

LOT 1 13439 S.F.
LOT 2 11524 S.F.
LOT 3 12092 S.F.
LOT 4 10549 S.F.
LOT 5 10301 S.F.
LOT 6 9790 S.F.
LOT 7 9954 S.F.
LOT 8 9399 S.F.
LOT 9 9296 S.F.
LOT 10 13556 S.F.
LOT 11 11945 S.F.
LOT 12 10743 S.F.
LOT 13 9693 S.F.
LOT 14 9421 S.F.
LOT 15 10388 S.F.
LOT 16 10045 S.F.
LOT 17 9420 S.F.
LOT 18 9203 S.F.
LOT 19 9755 S.F.
LOT 20 11416 S.F.
LOT 21 12747 S.F.
LOT 22 10943 S.F.
LOT 23 10523 S.F.
LOT 24 10217 S.F.
LOT 25 10694 S.F.
LOT 26 10972 S.F.
LOT 27 11117 S.F.
LOT 28 12593 S.F.
LOT 29 11941 S.F.
LOT 30 11367 S.F.
LOT 31 14371 S.F.
LOT 32 11113 S.F.
LOT 33 13280 S.F.
LOT 34 16063 S.F.
LOT 35 10645 S.F.
LOT 36 13560 S.F.
LOT 37 13176 S.F.
LOT 38 16941 S.F.
LOT 39 11819 S.F.
LOT 40 11250 S.F.
LOT 41 10550 S.F.
LOT 42 9823 S.F.
LOT 43 10952 S.F.
LOT 44 9400 S.F.
TRACT A 151217.03 S.F.
TRACT B 2931 S.F.
TRACT C 2536 S.F.

3169064
STATE OF KANSAS, ss
COUNTY OF JOHNSON
FILED FOR RECORD
200 OCT 11 P 3:57.1
SARA F. ULLMANN
REGISTER OF DEEDS
BK 118 Pg 35



FINAL PLAT OF PLUM CREEK

A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14, RANGE 22,
IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS

A tract of land in the Southwest Quarter of Section 25, Township 14, Range 22, in the City of Gardner, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Southwest corner of said Southwest Quarter; thence N 1°49'42" W, along the West line of the Southwest Quarter of said Section 25, a distance of 707.33 feet; thence N 88°10'18" E, a distance of 215.74 feet; thence N 67°48'00" E, a distance of 66.89 feet; thence N 63°18'00" E, a distance of 72.86 feet; thence N 56°42'00" E, a distance of 67.35 feet; thence N 47°00'00" E, a distance of 66.78 feet; thence N 41°39'00" E, a distance of 174.32 feet; thence N 78°18'00" E, a distance of 208.39 feet; thence S 11°42'00" E, a distance of 58.00 feet; thence N 78°18'00" E, a distance of 175.00 feet; thence S 11°42'00" E, a distance of 75.20 feet; thence S 16°00'00" E, a distance of 68.92 feet; thence S 37°30'00" E, a distance of 71.12 feet; thence S 57°12'00" E, a distance of 80.66 feet; thence N 88°09'56" E, a distance of 230.36 feet to a point on the East line of the West One-half of the Southwest Quarter of said Section 25; thence S 15°04'4" E, along said East line, a distance of 733.11 feet to the Southeast Corner of the West One-half of the Southwest Quarter of said Section 25; thence S 88°15'50" W, along the South line of the Southwest Quarter of said Section 25, a distance of 343.51 feet; thence N 2°06'08" W, along the East line of Lot 7, PLUM CREEK VILLAGE, a distance of 323.01 feet; thence S 57°27'35" W, along the East line of Lot 5 and 6, PLUM CREEK VILLAGE, a distance of 246.35 feet; thence N 35°57'59" W, along the East line of said Lot 5, a distance of 150.25 feet; thence S 56°20'39" W, along the North line of Lots 4 and 5, PLUM CREEK VILLAGE, a distance of 266.11 feet; thence S 14°53'43" W, along the West line of Lots 2 thru 4, PLUM CREEK VILLAGE, a distance of 220.63 feet; thence S 57°22'24" E, along the West line of Lots 1 and 2, PLUM CREEK VILLAGE, a distance of 191.23 feet; thence S 1°44'10" E, along the West line of said Lot 1 and its Extensions, a distance of 106.28 feet to a point on the South line of the Southwest Quarter of said Section 25; thence S 88°15'50" W, along said South line, a distance of 477.08 feet to the Point of Beginning and containing 19.14 acres, more or less.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "PLUM CREEK"

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 this 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 Gardner, Johnson County, Kansas, from any expense incidental to the relocation of any such existing utility installations within said prior easements.

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 those areas outlined and designated on this plat as "Utility Easement" or "U/E" and "Drainage Easement" or "D/E", is hereby granted to the City of Gardner, 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 and reserved by the undersigned proprietor of the above described tract of land unto itself and the "Plum Creek Estates Homes Association" to enter upon, plant, replace, replant, mow, clip, trim, spray, chemically treat, repair, and otherwise maintain, and to authorize any such maintenance, of any and all grass, trees, shrubs, plants and other landscaping and all fences installed by the undersigned proprietor and by the "Plum Creek Estates Homes Association" upon, over, under those areas outlined and designated on this plat as "Landscape Easement" or "L/E".

