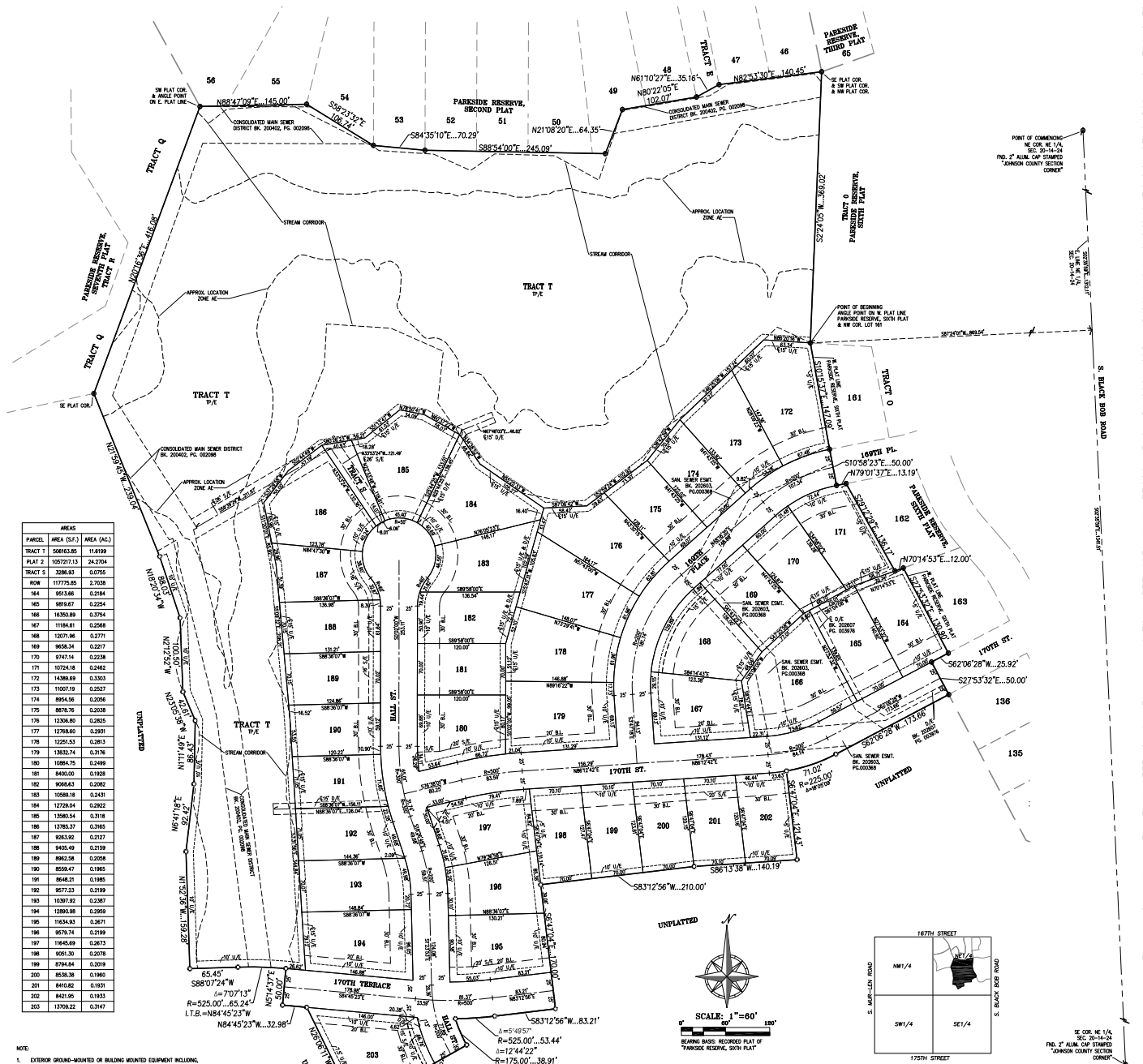
FINAL PLAT OF

PARKSIDE RESERVE, EIGHTH 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 (S.F.)	AREA (AC.)
TRACT T	506163.85	11.6199
PLAT 2	1057217.13	24.2704
TRACT S	3286.93	0.0755
ROW	117775.85	2.7038
164	9513.66	0.2184
165	9819.67	0.2254
166	16350.89	0.3754
167	11184.61	0.2568
168	12071.96	0.2771
169	9658.34	0.2217
170	9747.14	0.2238
171	10724.18	0.2462
172	14389.69	0.3303
173	11007.19	0.2527
174	8954.56	0.2056
175	8878.76	0.2038
176	12306.80	0.2825
177	12768.60	0.2931
178	12251.53	0.2813
179	13832.74	0.3176
180	10884.75	0.2499
181	8400.00	0.1928
182	9068.63	0.2082
183	10588.18	0.2431
184	12729.04	0.2922
185	13580.54	0.3118
186	13785.37	0.3165
187	9263.92	0.2127
188	9405.49	0.2159
189	8962.58	0.2058
190	8559.47	0.1965
191	8648.21	0.1985
192	9577.23	0.2199
193	10397.92	0.2387
194	12890.98	0.2959
195	11634.93	0.2671
196	9579.74	0.2199
197	11645.69	0.2673
198	9051.30	0.2078
199	8794.84	0.2019
200	8538.38	0.1960
201	8410.82	0.1931
202	8421.95	0.1933
203	13709.22	0.3147

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.

