

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 2312.39 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 Southwesterly 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 along said South Line of said Deer Valley Second Plat, North 32 degrees 01 minutes 25 seconds East, a distance of 123.31 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 28 degrees 24 minutes 25 seconds East, a distance of 100.35 feet to a point; thence North 11 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 28 minutes 18 seconds East, a distance of 105.21 feet to a point; thence Northwesterly 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 Northwesterly 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 Northwesterly 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 continuing along said Southwesterly Plat line of Deer Valley Second Plat, North 44 degrees 59 minutes 55 seconds East, 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 02 degrees 53 minutes 09 seconds West, a distance of 30.18 feet to a point; thence continuing along the South Line of said Deer Valley Second Plat, North 32 degrees 01 minutes 25 seconds East, a distance of 123.31 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 28 degrees 24 minutes 25 seconds East, a distance of 100.35 feet to a point; thence North 11 degrees 05 minutes 07 seconds East, a distance of 106.90 feet to a point; thence North 40 degrees 45 minutes 34 seconds East, continuing along the Southerly 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 14.99 feet to a point; thence North 12 degrees 30 minutes 43 seconds East, a distance of 74.54 feet to a point; thence South 37 degrees 30 minutes 28 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 Southeasterly 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 02 minutes 02 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 99.80 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 26 seconds East, a distance of 86.01 feet to a point; thence South 33 degrees 08 minutes 45 seconds East, a distance of 116.01 feet to a point; thence South 11 degrees 34 minutes 18 seconds East, a distance of 96.79 feet to a point on the South Line of the Northeast Corner of Garnet Hill, a recorded subdivision in the City of Overland Park, Johnson County, Kansas; thence Continuing South 88 degrees 57 minutes 15 seconds East, a distance of 10.00 feet to a point; thence continuing along the East Line of said Garnet Hill, a distance of 1327.55 feet Measured (including 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.

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 plot 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 to be dedicated for public use as a park, playground, thoroughfare, or parts thereof, for public use, from the lien and effect of any such 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 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.

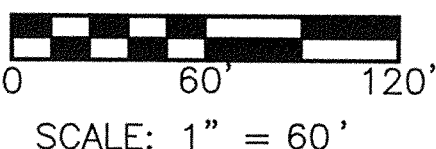
Chairperson, Edward J. Reitzes Date

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

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

990.85'  
S89°57'15"W

S.E. CORNER, N.E. 1/4  
SECTION 14-14-24  
FOUND 1/2" REBAR  
WITH 2" ALUMINUM CAP

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

14920 WEST 107TH STREET, LENEXA, KANSAS 66215  
Phone: (913) 492-5158 • Fax: (913) 492-8400

DATE 2-08-06

DESIGN	DF
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DRAWN BY ST

FINAL PLAT OF  
DEER VALLEY  
FOURTH PLAT

SHEET NO. 1 OF 1

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

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.

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2000 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1

\*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.

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