Tracts A thru C as shown on this plat shall be owned and maintained by the "Plum Creek Estates Homes Association", its successors and assigns, and are hereby reserved for landscape and utility easements.

The undersigned proprietor of the above described land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Gardner, 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 assessment, and that the amount of the unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public ways or thoroughfares.

EXECUTION

IN TESTIMONY WHEREOF, DD and Associates, Inc., a Kansas Corporation, has caused this instrument to be executed by its President hereon this

14 day of September, 2000.

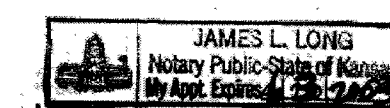
DD and Associates, Inc.

By: *Dennis Duncan*
Dennis Duncan, President

ACKNOWLEDGEMENT

STATE OF KANSAS) ss

COUNTY OF JOHNSON)



BE IT REMEMBERED that on this 14th day of September, 2000, before me, the undersigned, a Notary Public in and for said County and State, came Dennis Duncan, President of DD and Associates, Inc., a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Kansas, who is personally known to me to be such officer and who is personally known to me to be the same person who executed as such officer the within instrument on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said DD and Associates, Inc.

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

Notary Public: *James L. Long*

My Appointment Expires: 6/3/2003

Print Name: *James L. Long*

APPROVALS

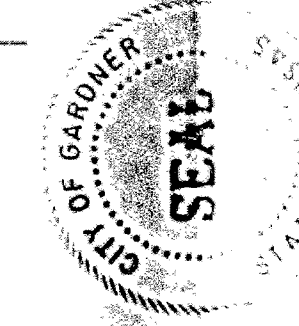
Approved by the Planning Commission of the City of Gardner, Johnson County, Kansas, this 22nd day of November, 1999.

Chairman: Steve Hale

Approved by the Governing Body of the City of Gardner, Kansas, this 20th day of December, 1999.

Mayer: Carol Lehman

Attest: *Gwen Scott*
City Clerk: Gwen Scott



REVIEWED

James L. Long
COUNTY CLERK
DATE 10-6-00
BY *James L. Long*
DATE 10-6-00

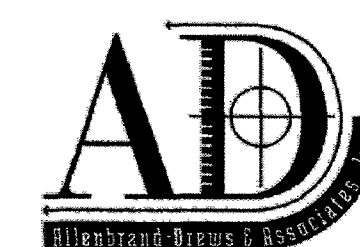
PLUM CREEK

CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS

122 N. WATER STREET

OLATHE, KANSAS 66061

PHONE: (913) 764-1076 FAX: (913) 764-8635



I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION.



BY *Kenneth E. Melior* DATE 9/12/00

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

NOTE:

No fences, landscaping or other structures shall be placed in the 15' Pedestrian Easement.

There shall be no direct access to Center Street from Lots 20 and 21.

There shall be no direct access to 183rd Street from Lots 1 and 31.

The acceptance of this plat does not guarantee sanitary sewer connection. Sanitary sewer connections cannot be reserved and sewer capacity of the sewer plant is limited until a new plant is constructed.

All lots shall maintain a minimum of 2% slope away from foundation walls, and positive drainage, so not to create ponding of surface water.

All drainage swales shall be sodded.

LEGEND

- DENOTES 1/2" BAR 24" IN LENGTH WITH PLASTIC CAP K.S. L.S. 93, TO BE SET
- DENOTES 1/2" IRON BAR FOUND
- ▲ DENOTES MONUMENT SET
- △ DENOTES MONUMENT FOUND
- DENOTES BUILDING LINE
- S.B.L. DENOTES SIDE BUILDING LINE

NORTH

GRAPHIC SCALE

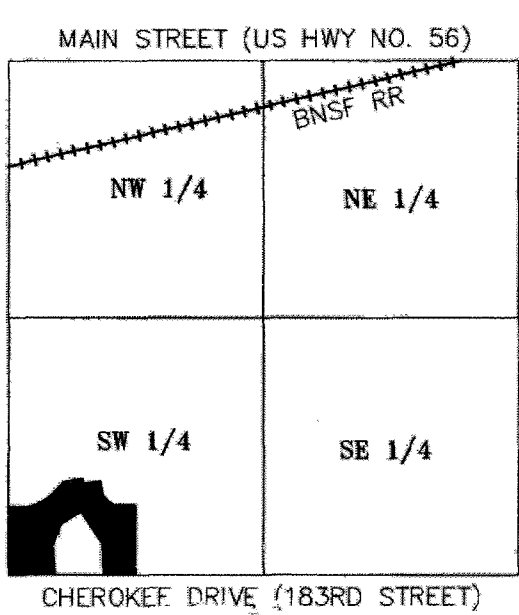


(IN FEET)

1 inch = 100 ft

affidavit changing street name filed Book 6771 page 123, Doc # 3181953 filed 11/21/2000

RHOADES ADDITION
LOT A



LOCATION MAP
SECTION 25-14-22
SCALE: 1"=2000'