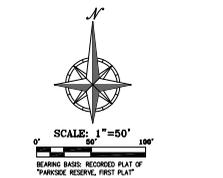


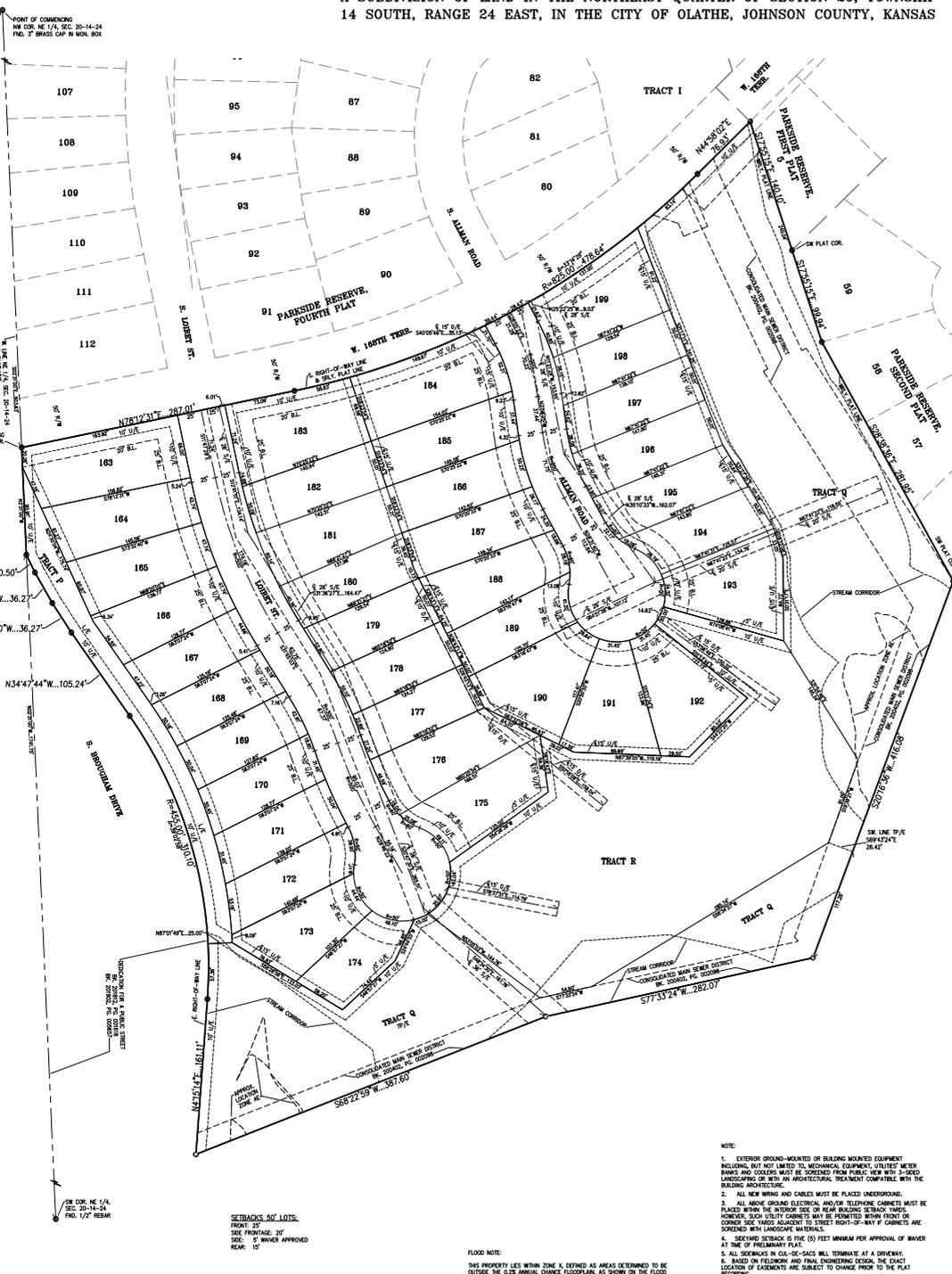
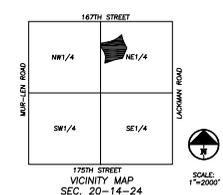
FINAL PLAT OF PARKSIDE RESERVE, SEVENTH PLAT

