

DESCRIPTION:  
A tract of land lying in the Northeast One-Quarter of Section 14, Township 14 South, Range 24 East, 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; thence South 00 degrees 00 minutes 13 seconds West, along the West Line of said Northeast One-Quarter, a distance of 2131.39 feet to the Southwesterly Corner of Deer Valley Second Plat, a recorded subdivision in the City of Overland Park, Johnson County, Kansas and the POINT OF BEGINNING; thence South 87 degrees 51 minutes 52 seconds East, along the South Line of said Deer Valley Second Plat, a distance of 146.39 feet to a point; thence continuing Southeasterly along the South Line of said Deer Valley Second Plat along a curve to the left having a radius of 240.00 feet, an initial tangent bearing of South 10 degrees 26 minutes 18" East, a central angle of 02 degrees 20 minutes 30 seconds, and an arc length of 9.81 feet to a point; thence North 77 degrees 13 minutes 12 seconds East, a distance of 50.00 feet, thence Southeasterly along a curve to the left having a radius of 190.00 feet, an initial tangent bearing of South 12 degrees 46 minutes 18 seconds East, an arc length of 10.00 feet to a point; thence continuing southeasterly along a curve to the right having a radius of 190.00 feet, an initial tangent bearing of South 12 degrees 46 minutes 18 seconds East, an arc length of 10.00 feet to a point; thence North 76 degrees 20 minutes 38 seconds East, a distance of 55.50 feet to a point; thence North 77 degrees 24 minutes 13 seconds East, a distance of 51.10 feet to a point; thence North 78 degrees 24 minutes 25 seconds East, a distance of 50.00 feet to a point; thence North 76 degrees 05 minutes 07 seconds East, a distance of 106.90 feet to a point; thence North 40 degrees 45 minutes 34 seconds East, a distance of 30.00 feet to a point; thence South 82 degrees 26 minutes 18 seconds East, a distance of 105.00 feet to a point; thence Northerly along said plat line and a curve to the right having a radius of 225.00 feet, an initial tangent bearing of North 15 degrees 32 minutes 59 seconds East, a central angle of 13 degrees 21 minutes 30 seconds, and an arc length of 52.46 feet to a point; thence Northerly along a curve to the right having a radius of 675.00 feet, an initial tangent bearing of North 50 degrees 19 minutes 41 seconds West, a central angle of 00 degrees 56 minutes 29 seconds, and an arc length of 11.09 feet to a point; thence North 40 degrees 36 minutes 49 seconds East, a distance of 50.00 feet; thence Northerly along a curve to the right having a radius of 625.00 feet, an initial tangent bearing of North 49 degrees 23 minutes 11 seconds West, a central angle of 04 degrees 34 minutes 56 seconds and an arc length of 10.00 feet to a point; thence North 77 degrees 13 minutes 12 seconds East, a distance of 50.00 feet to a point; thence North 77 degrees 13 minutes 12 seconds East, a distance of 103.88 to a point; thence North 02 degrees 53 minutes 09 seconds West, a distance of 30.18 feet to a point; thence North 33 degrees 26 minutes 10 seconds West, a distance of 100.33 feet to a point; thence North 12 degrees 07 minutes 07 seconds East, a distance of 7.00 feet to a point; thence North 02 degrees 30 minutes 43 seconds East, continuing along the Southernly Plat Line of said Deer Valley Second Plat, a distance of 390.82 feet to a point; thence South 14 degrees 23 minutes 30 seconds West, a distance of 164.39 feet to a point; thence South 12 degrees 46 minutes 18 seconds East, a distance of 74.54 feet to a point; thence South 37 degrees 30 minutes 29 seconds East, a distance of 64.07 feet; thence South 61 degrees 46 minutes 52 seconds East, a distance of 372.67 feet to the Southeastly Plat Corner of said Deer Valley Second Plat and a point on the East Line of the West One-Half of said Section 14; thence South 00 degrees 00 minutes 48 seconds East, along the East Line of the West One-Half of said Section 14, a distance of 247.45 feet to a point; thence South 64 degrees 06 minutes 57 seconds East, a distance of 99.08 feet to a point; thence South 28 degrees 04 minutes 02 seconds East, a distance of 91.50 feet to a point; thence South 31 degrees 51 minutes 07 seconds East, a distance of 77.89 feet to a point; thence South 70 degrees 07 minutes 15 seconds East, a distance of 116.01 feet to a point; thence South 31 degrees 51 minutes 07 seconds East, a distance of 116.01 feet to a point; thence South 11 degrees 34 minutes 18 seconds East, a distance of 98.79 feet to a point on the South Line of the Northeast One-Quarter of said Section 14; thence South 89 degrees 57 minutes 15 seconds West, along the South Line of said Northeast One-Quarter, a distance of 116.01 feet to a point; thence North 89 degrees 57 minutes 15 seconds West, along the South Line of the Northeast One-Quarter of said Section 14 and a point on the North Line of said Garnet Hill, a distance of 1327.55 feet Measured, (1327.61 feet Platted), to the Southwest Corner of the Northeast One-Quarter of said Section 14; thence North 00 degrees 00 minutes 13 seconds East, along the West line of said northeast One-Quarter, a distance of 340.07 feet to the POINT OF BEGINNING, and containing 21.24 acres, more or less.

