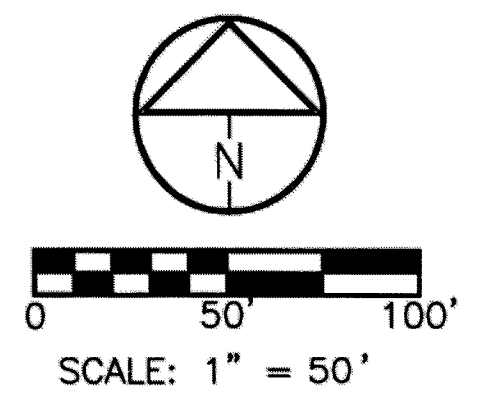


3192048  
 STATE OF KANSAS  
 COUNTY OF JOHNSON  
 FILED FOR RECORD  
 DEC 27 P 2:20 PM  
 SARA F. ULLMANN  
 REGISTER OF DEEDS  
 BK 119 pg 34

# FINAL PLAT OF DEER CREEK RESERVE



**Description:**

A tract of land within the Northwest One-Quarter of Section 29, Township 13 South, Range 25 East, in the City of Overland Park, Johnson County, Kansas being more particularly described as follows:

Commencing at the Northwest corner of the above-described Northwest One-Quarter; thence South 02°06'46" East on the West line of the said Northwest One-Quarter a distance of 1257.26 feet to the POINT OF BEGINNING; thence North 88°11'23" East a distance of 435.16 feet to a point; thence South 53°26'02" East a distance of 121.39 feet to a point; thence North 87°27'09" East a distance of 187.44 feet to a point; thence South 38°01'51" East a distance of 149.79 feet to a point; thence South 33°09'59" West a distance of 13.64 feet to a point; thence South 14°25'02" West a distance of 110.40 feet to a point; thence South 01°36'48" West a distance of 41.04 feet to a point; thence South 01°50'49" East a distance of 49.85 feet to a point on the North line of Deer Creek Courts; thence South 88°08'54" West (platted South 88°09'09" West) on the said North line a distance of 763.05 feet to a point on the West line of the said Northwest One-Quarter; thence North 02°06'46" West on the said West line a distance of 402.34 feet to the POINT OF BEGINNING and containing 6.6171 acres, more or less.

**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 CREEK RESERVE".

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 plat as streets, terraces, places, roads, drives, lanes, 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.