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

AREAS		
PARCEL	AREA (SQ. FT.)	AREA (AC)
143	1076.33	0.2471
164	856.79	0.1973
165	7706.41	0.1770
166	7262.80	0.1667
167	6354.31	0.1459
168	6246.71	0.1424
169	6325.57	0.1456
170	6386.70	0.1466
171	6650.70	0.1528
172	7441.41	0.1639
173	7445.46	0.1709
174	5762.63	0.1328
175	8058.58	0.1868
176	8696.03	0.1997
177	6343.27	0.1456
178	4934.49	0.1122
179	6508.27	0.1494
180	6677.03	0.1533
181	7790.96	0.1782
182	7616.15	0.1732
183	10492.41	0.2409
184	10965.68	0.2499
185	7481.94	0.1718
186	7573.13	0.1743
187	7290.10	0.1674
188	8030.79	0.1837
189	8056.22	0.1844
190	9046.72	0.2078
191	8096.45	0.1859
192	8096.19	0.2063
193	9358.68	0.2149
194	6984.54	0.1608
195	7263.89	0.1677
196	7379.03	0.1664
197	7363.71	0.1649
198	6648.72	0.1527
199	9787.70	0.2247
PLAT 7	202799.69	4.6469
PLAT 8	202799.69	4.6469
PLAT 9	202799.69	4.6469
PLAT 10	202799.69	4.6469
PLAT 11	202799.69	4.6469
PLAT 12	202799.69	4.6469
PLAT 13	202799.69	4.6469
PLAT 14	202799.69	4.6469
PLAT 15	202799.69	4.6469
PLAT 16	202799.69	4.6469
PLAT 17	202799.69	4.6469
PLAT 18	202799.69	4.6469
PLAT 19	202799.69	4.6469
PLAT 20	202799.69	4.6469
PLAT 21	202799.69	4.6469
PLAT 22	202799.69	4.6469
PLAT 23	202799.69	4.6469
PLAT 24	202799.69	4.6469
PLAT 25	202799.69	4.6469
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PLAT 27	202799.69	4.6469
PLAT 28	202799.69	4.6469
PLAT 29	202799.69	4.6469
PLAT 30	202799.69	4.6469
PLAT 31	202799.69	4.6469
PLAT 32	202799.69	4.6469
PLAT 33	202799.69	4.6469
PLAT 34	202799.69	4.6469
PLAT 35	202799.69	4.6469
PLAT 36	202799.69	4.6469
PLAT 37	202799.69	4.6469
PLAT 38	202799.69	4.6469
PLAT 39	202799.69	4.6469
PLAT 40	202799.69	4.6469
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PLAT 186	202799.69	4.6469
PLAT 187	202799.69	4.6469
PLAT 188	202799.69	4.6469
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PLAT 192	202799.69	4.6469
PLAT 193	202799.69	4.6469
PLAT 194	202799.69	4.6469
PLAT 195	202799.69	4.6469
PLAT 196	202799.69	4.6469
PLAT 197	202799.69	4.6469
PLAT 198	202799.69	4.6469
PLAT 199	202799.69	4.6469
PLAT 200	202799.69	4.6469



- LEGEND**
- DENOTES SET 1/2" (24") REBAR W/HELPS CORP. C/S-42 PLASTIC CAP
 - DENOTES FOUND 1/2" REBAR W/HELPS CORP. C/S-42 PLASTIC CAP
 - UNLESS OTHERWISE NOTED
 - U/E DENOTES UTILITY EASEMENT
 - BL DENOTES BUILDING LINE
 - N/A DENOTES LIMITS NO ACCESS
 - S/E DENOTES SANITARY SEWER EASEMENT
 - D/E DENOTES DRAINAGE EASEMENT
 - T/E DENOTES TREE PRESERVATION EASEMENT
 - L/E DENOTES LANDSCAPE EASEMENT



DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS 66101, on Thursday, October 2, 2025, for Project No. 250961. 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:

Comencing at the Northwest corner of the Northeast Quarter of said Section 20, said point also being the Northwest plot corner of PARKSIDE RESERVE, FOURTH PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence S 2°31'00" E, along the West line of the Northeast Quarter of said Section 20, a distance of 801.83 feet to the intersection of the West line of said PARKSIDE RESERVE, FOURTH PLAT, a distance of 801.83 feet to the Southwest plot corner of said PARKSIDE RESERVE, FOURTH PLAT, said point also being on the Southern right-of-way line of W. 168th Terrace, as now established, said point also being the Point of Beginning; thence along the Southern right-of-way line of said PARKSIDE RESERVE, FOURTH PLAT and the Southern right-of-way line of said W. 168th Terrace, for the following three (3) courses; thence S 76°12'31" E, a distance of 287.01 feet; thence North along a curve to the West West line of said W. 168th Terrace, having a radius of 1000.00 feet, an arc distance of 478.64 feet; thence N 44°58'07" E, a distance of 76.93 feet to the Southwest plot corner of said PARKSIDE RESERVE, FOURTH PLAT, said point also being a single point on the West West line of said W. 168th Terrace, having a radius of 1000.00 feet, an arc distance of 478.64 feet; thence S 17°50'17" E, along the West line of said PARKSIDE RESERVE, FIRST PLAT, a distance of 140.10 feet to the Southwest plot corner of said PARKSIDE RESERVE, FIRST PLAT, said point also being the West West line of said PARKSIDE RESERVE, SECOND PLAT; a dotted subdivision of land in the City of Olathe, Johnson County, Kansas; thence S 17°50'17" E, along the West line of said PARKSIDE RESERVE, SECOND PLAT, a distance of 140.10 feet to the Southwest plot corner of said PARKSIDE RESERVE, SECOND PLAT; thence S 28°38'50" E, a distance of 281.95 feet; thence S 20°16'30" E, a distance of 416.08 feet; thence S 77°32'34" W, a distance of 282.27 feet; thence S 60°22'39" W, a distance of 397.60 feet to a point on the Eastern right-of-way line of S. Brougham Drive, as now established; thence along the Eastern right-of-way line of said S. Brougham Drive, for the following six (6) courses; thence S 41°37'41" E, a distance of 161.11 feet; thence North along a curve to the left, said curve being tangent to the last described course and having a radius of 450.00 feet, an arc distance of 310.10 feet; thence N 44°47'41" W, a distance of 105.24 feet; thence N 32°58'24" W, a distance of 36.27 feet; thence N 28°12'31" W, a distance of 36.27 feet; thence N 25°40'43" W, a distance of 20.50 feet to a point on the West line of the Northeast Quarter of said Section 20, thence N 21°30'00" W, along the West line of the Northeast Quarter of said Section 20, a distance of 111.17 feet, to the Point of Beginning, containing 13.3655 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, SEVENTH 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, alleys, roads, drive lanes, private ways, overways and other right-of-way dedications. 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 installed thereon and thereon are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby absolve 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 those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Olathe, Kansas.

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, 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 granted and reserved by the undersigned proprietor of the above described land unto itself and the developer and/or the 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 grasses, trees, shrubs, plants and other landscaping and all fences and monuments installed by the undersigned proprietor and the developer and/or homes association upon, over or under those areas outlined and designated on this plat as "Landscape Easement" or "L/E".

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 "T/P-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 "P" shall be owned and maintained by Parkside Reserve Homes Association. Said tract is intended to be used for open space, homeowner amenities, landscaping.

Tract "R" shall be owned and maintained by Parkside Reserve Homes Association. Said tract is intended to be used for stormwater treatment facilities, stormwater detention, homeowner amenities, landscaping, and private open space.

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 the 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 agree and consent 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 use 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 the land fronting or abutting on such dedicated public way or thoroughfare.

EXCUTION