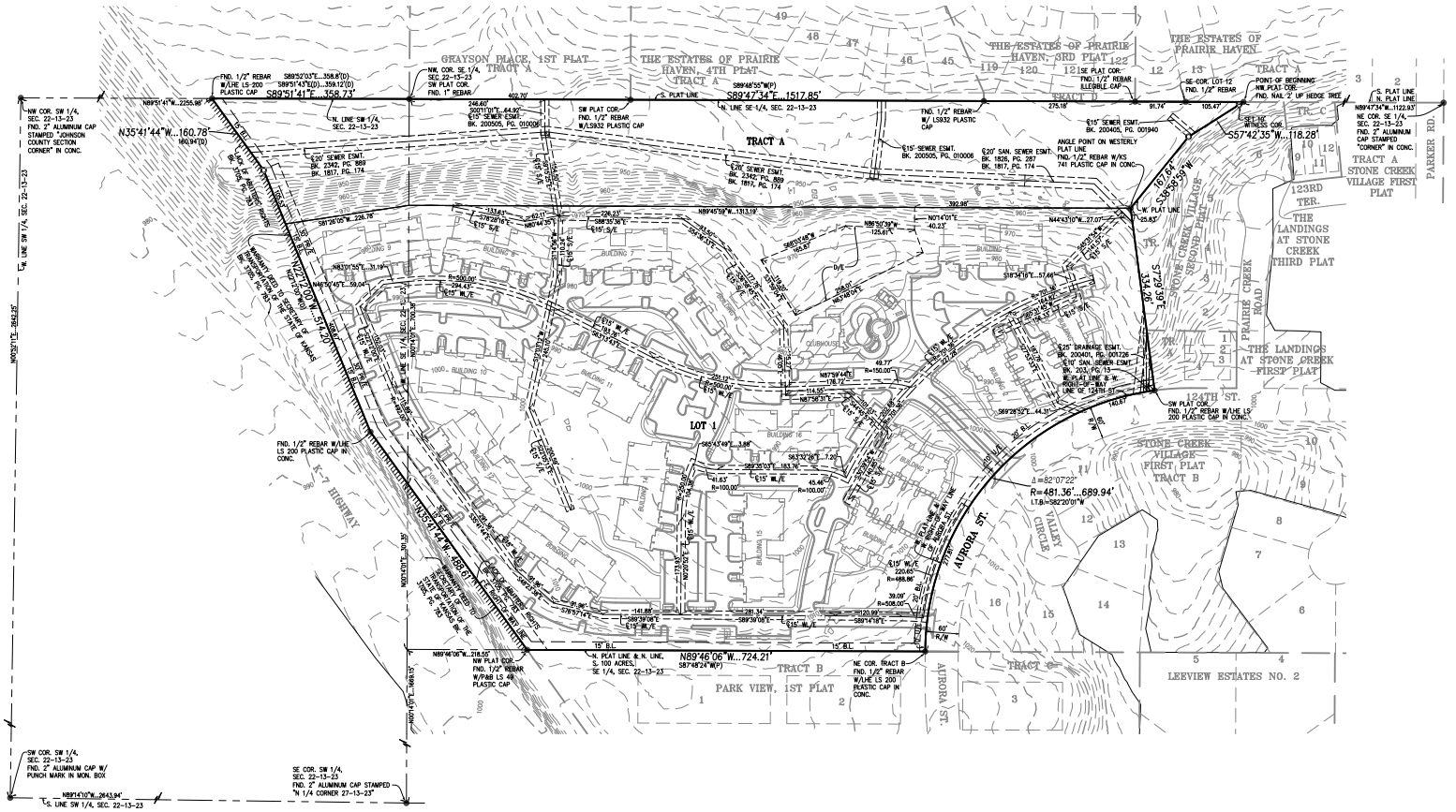
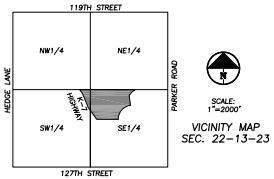
PRELIMINARY PLAT OF

PARKVIEW APARTMENTS

A SUBDIVISION OF LAND IN THE SOUTH ONE-HALF OF
SECTION 22, TOWNSHIP 13 SOUTH, RANGE 23 EAST,
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS





SCALE: 1"=2000'

VICINITY MAP
SEC. 22-13-23



SCALE: 1"=100'
0' 100' 200'

BEARING BASIS: RECORDED PLAT OF "STONE CREEK VILLAGE FIRST PLAT"

LEGEND

- ⊙ DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE
- ● DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE, UNLESS OTHERWISE NOTED
- U/E DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- (P) DENOTES PLATTED
- W.L/E DENOTES WATER LINE EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT
- D/E DENOTES DRAINAGE EASEMENT
- PR/E DENOTES PERMANENT RECREATION EASEMENT

LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTH ONE-HALF OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, SAID POINT ALSO BEING THE NORTHEAST PLAT CORNER OF STONE CREEK VILLAGE FIRST PLAT, AND THE SOUTHEAST PLAT CORNER OF THE ESTATES OF PRAIRIE HAVEN FIRST PLAT, BOTH BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE N 89°47'34" W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22 AND ALONG THE SOUTH PLAT LINE OF SAID THE ESTATES OF PRAIRIE HAVEN FIRST PLAT AND THE NORTH PLAT LINE OF SAID STONE CREEK VILLAGE FIRST PLAT AND THE NORTH PLAT LINE OF STONE CREEK VILLAGE SECOND PLAT AND THE LANDINGS AT STONE CREEK THIRD PLAT, ALL BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, A DISTANCE OF 1122.93 FEET TO THE NORTHWEST PLAT CORNER OF SAID STONE CREEK VILLAGE SECOND PLAT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY PLAT LINE OF SAID STONE CREEK VILLAGE SECOND PLAT, FOR THE FOLLOWING THREE (3) COURSES; THENCE S 57°42'35" W, A DISTANCE OF 118.28 FEET; THENCE S 39°58'59" W, A DISTANCE OF 167.64 FEET; THENCE S 7°29'39" E, ALONG THE WESTERLY PLAT LINE OF THE LANDINGS AT STONE CREEK FIRST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, AND ITS NORTHERLY EXTENSION, A DISTANCE OF 334.26 FEET TO THE SOUTHWEST PLAT CORNER OF SAID THE LANDINGS AT STONE CREEK FIRST PLAT, SAID POINT ALSO BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 124TH STREET, AS NOW ESTABLISHED; THENCE SOUTHWESTERLY ALONG THE WESTERLY PLAT LINE OF SAID STONE CREEK VILLAGE FIRST PLAT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID 124TH STREET AND WESTERLY RIGHT-OF-WAY LINE OF AURORA STREET, AS NOW ESTABLISHED, ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 82°20'01" W AND A RADIUS OF 481.36 FEET, AN ARC DISTANCE OF 689.94 FEET TO THE SOUTHWEST PLAT CORNER OF SAID STONE CREEK VILLAGE FIRST PLAT, SAID POINT ALSO BEING ON THE NORTH PLAT LINE OF PARK VIEW, 1ST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE N 89°46'06" W, ALONG THE NORTH PLAT LINE OF SAID PARK VIEW, 1ST PLAT, A DISTANCE OF 724.21 FEET TO THE NORTHWEST PLAT CORNER OF SAID PARK VIEW, 1ST PLAT, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF K-7 HIGHWAY, AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID K-7 HIGHWAY, FOR THE FOLLOWING THREE (3) COURSES; THENCE N 35°41'44" W, A DISTANCE OF 488.61 FEET; THENCE N 22°12'00" W, A DISTANCE OF 514.20 FEET; THENCE N 35°41'44" W, A DISTANCE OF 160.73 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE S 89°51'41" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 358.73 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, SAID POINT ALSO BEING THE SOUTHWEST PLAT CORNER OF GRAYSON PLACE, 1ST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE S 89°47'34" E, ALONG THE SOUTH PLAT LINE OF SAID GRAYSON PLACE, 1ST PLAT AND THE SOUTH PLAT LINE OF THE ESTATES OF PRAIRIE HAVEN, 4TH PLAT AND THE ESTATES OF PRAIRIE HAVEN, 3RD PLAT, BOTH BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS AND THE SOUTH PLAT OF SAID THE ESTATES OF PRAIRIE HAVEN, A DISTANCE OF 1517.85 FEET TO THE POINT OF BEGINNING, CONTAINING 29.8673 ACRES, MORE OR LESS, OF UNPLATTED LAND.

GROSS AREA = ±29.8673 ACRES / ±1,301,020 SQ.FT.

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. 20091C0078G, AND DATED AUGUST 3, 2009.

LOT 1-APARTMENTS
Lot Data

Site Area (Gross)	29.87 Ac.
Existing Zoning	RP-3

LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
LOT 1	969034.67	22.2460
PLAT	1301017.71	29.8673
TRACT A	331978.30	7.6212

PREPARED BY:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KANSAS 66061
(913) 393-1155
(913) 393-1166 FAX

PROPERTY OWNER/ DEVELOPER:
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INVESTMENTS LLC
PO BOX 4557
OLATHE, KS 66063
(913) 780-3399
(913) 780-2591 (FAX)

ARCHITECT:
WEBSTER ARCHITECTS
25055 WEST VALLEY PARKWAY,
SUITE 110
OLATHE, KS 66061
(913) 390-4663
(913) 390-4664 (FAX)

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001126
ENGINEERING-2007005058

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
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PEI #170230 - 02-12-19

Error Closure: 0.000999' North: -0.0000948' East: -0.0000893' Perimeter: 5074.51' Precision 1:5021976