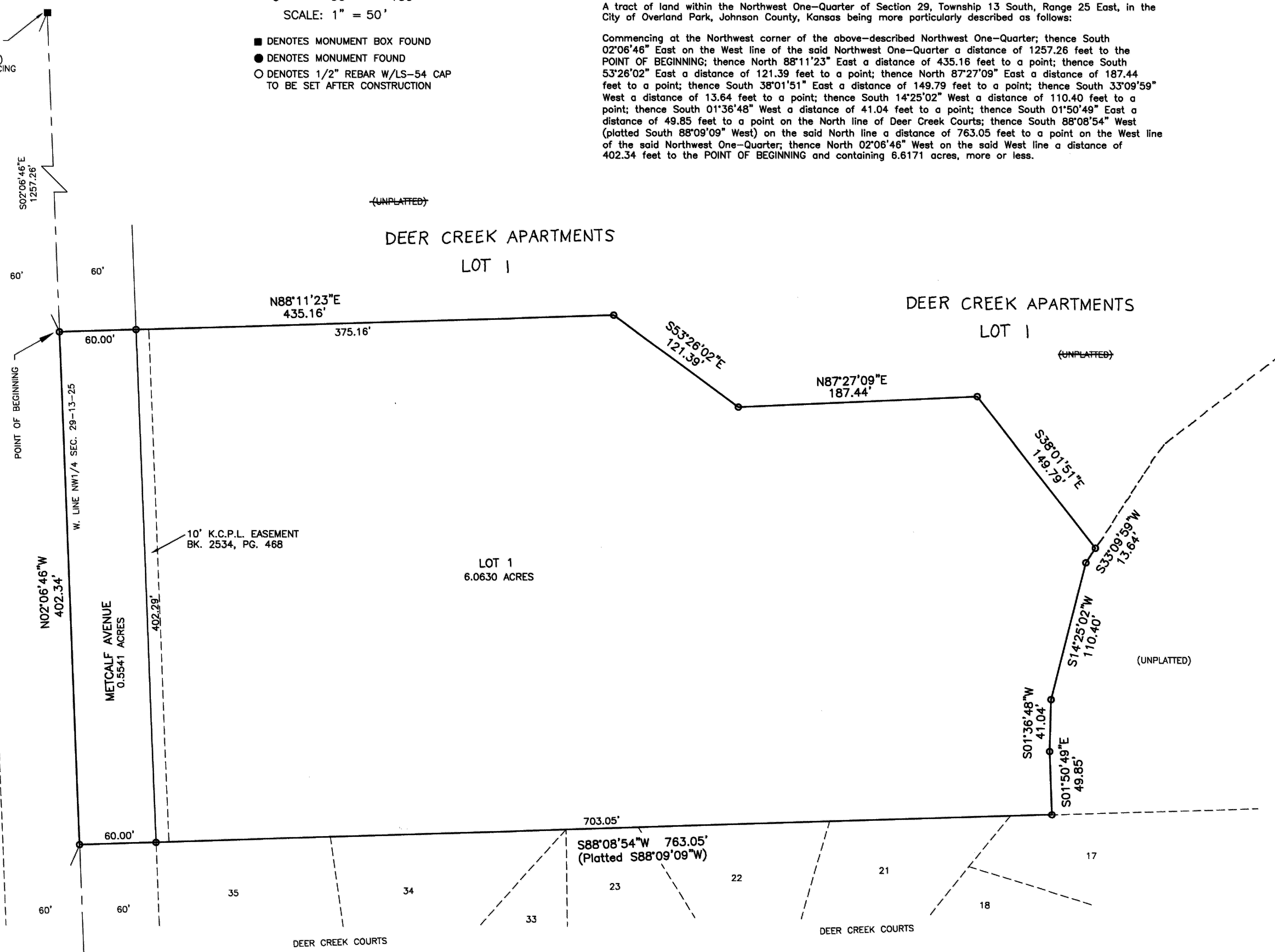
An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the City of Overland Park, Kansas and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license to enter upon, locate, construct and maintain, or authorize the location, construction or maintenance and use of drainage facilities upon and under those areas outlined and designated on this plat as "Drainage Easement" or "D/E", is hereby granted to the City of Overland Park, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license is hereby granted to the Homes Association and the Developer or their authorized representatives, to enter upon, plant or construct and maintain, entry monuments, fences, trees, bushes, sidewalks, water systems, berms, or any other materials or items related to landscaping, upon, or under those areas designated on this plat as "Landscape Easement" or "L/E".

NW COR. NW1/4  
 SEC. 29-13-25  
 (MONUMENT BOX)  
 POINT OF COMMENCING

- DENOTES MONUMENT BOX FOUND
- DENOTES MONUMENT FOUND
- DENOTES 1/2" REBAR W/LS-54 CAP TO BE SET AFTER CONSTRUCTION



**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, Price Family Limited Partnership, a Kansas limited partnership, has caused this instrument to be executed by Steve Price, its General Partner, on this 15th day of November, 2000.

Price Family Limited Partnership, a Kansas limited partnership  
 Steve Price, General Partner

STATE OF KANSAS )  
 )ss.  
 COUNTY OF JOHNSON )

BE IT REMEMBERED that on this 15th day of November, 2000, before me, the undersigned, a Notary Public in and for said County and State, came Steve Price, General Partner of Price Family Limited Partnership, organized under the laws of the State of Kansas, with its principal place of business being 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 Partnership and such person duly acknowledged the execution of the same to be the act and deed of said Partnership.