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.

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

DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS CLS-82 on July 6, 2026, for Project No. 260548. 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; thence S 2°35'59" E, along the East line of the Northeast Quarter of said Section 20, a distance of 1,312.11 feet; thence S 87°24'01" W, a distance of 869.54 feet to an angle point on the Westerly plat line of PARKSIDE RESERVE, SIXTH PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being the Northwest corner of Lot 161 of said PARKSIDE RESERVE, SIXTH PLAT, said point also being the Point of Beginning; thence along the Westerly plat line of said PARKSIDE RESERVE, SIXTH PLAT, for the following eight (8) courses; thence S 10°15'37" E, a distance of 147.09 feet; thence S 10°58'23" E, a distance of 50.00 feet; thence N 79°01'37" E, a distance of 13.19 feet; thence S 29°12'29" E, a distance of 136.17 feet; thence N 70°14'53" E, a distance of 12.00 feet; thence S 27°53'32" E, a distance of 130.90 feet; thence S 62°06'28" W, a distance of 25.92 feet; thence S 27°53'32" E, a distance of 50.00 feet; thence S 62°06'28" W, a distance of 173.66 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 225.00 feet, an arc distance of 71.02 feet; thence S 6°47'04" E, a distance of 121.43 feet; thence S 86°13'38" W, a distance of 140.19 feet; thence S 83°12'56" W, a distance of 210.00 feet; thence S 6°47'04" E, a distance of 170.00 feet; thence S 83°12'56" W, a distance of 83.21 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 525.00 feet, an arc distance of 53.44 feet; thence Southeasterly on a curve to the left, said curve having an initial tangent bearing of S 16°48'17" E and a radius of 175.00 feet, an arc distance of 38.91 feet; thence S 60°27'21" W, a distance of 173.00 feet; thence N 26°06'11" W, a distance of 151.97 feet; thence N 84°45'23" W, a distance of 32.98 feet; thence N 5°14'37" E, a distance of 50.00 feet; thence Westerly on a curve to the left, said curve having an initial tangent bearing of N 84°45'23" W and a radius of 525.00 feet, an arc distance of 65.24 feet; thence S 88°07'24" W, a distance of 65.45 feet; thence N 1°52'36" W, a distance of 159.28 feet; thence N 6°41'18" E, a distance of 92.42 feet; thence N 1°11'49" E, a distance of 86.43 feet; thence N 23°05'36" W, a distance of 42.61 feet; thence N 2°12'52" W, a distance of 100.50 feet; thence N 18°20'34" W, a distance of 88.03 feet; thence N 21°59'45" W, a distance of 239.04 feet to the Southeast plat corner of PARKSIDE RESERVE, SEVENTH PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence N 20°16'36" E, along the Easterly plat line of said PARKSIDE RESERVE, SEVENTH PLAT, a distance of 416.08 feet to an angle point on the Easterly plat line of said PARKSIDE RESERVE, SEVENTH PLAT, said point also being the Southwest plat corner of PARKSIDE RESERVE, SECOND, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Southerly plat line of said PARKSIDE RESERVE, SECOND PLAT, for the following eight (8) courses; thence N 88°47'09" E, a distance of 145.00 feet; thence S 58°23'32" E, a distance of 106.74 feet; thence S 84°35'10" E, a distance of 70.29 feet; thence S 88°54'00" E, a distance of 245.09 feet; thence N 21°08'20" E, a distance of 64.35 feet; thence N 80°22'05" E, a distance of 102.07 feet; thence N 61°10'27" E, a distance of 35.16 feet; thence N 82°53'30" E, a distance of 140.45 feet to the Southeast plat corner of PARKSIDE RESERVE, SECOND PLAT, said point also being the Southwest plat corner of PARKSIDE RESERVE, THIRD PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being the Northwest plat corner of said PARKSIDE RESERVE, SIXTH PLAT; thence S 2°24'05" W, along the Westerly plat line of said PARKSIDE RESERVE, SIXTH PLAT, a distance of 369.02 feet, to the Point of Beginning, containing 24.2704 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, EIGHTH 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 "S" to 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.

Tract "T", Ownership to be transferred by separate document to the City of Olathe, Kansas. Said tract is intended to be used for open space and trails.

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, a Kansas limited liability company

By: _____
Jeff Gifford, Member

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 Jeff Gifford, Member 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 Swearingian

I, Scott G. Chrisman, hereby certify that in July 2026, I 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

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393 1155
Fax: (913) 393 1166

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-2041

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2003001128
ENGINEERING-2003002056

PLANNING
ENGINEERING
IMPLEMENTATION

Error Closure: 0.002763' North: -0.0027189' East: 0.0006386' Perimeter: 4668.225' Precision 1:1671273