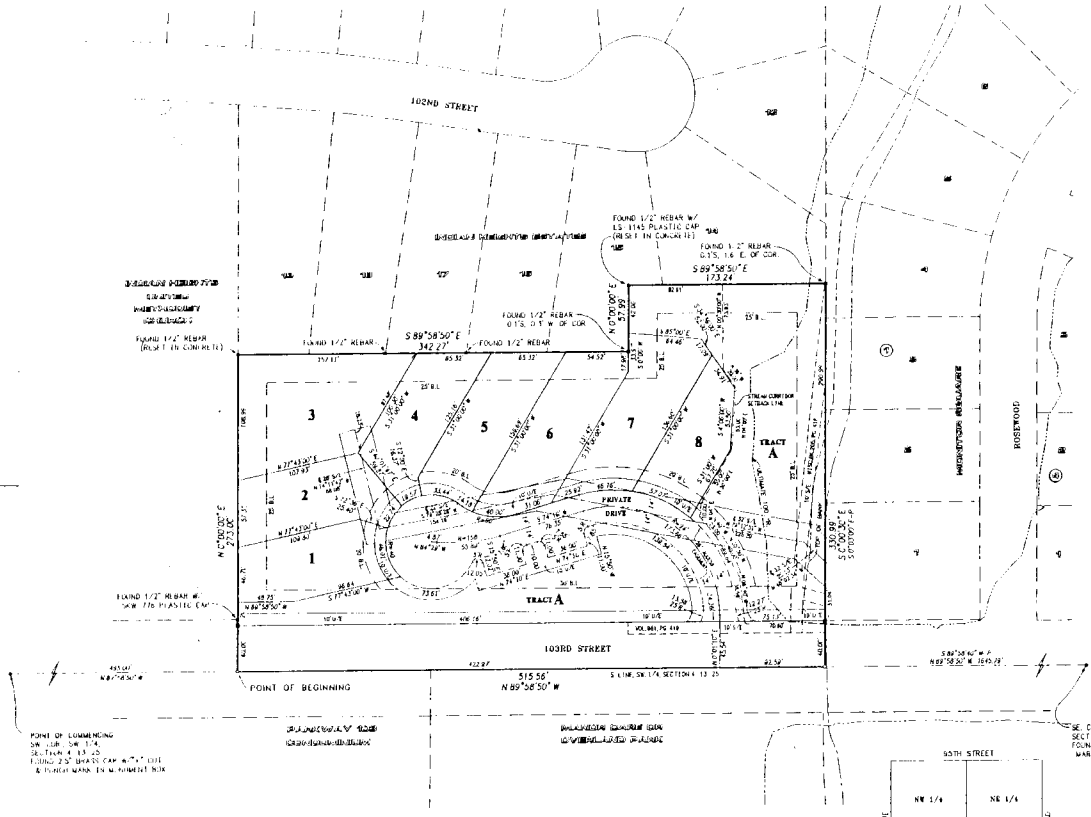
FINAL PLAT OF

CARRIAGE WOODS

A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13, RANGE 25,

IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS



LOCATION MAP
SECTION 4-13-25

DESCRIPTION

A tract of land in the Southwest Quarter of Section 4, Township 13, Range 25, in the City of Overland Park, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 4, thence S 89°58'50" E, along the South line of the Southwest Quarter of said Section 4, a distance of 495.00 feet to the Point of Beginning; thence N 0°00'00" E, a distance of 273.00 feet; thence S 89°58'50" E, along the South plat line of INDIAN HILLS ESTATES, a platted subdivision in the City of Overland Park, Johnson County, Kansas, a distance of 342.27 feet; thence N 0°00'00" E, along said South plat line, a distance of 51.49 feet; thence S 89°58'50" E, along said South plat line, a distance of 173.24 feet; thence S 0°00'00" E, along the West plat line of MOHLER SQUARE, a platted subdivision in the City of Overland Park, Johnson County, Kansas, a distance of 330.99 feet to a point on the South line of the Southwest Quarter of said Section 4; thence N 89°58'50" W, along said South line, a distance of 515.56 feet to the Point of Beginning, containing 3.4616 acres, more or less, of unplatted land.