N E CORNER W 1/2 NE 1/4

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, FOURTH PLAT"

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plats as streets, terraces, places, roads, drives, lanes, parkways, avenues, and alleys, not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City of Overland Park, Kansas, from any expense incident to the relocation of any such existing utility installation within said prior easement.

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.

The use of all Lots and Tracts of land 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.

Tract J shall be owned and maintained by the Homes Association or their authorized representative thereof. Said Tracts are reserved as common area and or open space for the use, benefit and enjoyment of the owners of the property within the subdivision.

All landscaping and related materials that are planted or constructed within the island areas and located within street right-of-way shall be maintained by the Homes Association and the Developer, or their authorized representatives thereof.

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.

IN TESTIMONY WHEREOF, DEER VALLEY DEVELOPMENT, L.L.C., a Limited Liability corporation, 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

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 Jay Blair III, Member of Deer Valley Development, L.L.C., a limited liability corporation, organized under the laws of the 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.

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Chairperson, Edward J. Reitzes	Date
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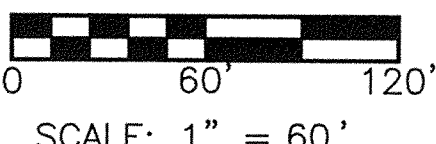
APPROVED by the Governing Body of the City of Overland Park, Johnson County, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 2006.

Mayor, Carl R. Gerlach

City Clerk. Marian Cook

(UNPLATTED)

PART OF N.E. 1/4, SECTION 14-14-24



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

TERRY FARMS  
ERT. OF SURVEY —  
VOL 1303, PG. 919

PREPARED FOR:

**SCHLAGEL & ASSOCIATES, P.A.**  
PLANNERS • ENGINEERS • SURVEYORS  
LANDSCAPE ARCHITECTS

14920 WEST 107TH STREET, LENEXA, KANSAS 66211  
Phone: (913) 492-5158 • Fax: (913) 492-

DATE 2-08-06

DESIGN	DF
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DRAWN BY ST

FINAL PLAT OF  
DEER VALLEY  
FOURTH PLAT

SHEET NO. 1 OF

BASIS OF BEARINGS IS THE SOUTH LINE OF THE NE1/4 OF SEC. 14-14-24 N 89°57'15" E AS SHOWN ON THE RECORDED PLAT OF GARNET HILL.

THE UNADJUSTED ERROR OF CLOSURE FOR THE TRAVERSE  
THAT ESTABLISHED THIS PLAT IS APPROXIMATELY 1:50,000.

DATE OF PREPARATION IS 8-01-2004.

REV.

REV.

REV.

REV.

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

\* STREAM CORRIDOR

NOTICE: "A protected Stream Corridor lies on this site, as defined and regulated in the City of Overland Park, Kansas Municipal Code. Restrictions on the use or alteration of the Stream Corridor apply. This property is also subject to the obligations and requirements of the Stream Corridor Maintenance Agreement Approved by the City."

RESERVATION: The area as designated on this plat is reserved as a "Stream Corridor" for the purpose of open space, natural preservation areas, and management of riparian resources and will be solely maintained by the Property Owner. These areas will also be used for private open space unless later dedicated as Public Parkland.

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.

I:\PROJECTS\2005\05-162\05-162F.dwg, 3/21/2006 12:52:03 PM, OceTDS400new.pc3