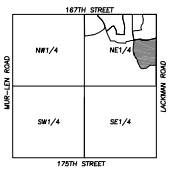
FINAL PLAT OF

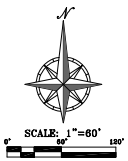
PARKSIDE RESERVE, SIXTH PLAT

A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



VICINITY MAP
SEC. 20-14-24

SCALE: 1"=2000'

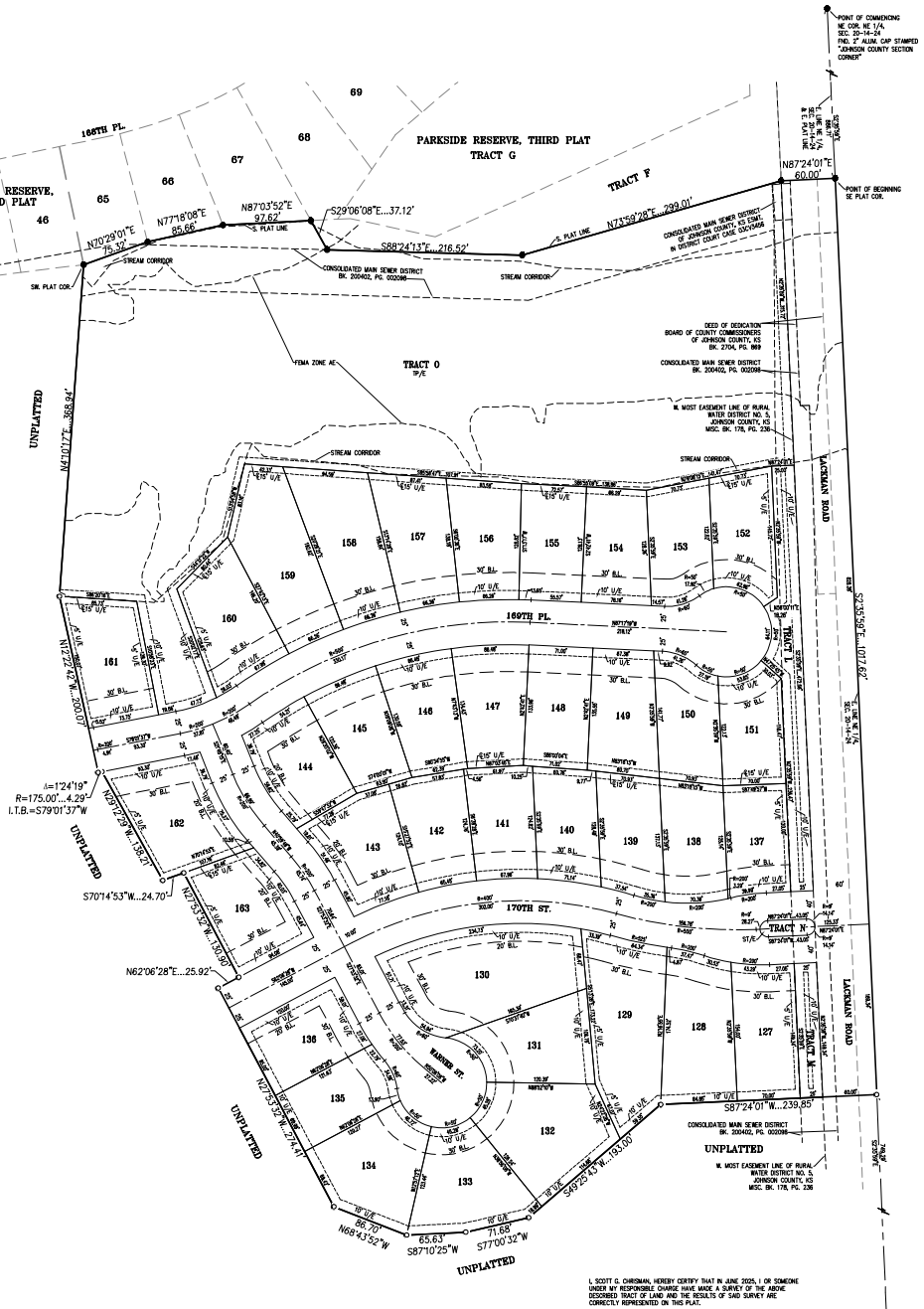


BEARING BASIS: RECORDED PLAT OF "PARKSIDE RESERVE, SECOND PLAT"

