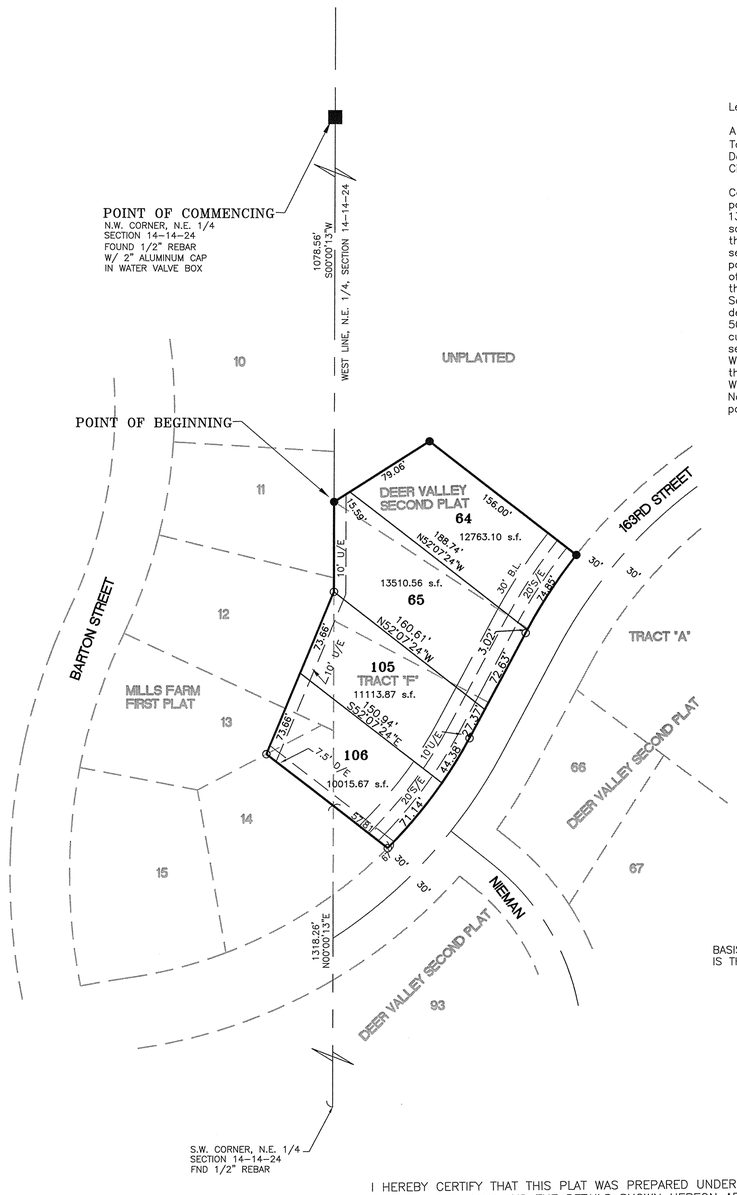
DEER VALLEY THIRD PLAT

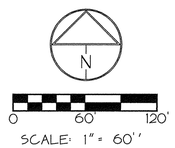
A REPLAT OF ALL OF LOTS 64, 65 AND PART TRACT "F" DEER VALLEY SECOND PLAT AND PART OF LOTS 12, 13 AND 14 MILLS FARMS FIRST PLAT
A SUBDIVISION IN THE NE 1/4 AND THE NW 1/4 OF SECTION 14, T 14 S, R 24 E
IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS



Legal Description:

A tract of land lying in the Northeast One-Quarter and the Northwest One-Quarter of Section 14, Township 14 South, Range 24 East and also being all of Lots 64 and 65 and part of Tract "F" of Deer Valley Second Plat and also part of Lots 12, 13, and 14 Mills Farm First Plat all being in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of the Northeast One-Quarter of said Section 14 and also point being the Northeast corner of said Mills Farm First Plat; thence South 00 degrees 00 minute 13 seconds West along the West line of said Northeast One-Quarter and also along the East line of said Mills Farm First Plat a distance of 1078.56 feet to the POINT OF BEGINNING said point being the Northwest corner of said Deer Valley Second Plat; thence North 57 degrees 25 minutes 44 seconds East along the North line of said Deer Valley Second Plat a distance of 94.65 feet to a point; thence South 52 degrees 07 minutes 24 seconds East a distance of 156.00 feet to a point of curvature said point being on the North right-of-way line of 163rd Street as now established; thence along said right-of-way line on a curve to the left having an initial tangent bearing of South 37 degrees 52 minutes 26 seconds West, a radius of 445.00 feet, a central angle of 10 degrees 01 minutes 37 seconds, and a length of 77.88 feet to a point; thence South 27 degrees 50 minutes 59 seconds West a distance of 100.00 feet to a point of curvature; thence along a curve to the right having a radius of 385.00 feet, a central angle of 17 degrees 11 minutes 28 seconds, and a length of 115.52 feet to a point; thence North 52 degrees 07 minutes 24 seconds West a distance of 129.00 feet to a point on the East line of Lot 14 of said Mills Farm First Plat; thence North 22 degrees 25 minutes 32 seconds East a distance of 147.32 feet to a point on the West line of said Northeast One-Quarter and also the East line of said Mills Farm First Plat; thence North 00 degrees 00 minutes 13 seconds East along said East line a distance of 75.76 feet to a point, said point being the Point of Beginning, and containing 1.0882 acres, more or less.



