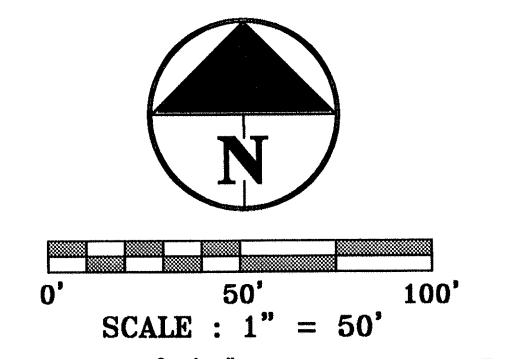


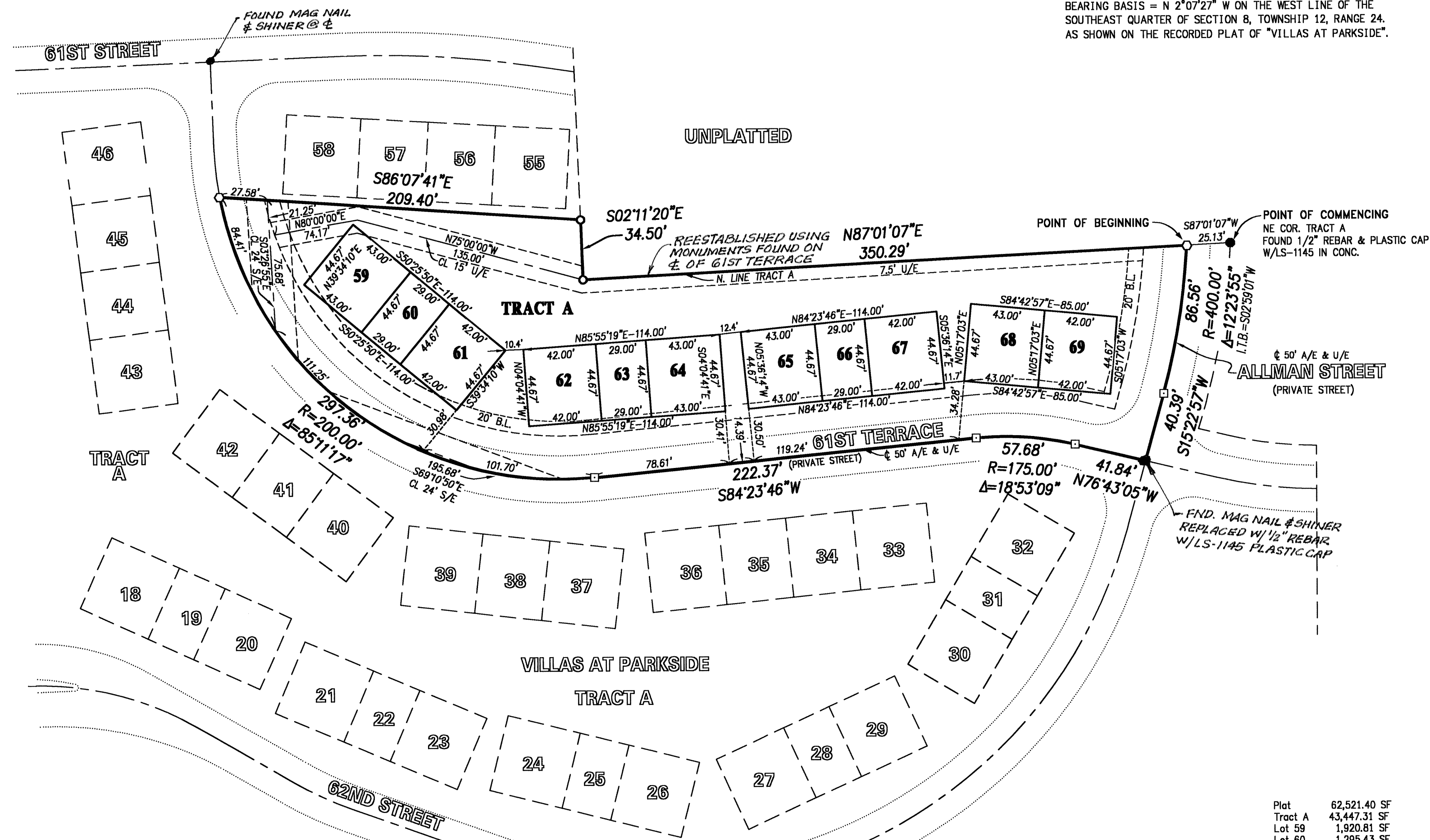
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 P. 1 of 1 F. \$20.00 10:12:52 AM  
 Rebecca L. Davis 120040100067  
 Johnson Co. R.O. 9:200411 P. 003235