LEGEND

- ○ DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP
- ● DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP, UNLESS OTHERWISE NOTED
- U/E DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- S/E DENOTES SANITARY SEWER EASEMENT
- D/E DENOTES DRAINAGE EASEMENT
- TP/E DENOTES TREE PRESERVATION EASEMENT

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
TRACT L	12804.32	0.2939
TRACT N	1029.39	0.0236
TRACT O	243786.38	5.5966
TRACT M	3713.41	0.0857
PLAT 6	832067.54	19.1016
ROW	104059.84	2.3889
ROW LACKMAN	61057.21	1.4017
127	10520.04	0.2415
128	12803.08	0.2939
129	16353.78	0.3754
130	20872.66	0.4792
131	10571.58	0.2496
132	14267.96	0.3275
133	12025.07	0.2761
134	12406.53	0.2848
135	8698.51	0.1997
136	10214.60	0.2345
137	8484.91	0.1948
138	9323.60	0.2140
139	9334.12	0.2143
140	8809.38	0.2022
141	9005.05	0.2067
142	9332.94	0.2143
143	11238.74	0.2580
144	10184.58	0.2338
145	9544.00	0.2191
146	9920.45	0.2277
147	10024.49	0.2301
148	9567.75	0.2196
149	10212.18	0.2344
150	9459.31	0.2172
151	8767.95	0.2017
152	9438.19	0.2167
153	9084.59	0.2086
154	9238.27	0.2121
155	9101.35	0.2089
156	9896.56	0.2272
157	11149.55	0.2560
158	13492.59	0.3097
159	14659.86	0.3365
160	11493.20	0.2638
161	11284.51	0.2566
162	13168.46	0.3023
163	11345.63	0.2605



DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS CLS-82 on September 4, 2025, for Project No. 250692. All that part of the Northeast Quarter of Section 20, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 20, said point also being the Northeast plat corner of PARKSIDE RESERVE, THIRD PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence S 2°35'59" E, along the East line of the Northeast Quarter of said Section 20 and along the East plat line of said PARKSIDE RESERVE, THIRD PLAT, a distance of 886.71 feet to the Southeast plat corner of said PARKSIDE RESERVE, THIRD PLAT, said point also being the Point of Beginning; thence continuing S 2°35'59" E, along the East line of the Northeast Quarter of said Section 20, a distance of 1017.62 feet; thence S 87°24'01" W, a distance of 239.85 feet; thence S 49°25'43" W, a distance of 193.00 feet; thence S 77°00'32" W, a distance of 71.68 feet; thence S 8°10'25" W, a distance of 65.63 feet; thence N 68°43'52" W, a distance of 86.70 feet; thence N 27°53'32" W, a distance of 274.41 feet; thence N 62°06'28" E, a distance of 25.92 feet; thence N 27°53'32" W, a distance of 130.90 feet; thence S 70°14'53" W, a distance of 24.70 feet; thence N 29°12'29" W, a distance of 138.21 feet; thence Westerly on a curve to the left, said curve having an initial tangent bearing of S 79°01'37" W and a radius of 175.00 feet, an arc distance of 4.29 feet; thence N 12°22'42" W, a distance of 200.07 feet; thence N 4°10'17" E, a distance of 368.94 feet to the Southeast plat corner of said PARKSIDE RESERVE, THIRD PLAT; thence along the Southerly plat line of said PARKSIDE RESERVE, THIRD PLAT, for the following seven (7) courses; thence N 70°29'01" E, a distance of 75.32 feet; thence N 77°18'08" E, a distance of 85.66 feet; thence N 87°03'52" E, a distance of 97.62 feet; thence S 29°06'08" E, a distance of 37.12 feet; thence S 88°24'13" E, a distance of 216.52 feet; thence N 73°59'28" E, a distance of 299.01 feet; thence N 87°24'01" E, a distance of 60.00 feet to the Point of Beginning, containing 19.1016 acres, more or less, unplatted land.