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 "CARRIAGE WOODS".

DEDICATION

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, terrace, places, roads, drives, lanes, pathways, 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 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 Overland Park, 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, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables and similar facilities, upon, over, and under those areas outlined and designated on this plat as "Utility Easement" or "U-E" is hereby granted to the City of Overland Park, Kansas, with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes.

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 Overland Park, Kansas.

An easement or license to lay, construct, 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 or egress, over and through those areas designated as "Sanitary Sewer Easement" or "S-E" on this plat is hereby dedicated to the Johnson County Unified Wastewater District or their assigns.

Tract "A" shall be owned and maintained by the Carriage Woods Homes Association, its successor and assigns. The amenities portion of Tract "A" is intended to be used for recreational purposes and private open space for the use and enjoyment of all of the owners of the Lots shown hereon. The private drive portion of Tract "A" is reserved for ingress and egress access for all of said Details and their guests shown hereon.

NOTICE: A protected Stream Corridor lies on the site, as defined and regulated in the City of Overland Park, Kansas Municipal Code. Restrictions on the use or alteration of the Stream Corridor apply. The property is also subject to the obligations and requirements of the Stream Corridor Maintenance Agreement Approved by the City.

RESERVATION: The areas as designated on the plat is reserved as a "Stream Corridor" for the purposes of open space, nature preservation areas, and management of riparian resources and will be solely maintained by the Property Owner. These areas will also be used for private open space unless later dedicated as Public Parkland.

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 Overland Park, 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.

RESTRICTIONS

All lots, parcels and properties in this subdivision shall hereafter be subject to the Declaration of Restrictions for "Carriage Woods", which will be executed as a separate instrument and recorded in the Office of the Register of Deeds of Johnson County, Kansas, and which shall hereby become a part of the dedication of this plat as though fully set forth herein.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its hand this _____ day of _____, 20____.

WINDSOR DEVELOPMENT II, L.L.C., a Kansas Limited Liability Company

_____
Damon Olsen, President

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 Damon Olsen, President of Windsor Development II, L.L.C., a Kansas Limited Liability Company, who is personally known to me to be the same person who executed as such officer, the within instrument and such person duly acknowledged the execution of the same to be the act and deed of said company.

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 Overland Park, Johnson County, Kansas, this _____ day of _____, 20____.

_____
Chairman: Edward J. Hatlzes

Approved by the Governing Body of the City of Overland Park, Kansas, the _____ day of _____, 20____.

_____ Attest: _____
Mayor: Ed Eilert City Clerk: Marian Cook

J. Doug Ubben, hereby certify that I have made a survey of the above described premises on April 27, 2004 and the results of said survey are correctly represented on this plat.

_____
Date

_____
Doug Ubben, Kansas R.L.S. # 1362

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS AREAS DETERMINED WITH BASE FLOOD ELEVATION OF 1001 MEAN FLOOD LEVEL, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO F.I.R.M. MAP PANEL 0209 F DATED JUNE 17, 2002.

PEI

PLANNING ENGINEERING SURVEYING

PROFESSIONAL ENGINEERING, INC.
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Lenexa, Kansas 66215
(913) 492-5158
Fax (913) 492-8400
www.professionalengineering.com

LEGEND

- o DENOTES SET MAG NAIL & SHINER
- ● DENOTES MONUMENT FOUND AS DESCRIBED
- ■ DENOTES SET 1/2" REBAR W/ PEI LS-1142 PLASTIC CAP IN CONCRETE
- ⊕: DENOTES BUILDING LINE
- U/E DENOTES UTILITY EASEMENT
- D/E DENOTES DRAINAGE EASEMENT
- S/E DENOTES SEWER EASEMENT

PLAT		
LOT 1		
LOT 2		
LOT 3		
LOT 4		
LOT 5		
LOT 6		
LOT 7		
LOT 8		
TRACT A		
TRACT B		
TRACT C		
TRACT D		
TRACT E		
TRACT F		
TRACT G		
SUM		

PEI # 050152 - 10/7/05 LEGAL CLOSURE: N = 0.00000 E = 0.00000 CLOSURE = 0.00000 PERIMETER = 1985.55 PRECISION = 1 : 610242

59A