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Margaret M. Brannan  
 MARGARET M. BRANNAN  
 REC'D FOR RECORD  
 BY BA 41/34 LDFP

# PLAT OF QUIVIRA FARMS

CITY OF OVERLAND PARK  
 JOHNSON COUNTY, KANSAS

This is a survey and subdivision of QUIVIRA FARMS being situated in the West One-Half of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 10, Township 13 South (13S), Range 24 East (24E) and in the Southwest Quarter (SW 1/4) of Section 10, Township 13 South (13S), Range 24 East (24E), now in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of the Southwest One-Quarter (SW 1/4), of Section 10, Township 13 South (13S), Range 24 East (24E) City of Overland Park, Johnson County, Kansas; thence North 02°-01'-22" West on the East Line, Southwest One-Quarter (SW 1/4), Section 10-13S-24E, 55.00 feet to a point on the existing Northerly right-of-way line of College Boulevard (formerly 111th Street) said point being the True Point of Beginning; thence South 87°-46'-06" West on the existing Northerly right-of-way line of College Boulevard, 223.13 feet to the point of intersection of the existing Northerly right-of-way line of College Boulevard and the existing platted, Easterly right-of-way line of Westgate Road; thence North 02°-14'-05" West on the existing, platted, Easterly right-of-way line of Westgate Road, 227.10 feet to a point of curvature; thence Northerly and Northeasterly on the existing, platted, Easterly right-of-way line of Westgate Road on a curve to the right having a radius of 407.54 feet, 88.65 feet to a point of reverse curvature; thence Northerly on the existing, platted, Easterly right-of-way line of Westgate Road on a curve to the left having a radius of 645.04 feet, 141.81 feet to a point of tangency; thence North 02°-22'-02" West on the existing, platted, Easterly right-of-way line of Westgate Road, 128.72 feet to a point of curvature; thence Northwesterly on the existing, platted, Easterly right-of-way line of Westgate Road on a curve to the left having a radius of 974.85 feet, 99.91 feet to a point of tangency; thence North 81°-45'-38" East, 49.52 feet to a point; thence North 43°-00'-00" East, 222.33 feet to a point on the East Line, Southwest One-Quarter (SW 1/4), Section 10-13S-24E; thence continuing North 43°-00'-00" East, 188.84 feet to a point; thence North 84°-22'-56" East, 130.14 feet to a point; thence North 76°-10'-43" East, 242.52 feet to a point; thence South 72°-15'-54" East, 172.63 feet to a point on the East Line, West One-Half (W 1/2), Southwest One-Quarter (SW 1/4), Southeast One-Quarter (SE 1/4), Section 10-13S-24E; thence South 02°-02'-23" East on the East Line, West One-Half (W 1/2), Southwest One-Quarter (SW 1/4), Southeast One-Quarter (SE 1/4), Section 10-13S-24E, 978.20 feet to a point on the existing Northerly right-of-way line of College Boulevard (formerly 111th Street) said point being also North 02°-02'-23" West, 55.00 feet from the Southeast corner, West One-Half (W 1/2), Southwest One-Quarter (SW 1/4), Southeast One-Quarter (SE 1/4), Section 10-13S-24E; thence South 87°-55'-20" West on the existing Northerly right-of-way line of College Boulevard, 663.61 feet to the True Point of Beginning.

The above described tract containing 18.6405 acres (811,981.173 square feet) and being subject to all easements and restrictions of record.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as QUIVIRA FARMS.

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, avenues, and alleys.

The undersigned proprietor of said property shown on this plat does hereby certify that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been absolved except that said person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

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

The undersigned proprietors of the above described land hereby consent and agree 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 assessments, and that the amount of the unpaid special assessments on such land dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, the undersigned proprietors have hereunto subscribed their names:

OWNERS: Kansas Land Development Company, A Limited Partnership

BY: Robert O. McCollom  
 Robert O. McCollom, General Partner

STATE OF Kansas }  
 COUNTY OF Johnson } SS.

BE IT REMEMBERED, That on this 23rd day of December, 1976, before me, the undersigned, a Notary Public in and for said County and State, came Robert O. McCollom

who is personally known to me to be the same person who executed the within instrument of writing, and duly acknowledged the execution of same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.



Barbara L. Mostaffa  
 Notary Public

My Commission Expires: November 26, 1977

APPROVED by the Planning Commission of the City of Overland Park, Johnson County, Kansas this 8 day of November, 1976

Phil R. Coff  
 Chairman

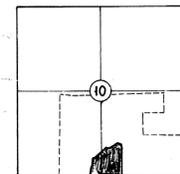
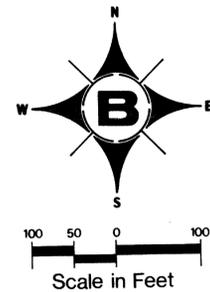
APPROVED by the Governing Body of the City of Overland Park, Johnson County, Kansas, this 15 day of November, 1976

Jan J. Walker  
 Mayor

Ann M. Conley  
 Attest, City Clerk

I HEREBY CERTIFY the details of this Plat to be correct this 23rd day of December, 1976.

Ronald W. Bonjour  
 Ronald W. Bonjour, Registered Kansas Land Surveyor  
 Lenexa, Kansas  
 Kansas Registration No. LS-447



LOCATION MAP  
 Sec. 10-T13S-R24E Johnson County, Kansas

• 4" Iron Bar to be permanently established following street and site development.