DEDICATION

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

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 this plat 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 proprietors hereby absolves and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and 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 Olathe, Kansas.

An easement to lay, construct, maintain, 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, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to Johnson County Wastewater of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation thereof.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, pipes, poles, wires, surface drainage facilities, ducts cables, etc., upon, over and under those areas outlined hereon and designated on this plat as "U/E" or "Utility Easement".

An easement or license is hereby dedicated to the City of Olathe to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "TP/E". Trees shall not be removed from a tree preservation easement without the City of Olathe's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The developer and/or the homes association shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead or diseased trees or trees posing a threat to the public or adjacent property. No structure will encroach within/over a tree preservation easement.

Tract "O". Ownership shall be transferred by seperate document to the City of Olathe, Kansas. Said tract is intended to be used for stormwater treatment facilities, stormwater detention, open space, homeowner amenities, landscaping, monuments, trails and private open space.

Tract "L" and "M" shall be owned and maintained by Parkside Reserve Homes Association. Said tract is intended to be used for open space, homeowner amenities, landscaping, and private open space.

Tracts "N" as shown hereon is to be owned and maintained by the Parkside Reserve Homes Association and is hereby reserved to the City of Olathe, Johnson County, Kansas for "Street Easement" or "ST/E".

Notice: This site includes Stormwater Treatment Facilities, as defined, and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

Notice: This site contains a protected Stream Corridor, as defined and regulated in city of Olathe, Kansas, Municipal Code. Restrictions on the use or alteration of the Stream Corridor may apply. This property is also subject to the obligations and requirements of the Stream Corridor Maintenance Agreement approved by the City.

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, 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 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 way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, 167 Partners, LLC, has caused this instrument to be executed on this _____ day of _____, 20___.

167 Partners, LLC,

By: _____
Brian Radrock, Manager

ACKNOWLEDGEMENT

STATE OF KANSAS)
) SS
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for said County and State, came Brian Radrock, Manager of 167 Partners, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said partnership, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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: _____

Print Name: _____

APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 20___.

_____
Chairman: Wayne Janner

Approved by the Governing Body of the City of Olathe, Kansas, this _____ day of_____, 20___.

_____ Attest: _____
Mayor: John W. Bacon City Clerk: Brenda Swearingen

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0110G, AND DATED AUGUST 3, 2009.

NOTE:

1. EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES' METER BANKS AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH 3-SIDED LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
2. ALL NEW WIRING AND CABLES MUST BE PLACED UNDERGROUND.
3. ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SETBACK YARDS. HOWEVER, SUCH UTILITY CABINETS MAY BE PERMITTED WITHIN FRONT OR CORNER SIDE YARDS ADJACENT TO STREET RIGHT-OF-WAY IF CABINETS ARE SCREENED WITH LANDSCAPE MATERIALS.
4. ALL SIDEWALKS IN CUL-DE-SACS WILL TERMINATE AT A DRIVEWAY.
5. BASED ON FIELDWORK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO THE PLAT RECORDING.

I, SCOTT G. CHRISMAN, HEREBY CERTIFY THAT IN JUNE 2025, OR SOMEONE UNDER MY RESPONSIBLE CHARGE HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

SCOTT G. CHRISMAN LICENSED LS-1306 KANSAS LAND SURVEYOR

BY: _____
SCOTT G. CHRISMAN, KS. LS-1306

CERTIFICATE OF AUTHORIZATION
LANDSCAPE ARCHITECTURE
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
LANDSCAPE ARCHITECTURE
AND SURVEYING-2002000128
ENGINEERING-2002000008

PLANNING ENGINEERING IMPLEMENTATION

PHELPS ENGINEERING, INC
John H. Wolfkeiler
Olathe, Kansas 66061
(913) 393 1155
Fax: (913) 393 1166