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

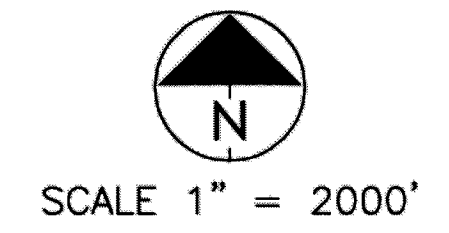
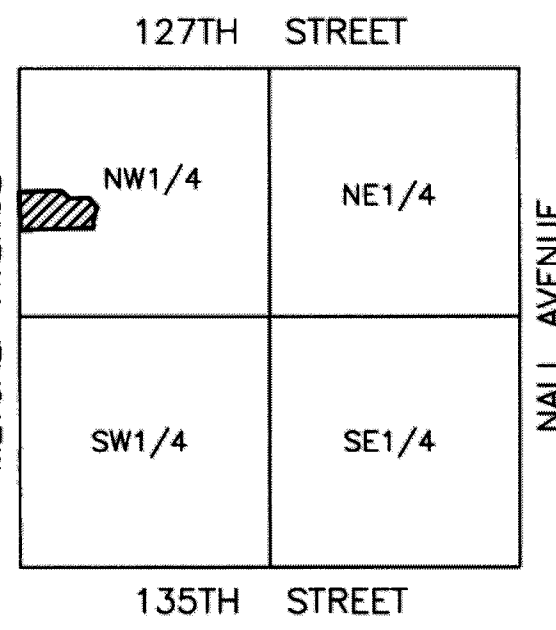
NOTARY PUBLIC: Alicia I. Duncan  
 (PRINT NAME)  
 My Commission Expires: April 5, 2004

ALICIA I. DUNCAN  
 NOTARY PUBLIC  
 STATE OF KANSAS  
 My Appt. Exp. April 5, 2004  
Alicia I. Duncan

**APPROVALS**

APPROVED by the Planning Commission of the City of Overland Park, Johnson County, Kansas, this 17th day of June, 2000.  
Robert E. Sanders, Jr.  
 Chairperson, Robert E. Sanders, Jr.

APPROVED by the Governing Body of the City of Overland Park, Johnson County, Kansas, this 10th day of July, 2000.  
Marian Cook  
 City Clerk, Marian Cook  
Ed Eiert  
 Mayor, Ed Eiert



**LOCATION MAP**  
 SECTION 29-13-25

I HEREBY CERTIFY THE MAKING OF THIS PLAT TO BE TRUE AND CORRECT.  
Edward A. Schlagel 11/15/00  
 EDWARD A. SCHLAGEL  
 KANSAS L.S. NO. 645  
 SURVEYOR

**FINAL PLAT  
 OF  
 DEER CREEK RESERVE**

PREPARED FOR:  
 MONTE WENDLER  
 PRICE EQUITY MANAGEMENT  
 9401 SANTA FE DRIVE, SUITE 200  
 OVERLAND PARK, KS. 66212  
 (913) 381-2280 FAX 381-3190

PREPARED BY:  
 EDWARD A. SCHLAGEL P.E., L.S.  
 SCHLAGEL & ASSOCIATES, P.A.  
 12201 W. 88TH STREET  
 LENEXA, KANSAS, 66215

**REVIEWED**

John L. ... 12-4-00  
 COUNTY ENGINEER  
... 12/31/00  
 COUNTY CLERK

**SCHLAGEL & ASSOCIATES, P.A.**  
 PLANNERS • ENGINEERS • SURVEYORS  
 LANDSCAPE ARCHITECTS  
 12201 WEST 88TH STREET, LENEXA, KANSAS 66215  
 Phone: (913) 492-5158 • Fax: (913) 492-8400

|           |         |   |
|-----------|---------|---|
| DATE      | 5-04-00 | <b>FINAL PLAT<br/>   DEER CREEK RESERVE</b> |
| DESIGN    | D.F.    |   |
| DRAWN BY  | H.H.J.  |   |
| PROJ. NO. | 98-228  | SHEET NO. 1 OF 1                            |

REVISED 6-07-2000

FILED \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

I:\PROJECTS\98-228\98-228B\FINAL PLAT DEER CREEK RESERVE