# VILLAS AT PARKSIDE, SECOND PLAT

A REPLAT OF PART OF TRACT A AND LOTS 59 THRU 70, VILLAS AT PARKSIDE  
 A PLATTED SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12, RANGE 24,  
 IN THE CITY OF SHAWNEE, JOHNSON COUNTY, KANSAS



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".



Plat	62,521.40 SF	1.435294 AC
Tract A	43,447.31 SF	0.997413 AC
Lot 59	1,920.81 SF	0.044096 AC
Lot 60	1,295.43 SF	0.029739 AC
Lot 61	1,876.14 SF	0.043070 AC
Lot 62	1,920.81 SF	0.044096 AC
Lot 63	1,295.43 SF	0.029739 AC
Lot 64	1,876.14 SF	0.043070 AC
Lot 65	1,920.81 SF	0.044096 AC
Lot 66	1,295.43 SF	0.029739 AC
Lot 67	1,876.14 SF	0.043070 AC
Lot 68	1,920.81 SF	0.044096 AC
Lot 69	1,876.14 SF	0.043070 AC
Sum	62,521.40 SF	1.435294 AC

**DESCRIPTION:**  
 A Replat of part of Tract A and Lots 59 thru 70, VILLAS AT PARKSIDE, a platted subdivision of land in the Southeast Quarter of Section 8, Township 12, Range 24, in the City of Shawnee, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of said Tract A; thence S 87°01'07" W, along the North line of said Tract A, a distance of 25.13 feet to the point of beginning; thence Southerly on a curve to the right, said curve having an initial tangent bearing of S 02°59'01" W and a radius of 400.00 feet, a central angle of 12°23'55", an arc distance of 86.56 feet; thence S 15°22'57" W, a distance of 40.39 feet; thence N 76°43'05" W, a distance of 41.84 feet; thence Westerly on a curve to the left, said curve being tangent to the last described course and having a radius of 175.00 feet, a central angle of 18°53'09", an arc distance of 57.68 feet; thence S 84°23'46" W, a distance of 222.37 feet; thence Westerly and Northwesterly on a curve to the right, said curve being tangent to the last described course and having a radius of 200.00 feet, a central angle of 85°11'17", an arc distance of 297.36 feet; thence S 86°07'41" E, a distance of 209.40 feet; thence S 02°11'20" E, a distance of 34.50 feet; thence N 87°01'07" E, along the North line of said Tract A, a distance of 350.29 feet to the point of beginning, containing 1.4353 acres, more or less, of replatted land.

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, SECOND PLAT".

All streets in the multiple plats 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, maintain, use, and utilize the location, of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, under, over, and across those areas outlined and designed 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". The right or license to enter upon, locate, construct, and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sanitary sewer pipes, poles, wires, ducts and cables, and similar facilities, and under said access easement, is hereby granted to the City of Shawnee, Kansas, and other governmental entities as may be authorized by state law to use such easements 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 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.

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 herebefore 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 reapportioned and shall become 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 4th day of October, 2004.

PARKSIDE VILLAS, L.L.C., A Kansas Limited Liability Company  
 Gary Jones, Managing Member

STATE OF KANSAS )  
 ) SS  
 COUNTY OF JOHNSON )

BE IT REMEMBERED that on this 4th day of October, 2004, 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

CARRIE ELLIS  
 Notary Public - State of Kansas  
 My Appt. Expires 2-25-07

APPROVED by the City Planning Commission, City of Shawnee, Johnson County, Kansas, this 8th day of September, 2004.

Bob Mazza  
 Bob Mazza, Chairman

ATTEST: Daniel J. Bedora  
 Daniel J. Bedora, Secretary

APPROVED by the Governing Body of the City of Shawnee, Johnson County, Kansas, this 27th day of September, 2004.