BASIS OF BEARINGS FOR THIS PLAT IS THE PLAT OF DEER VALLEY SECOND PLAT

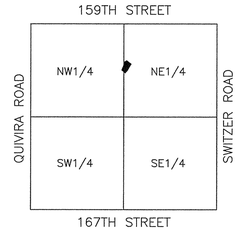
LEGEND

- ■ DENOTES MONUMENT BOX FOUND
- ● DENOTES 1/2" REBAR FOUND IN CONCRETE UNLESS OTHERWISE NOTED
- ○ DENOTES 1/2" REBAR W/LS-54 CAP SET IN CONCRETE

U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
S/E	SANITARY SEWER EASEMENT
L/E	LANDSCAPE EASEMENT

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS BASED ON A FIELD SURVEY COMPLETED ON 7-16-03.

Gary H. Loumaster, Ks. L.S. # 976



SCALE 1" = 2000'

LOCATION MAP

SECTION 14-14-24

DEDICATION

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 hereafter shall be known as "DEER VALLEY, THIRD PLAT"

An easement of license to enter upon, located, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Overland Park, Kansas.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Overland Park, Kansas, with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement 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 dedicated to the Johnson County Unified Wastewater Districts or their assigns.

RESTRICTIONS

The use of all Lots in this subdivision shall hereafter be subject to the covenants and restrictions which will be filed at the Register of Deeds Office, Johnson County, Kansas and shall hereby become a part of the dedication of this plat as though fully set hereon.

CONSENT TO LEVY:

The undersigned proprietor of the above described tract of land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Overland Park, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, DEER VALLEY DEVELOPMENT, L.L.C., a Limited Liability corporation, owner of part of Lots 105 and 106 within the Northeast One-Quarter of Section 14, Township 14 South, Range 24 East, has caused this instrument to be executed by Clay Blair III of Deer Valley Development, L.L.C., its Member on this ____ day of _____, 2006.
Deer Valley Development, L.L.C.

_____
Clay Blair III, Member

ACKNOWLEDGMENT

STATE OF KANSAS)
)ss.
COUNTY JOHNSON)

BE IT REMEMBERED, That on this _____ day of _____, 2006 before me, the undersigned, a Notary Public in and for said County and State, came Clay Blair III, Member of Deer Valley Development, L.L.C. a Limited Liability Corporation, organized under the laws of the State of Kansas, with its principal place of business in the County of Johnson, State of Kansas, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said Corporation.

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

Notary Public: _____

My Appointment expires_____

APPROVED by the Planning Commission of the City of Overland Park, Johnson County, Kansas, this _____ day of _____, 2006.

_____
Chairperson, David M. Miller Date

EXECUTION

IN TESTIMONY WHEREOF, MILLS FARM DEVELOPMENT, L.L.C., a Kansas Limited Liability Company, owner of part of Lots 105 and 106 within the Northwest One-Quarter of Section 14, Township 14 South, Range 24 East, has caused this instrument to be executed by its Managing Member, W.S. Development, L.L.C., this _____ of _____, 2006.

W.S. Development, L.L.C.

By: _____
Matthew A. Adam, Member

ACKNOWLEDGMENT

STATE OF KANSAS)
)ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this _____ day of _____2006, before me, the undersigned, a Notary Public in and for said County and State, came Matthew A. Adam, Member of W.S. Development, L.L.C., Managing Member of Mills Farm Development, L.L.C., a Kansas Limited Liability company, who is personally known to me to be such Member, and who is personally known to me to be the same person who executed as such officer the within instrument on behalf of said limited liability company, 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: _____ My Appointment Expires: _____

Print Name:_____

PREPARED BY:
SCHLAGEL AND ASSOCIATES, P.A.
14920 W. 107TH STREET
LENEXA, KANSAS 66215
PHONE (913) 492-5158

PREPARED FOR:
DEER VALLEY DEVELOPMENT, LLC
CONTACT: FRANK DEAN
14819 W. 95TH STREET
LENEXA, KANSAS, 66215
PHONE (913) 831-3388

SCHLAGEL & ASSOCIATES, P. A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400

DATE	01/26/06
DESIGN	DR
DRAWN BY	MB
PROJ. NO.	05-151

PLAT OF
DEER VALLEY
THIRD PLAT

SHEET NO. 1 OF 1

FILED _____, BOOK _____, PAGE _____

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