

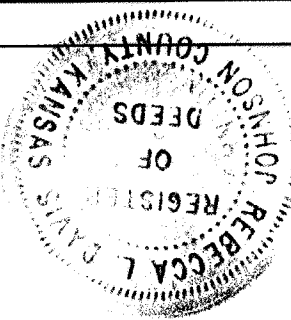
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STATE OF KANSAS
COUNTY OF JOHNSON
FILED FOR RECORD

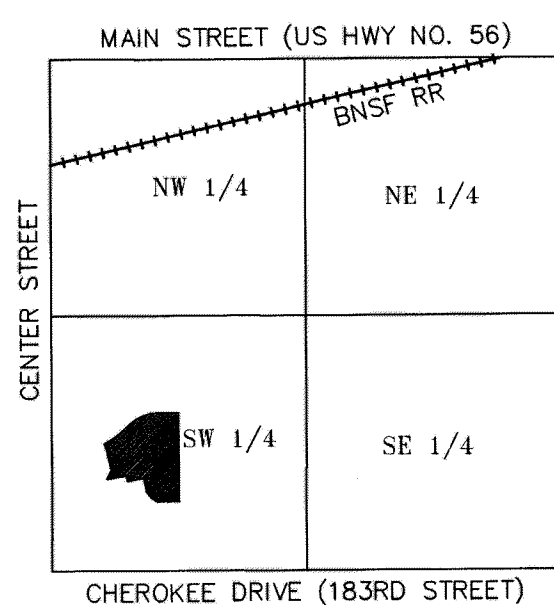
2003 JUL -1 P 1:36 PM

REBECCA L. DAVIS
REGISTER OF DEEDS

BX 131 Pg 11



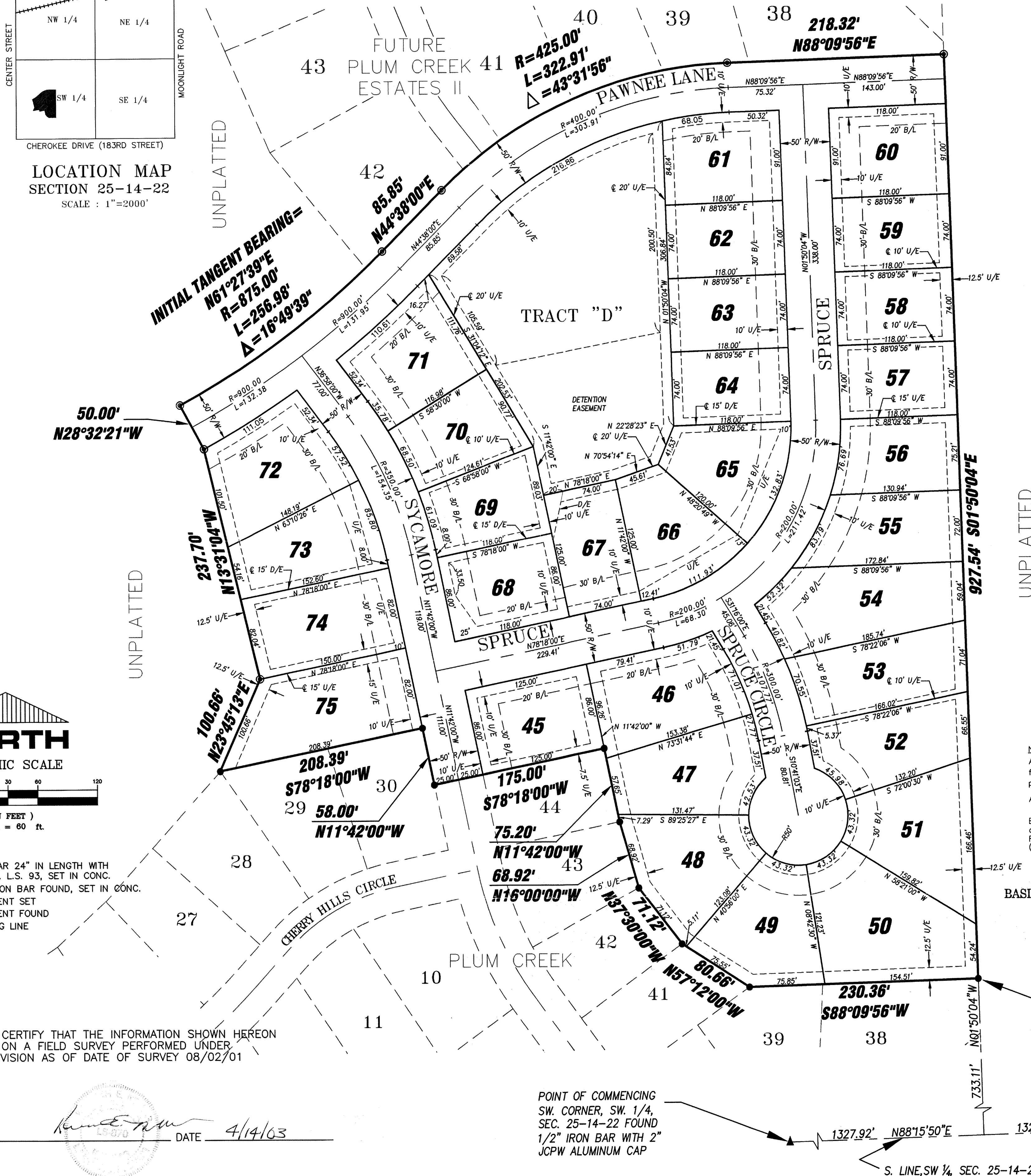
LOT NUMBER	LOT SIZE (S.F.)
45	10,750.00
46	13,187.86
47	11,780.52
48	12,104.42
49	11,837.28
50	16,795.86
51	13,482.42
52	11,254.14
53	12,221.73
54	14,705.63
55	10,719.94
56	9,195.82
57	8,732.00
58	8,732.00
59	8,732.00
60	10,738.00
61	10,599.53
62	8,732.00
63	8,732.00
64	8,732.00
65	10,543.44
66	10,560.49
67	9,250.00
68	10,148.00
69	9,463.28
70	9,482.02
71	11,854.21
72	13,458.43
73	11,193.52
74	12,406.70
75	14,693.99
TRACT D	60,385.48



