARATION MUST BE MAINTAINED BETWEEN ALL BUILDINGS.

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

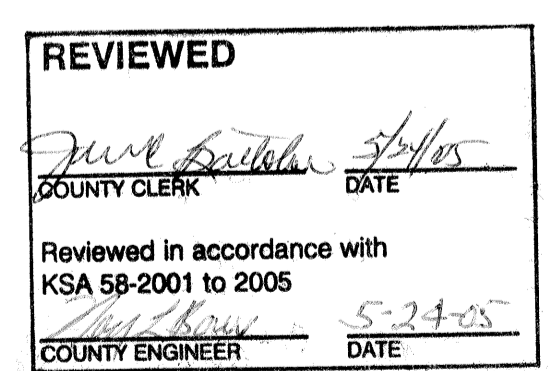
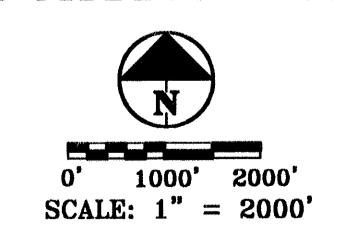
I, Douglas E. Ubben, hereby certify that I have made a survey of the above described premises and the results of said survey are correctly represented on this plat.



- LEGEND**
- DENOTES SET 1/2" REBAR & PLASTIC CAP W/LS-1145 IN CONCRETE
 - DENOTES MONUMENT FOUND AS DESCRIBED
 - U/E DENOTES UTILITY EASEMENT
 - D/E DENOTES DRAINAGE EASEMENT
 - S/E DENOTES SANITARY SEWER EASEMENT
 - P.B. DENOTES PERIPHERAL BOUNDARY
 - A/E DENOTES ACCESS EASEMENT
 - DENOTES SIDEWALK



SECTION 8-12-24
 LOCATION MAP



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

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 www.phelpsengineering.com