Jeff Meyer  
 Jeff Meyer, Mayor

ATTEST: Vicki Charlesworth  
 Vicki Charlesworth, City Clerk

APPROVED by the City Engineer of the City of Shawnee, Johnson

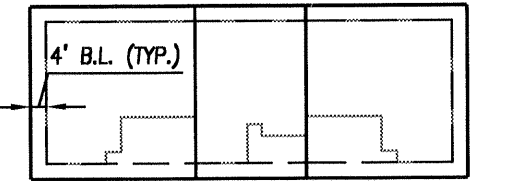
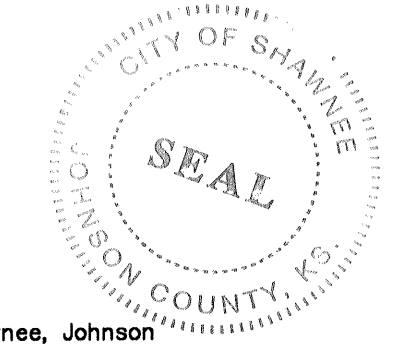
APPROVED by the Director of Planning of the City of Shawnee, Johnson

County, Kansas, this 7th day of October, 2004.

County, Kansas, this 4th day of October, 2004.

Douglas Weseloh  
 Douglas Weseloh, City Engineer

Paul Chaffee  
 Paul Chaffee, Director of Planning



**TYPICAL BUILDING SETBACK**  
 NOTE: A 20' SEPARATION MUST BE MAINTAINED BETWEEN ALL BUILDINGS.

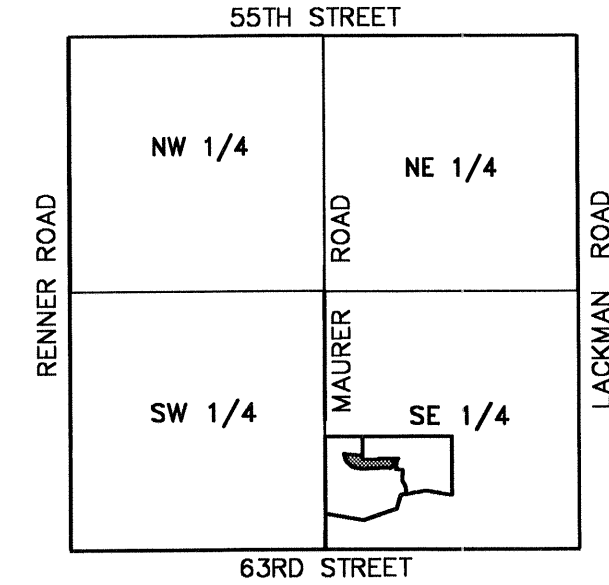
GAS AND WATER LINES SHALL BE INSTALLED IN FRONT. ALL OTHER UTILITY PEDISTALS SHALL BE LOCATED IN THE REAR AND SIDE YARD AREAS.

REVIEWED  
John A. Barchan 11/4/2004  
 COUNTY ENGINEER  
 KSA 58-2001 to 2005  
 Reviewed in accordance with  
 KSA 58-2001 to 2005  
Tom Boy 11-2-04  
 COUNTY CLERK

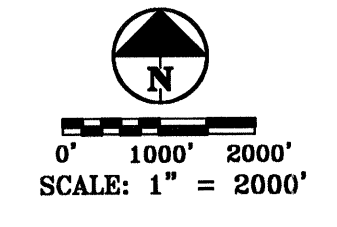
DATE \_\_\_\_\_ COUNTY ENGINEER  
 DATE \_\_\_\_\_ COUNTY CLERK  
 REVIEWED

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.  
 DOUGLAS E. UBBEN  
 Date 10-1-04  
 10-1-04  
 Douglas E. Ubben, Kansas R.L.S. # 1362

- LEGEND**
- DENOTES SET 1/2" REBAR & PLASTIC CAP W/LS-1146
  - DENOTES SET 1/2" REBAR & PLASTIC CAP W/LS-1145 IN CONCRETE
  - DENOTES FOUND MAG NAIL AND SHINER
  - DENOTES MONUMENT FOUND AS DESCRIBED
  - B.L. DENOTES BUILDING LINE
  - U/E DENOTES UTILITY EASEMENT
  - S/E DENOTES SANITARY SEWER EASEMENT
  - A/E DENOTES ACCESS EASEMENT



SECTION 8-12-24  
 LOCATION MAP



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

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