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

FINAL PLAT OF PLUM CREEK II

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



This is a survey and subdivision of a part of the West Half of the Southwest Quarter of Section 25, Township 14, Range 22, now in the City of Gardner, Johnson County, Kansas, described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 25; thence North 88 degrees 15 minutes 50 seconds East, along the South line of the Southwest Quarter of said Section 25, a distance of 1327.92 feet, to the Southeast corner Plum Creek, a subdivision of land now in the City of Gardner, Johnson County, Kansas; thence North 1 degree 50 minutes 04 seconds West, along the East line of said Plum Creek, a distance of 733.11 feet, to Northeast corner of Lot 38 of said Plum Creek, said point being the point of beginning; thence South 88 degrees 09 minutes 56 seconds West, along the North line of Lots 38 and 39 said Plum Creek, a distance of 230.36 feet; thence North 57 degrees 12 minutes 00 seconds West, along the Easterly line of Lot 41 said Plum Creek, a distance of 80.66 feet; thence North 37 degrees 30 minutes 00 seconds West, along the Easterly line of Lot 42 said Plum Creek, a distance of 71.12 feet; thence North 16 degrees 00 minutes 00 seconds West, along the Easterly line of Lot 43 said Plum Creek, a distance of 68.92 feet; thence North 11 degrees 42 minutes 00 seconds West, along the North line of said Lot 44 and its extensions, a distance of 175.00 feet; thence North 11 degrees 42 minutes 00 seconds West, along the East line of Lot 30 said Plum Creek, a distance of 58.00 feet; thence South 78 degrees 18 minutes 00 seconds West, along the North line of Lots 30 and 29 said Plum Creek, a distance of 208.39 feet; thence North 23 degrees 45 minutes 13 seconds East, a distance of 100.66 feet; thence North 13 degrees 31 minutes 04 seconds West, a distance of 237.70 feet; thence North 28 degrees 32 minutes 21 seconds West, a distance of 50.00 feet; thence North 61 degrees 27 minutes 39 seconds East, a central angle of 16 degrees 49 minutes 39 seconds a distance of 256.98 feet; thence North 44 degrees 38 minutes 00 seconds East, a distance of 85.85 feet; thence Northeastly, along a curve to the right having a radius of 425.00 feet a central angle of 43 degrees 31 minutes 56 seconds a distance of 322.91 feet; thence North 88 degrees 09 minutes 56 seconds East, a distance of 218.32 feet, to a point on the East line of the West Half of the Southwest Quarter of said Section 25; thence South 1 degree 50 minutes 04 seconds East, along the East line of the West Half of the Southwest Quarter of said Section 25, a distance of 927.54 feet, to the point of beginning, containing 12.08 acres more or less.

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

The undersigned proprietors of said property shown on this plat do 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, avenues, lanes, and alleys.

An easement or license is hereby granted to the City of Gardner, Johnson County, Kansas to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance and use of conduits, water, gas, sewer, pipes, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", "Drainage Easement" or "D/E" are for storm drainage facilities only. "Sanitary Sewer Easement" or "S/E" are for sanitary sewer facilities only. "Power Easement" or "P/E" are for electrical power facilities only. "Ingress-Egress Easement" or "I/E/E" shall be for pedestrian access only.

The undersigned proprietors of the above described land hereby consent and agree that the Board of County Commissioners of 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 the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public ways or thoroughfares.

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public way 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 right have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes and wires, conduits, ducts or cables heretofore installed proposed improvements as now set forth, the undersigned proprietors hereby absolve and agree to indemnify the City of Gardner from any expense incident to the relocation of any such existing utility installations within said prior easement.

IN TESTIMONY WHEREOF, Indian Wells Development L.L.C. a Limited Liability Corporation, has caused this instrument to be executed this JUNE day of 16th 20 03.

INDIAN WELLS DEVELOPMENT L.L.C., a Limited Liability Corporation

By: Stephen J. Shumate, Manager

STATE OF KANSAS)
) SS:
COUNTY OF JOHNSON)

BE IT REMEMBERED, that on this 16th day of JUNE, 20 03, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Stephen J. Shumate, Manager of Indian Wells Development L.L.C. a Limited Liability Corporation, who is personally known to be the same person who executed the within instrument of writing, and such person duly acknowledged the execution of the same for himself and for the uses and purposes herein set forth.

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

My Commission Expires: MAY 31ST, 2005

Michael J. Lorus
Notary Public

APPROVED BY, the Planning Commission of the City of Gardner, Johnson County, Kansas, this 24th day of MARCH, 20 03.

Mark Raney
Chairman - Mark Raney

APPROVED BY, the Governing Body of the City of Gardner, Johnson County, Kansas, this 7th day of APRIL, 20 03.

Carol Lehman
Mayor - Carol Lehman

Gwen Scott
City Clerk - Gwen Scott

REVIEWED
John A. Foutley 6-23-03
COUNTY ENGINEER
John A. Foutley 6/30/2003
COUNTY CLERK



CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS
14 W. PEORIA
PAOLA, KANSAS 66071
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FAX: (813) 557-6804
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

ADPN 17154 PLUM CREEK II 25-14-22