



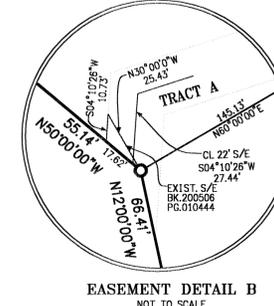
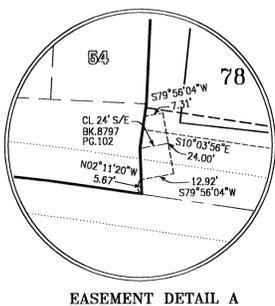
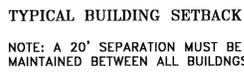
VILLAS AT PARKSIDE, FOURTH PLAT

A REPLAT OF PART OF TRACT A, VILLAS AT PARKSIDE, VILLAS OF PARKSIDE SECOND PLAT AND VILLAS OF PARKSIDE THIRD PLAT,
ALL BEING PLATTED SUBDIVISIONS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12, RANGE 24,
AND ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12, RANGE 24,
IN THE CITY OF SHAWNEE, JOHNSON COUNTY, KANSAS

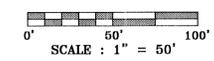


PLAT #	ACRES	SF	SECTION
PLAT 4	406.08349	9.322394	AC
LOT 70	1,969.50	0.045213	AC
LOT 71	2,171.50	0.049851	AC
LOT 72	2,171.50	0.049851	AC
LOT 73	1,767.50	0.040576	AC
LOT 74	1,969.50	0.045213	AC
LOT 75	1,969.50	0.045213	AC
LOT 76	1,969.50	0.045213	AC
LOT 77	1,969.50	0.045213	AC
LOT 78	1,920.67	0.044092	AC
LOT 79	1,742.00	0.039991	AC
LOT 80	1,920.67	0.044092	AC
LOT 81	1,787.50	0.041035	AC
LOT 82	1,596.83	0.036958	AC
LOT 83	1,787.50	0.041035	AC
LOT 84	1,474.00	0.033838	AC
LOT 85	1,295.33	0.029737	AC
LOT 86	1,474.00	0.033838	AC
LOT 87	1,920.81	0.044096	AC
LOT 88	1,742.13	0.039994	AC
LOT 89	1,920.81	0.044096	AC
LOT 90	1,787.62	0.041038	AC
LOT 91	1,596.95	0.036961	AC
LOT 92	1,787.62	0.041038	AC
LOT 93	1,787.62	0.041038	AC
LOT 94	1,596.95	0.036961	AC
LOT 95	1,787.62	0.041038	AC
LOT 96	1,787.62	0.041038	AC
LOT 97	1,596.84	0.036961	AC
LOT 98	1,787.62	0.041038	AC
LOT 99	2,171.50	0.049851	AC
LOT 100	1,969.50	0.045213	AC
LOT 101	1,969.50	0.045213	AC
LOT 102	1,969.50	0.045213	AC
LOT 103	1,969.50	0.045213	AC
LOT 104	1,969.50	0.045213	AC
LOT 105	1,969.50	0.045213	AC
LOT 106	1,969.50	0.045213	AC
LOT 107	2,171.50	0.049851	AC
LOT 108	1,969.50	0.045213	AC
LOT 109	1,969.50	0.045213	AC
LOT 110	2,049.81	0.050705	AC
LOT 111	1,362.43	0.031736	AC

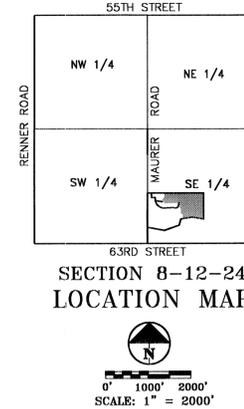
LOT 112	1,787.63	0.041038	AC
LOT 113	1,787.63	0.041038	AC
LOT 114	1,859.13	0.042680	AC
LOT 115	1,787.62	0.041038	AC
LOT 116	1,920.81	0.044096	AC
LOT 117	1,742.13	0.039994	AC
LOT 118	1,920.81	0.044096	AC
LOT 119	1,969.50	0.045213	AC
LOT 120	1,969.50	0.045213	AC
LOT 121	1,978.00	0.045409	AC
LOT 122	1,978.00	0.045409	AC
LOT 123	1,969.50	0.045213	AC
LOT 124	1,767.50	0.040576	AC
LOT 125	1,969.50	0.045213	AC
LOT 126	1,969.50	0.045213	AC
LOT 127	1,767.50	0.040576	AC
LOT 128	1,969.50	0.045213	AC
LOT 129	1,978.00	0.045409	AC
LOT 130	1,794.00	0.041185	AC
LOT 131	1,978.00	0.045409	AC
LOT SIM	115,421.34	2.649700	AC
TRACT A	223,538.98	5.131758	AC
TRACT B	67,123.17	1.540936	AC



- 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".
- LEGEND
- DENOTES SET 1/2" REBAR & PLASTIC CAP W/LS-1145 IN CONCRETE
 - DENOTES SET 1/2" REBAR & PLASTIC CAP W/LS-1145 IN CONCRETE
 - DENOTES FOUND MAG NAIL AND SHINER
 - DENOTES FOUND 1/2" REBAR AND PLASTIC CAP W/LS-1145 IN CONCRETE, UNLESS OTHERWISE NOTED
 - U/E DENOTES UTILITY EASEMENT
 - D/E DENOTES DRAINAGE EASEMENT
 - S/E DENOTES SANITARY SEWER EASEMENT
 - P.B. DENOTES PERIPHERAL BOUNDARY SETBACK
 - DENOTES SIDEWALK
 - DENOTES CURB
 - DENOTES OPEN CHANNEL BUILDING SETBACK
 - DENOTES A/E & U/E



SCALE: 1" = 50'



LEGAL DESCRIPTION: A replat of part of Tract A, Villas at Parkside, Villas at Parkside Second Plat and Villas at Parkside Third Plat, all being platted subdivisions of land in the City of Shawnee, Johnson County, Kansas and all that part of 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 Northeast corner of Tract A, of said VILLAS AT PARKSIDE THIRD PLAT, thence N 87°41'26" E, along the Easterly extension of the North plat line of said VILLAS AT PARKSIDE THIRD PLAT, a distance of 923.84 feet to a point on the East line of the Southeast Quarter of the Southeast Quarter of said Section 8; thence S 02°14'18" E, along the East line of the Southeast Quarter of the Southeast Quarter of said Section 8, a distance of 606.61 feet; thence N 83°00'00" W, a distance of 274.67 feet; thence S 75°00'00" W, along the South line of said Tract A and its Northerly extension, a distance of 270.00 feet to an angle point on the South line of said VILLAS AT PARKSIDE; thence S 74°11'40" W, along the South line of Tract A of said VILLAS AT PARKSIDE, a distance of 23.05 feet; thence N 14°00'00" E, a distance of 23.96 feet; thence N 78°00'00" E, a distance of 74.04 feet to a point on the East line of Tract A of said VILLAS AT PARKSIDE; thence N 12°00'00" W, along the East line of Tract A of said VILLAS AT PARKSIDE, a distance of 66.41 feet; thence N 50°00'00" W, a distance of 55.14 feet; thence N 00°00'00" E, a distance of 124.92 feet; thence Northerly along a curve to the right, said curve having an initial tangent bearing of N 86°32'25" W, a central angle of 9°49'20", a radius of 225.00 feet, an arc distance of 38.57 feet to an angle point on the East line of Tract A of said VILLAS AT PARKSIDE; thence N 76°43'05" W, along the East line of Tract A of said VILLAS AT PARKSIDE, a distance of 17.33 feet; thence N 15°22'57" E, along the East line of Tract A of said VILLAS AT PARKSIDE, a distance of 14.46 feet; thence Northerly on a curve to the left and along the East line of Tract A of said VILLAS AT PARKSIDE, said curve being tangent to the last described curve and having a radius of 425.00 feet, a central angle of 12°45'02", an arc distance of 94.58 feet to an angle point on the East line of Tract A of said VILLAS AT PARKSIDE; thence S 87°01'07" W, along the North line of Tract A of said VILLAS AT PARKSIDE AND VILLAS AT PARKSIDE SECOND PLAT, a distance of 375.42 feet to an angle point on the North line of Tract A of said VILLAS AT PARKSIDE SECOND PLAT; thence N 02°11'20" W, along the East line of Tract A of said VILLAS AT PARKSIDE SECOND PLAT, a distance of 32.11 feet; thence N 81°26'39" W, a distance of 41.22 feet; thence N 08°33'21" E, a distance of 86.80 feet; thence Southerly on a curve to the right, said curve having an initial tangent bearing of S 81°41'22" E, a central angle of 0°14'44", a radius of 600.00 feet, an arc distance of 2.57 feet; thence S 81°26'39" E, a distance of 22.18 feet to a point on the East line of Tract A of said VILLAS AT PARKSIDE THIRD PLAT; thence N 02°11'20" W, along the East line of Tract A of said VILLAS AT PARKSIDE THIRD PLAT, a distance of 17.82 feet; thence N 08°09'26" E, a distance of 17.59 feet; thence N 02°49'45" E, a distance of 81.18 feet to the point of beginning, containing 9.3590 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, FOURTH PLAT".

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, Johnson County, Kansas, to enter upon, construct and maintain conduits, sewer pipes, surface drainage facilities, etc., upon, over, under and through the easement boundaries and designated on this plat as "Drainage Easement" or "U/E". All areas designated as drainage easement 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 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 structures and drainage facilities, upon, under, over, and across those areas outlined and designated 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 guest and invitees, subject to the provisions of the Declaration of Restrictions for "Villas at Parkside".

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.

Tract B 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 a detention basin, private open space and common areas, which may include bike-hike trails, landscaping, fencing, subdivision monuments and amenities.

The maintenance of the stormwater detention facilities which serve this plat shall be the responsibility of the Villas at Parkside Homes Association and owners of each lot within this plat.

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 hereinafter 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 repaid and remain 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 27th day of July, 2005.

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

Gary Jones, Managing Member

STATE OF KANSAS)
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 27th day of July, 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, Notary Public - State of Kansas, My Appt. Expires 8-27-08

APPROVED by the City Planning Commission, City of Shawnee, Johnson County, Kansas, this 7th day of March, 2005.

ATTEST: Daniel J. Bedora, Secretary

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

ATTEST: Vicki Charlesworth, City Clerk

APPROVED by the City Engineer of the City of Shawnee, Johnson County, Kansas, this 3rd day of August, 2005.

ATTEST: Paul Chaffee, Director of Planning

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

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.

PEI PLANNING ENGINEERING IMPLEMENTATION, PHELPS ENGINEERING, INC., 1270 N. Winchester, Olathe, Kansas 66061, (913) 393-1155, Fax (913) 393-1166, www.phelpsengineering.com