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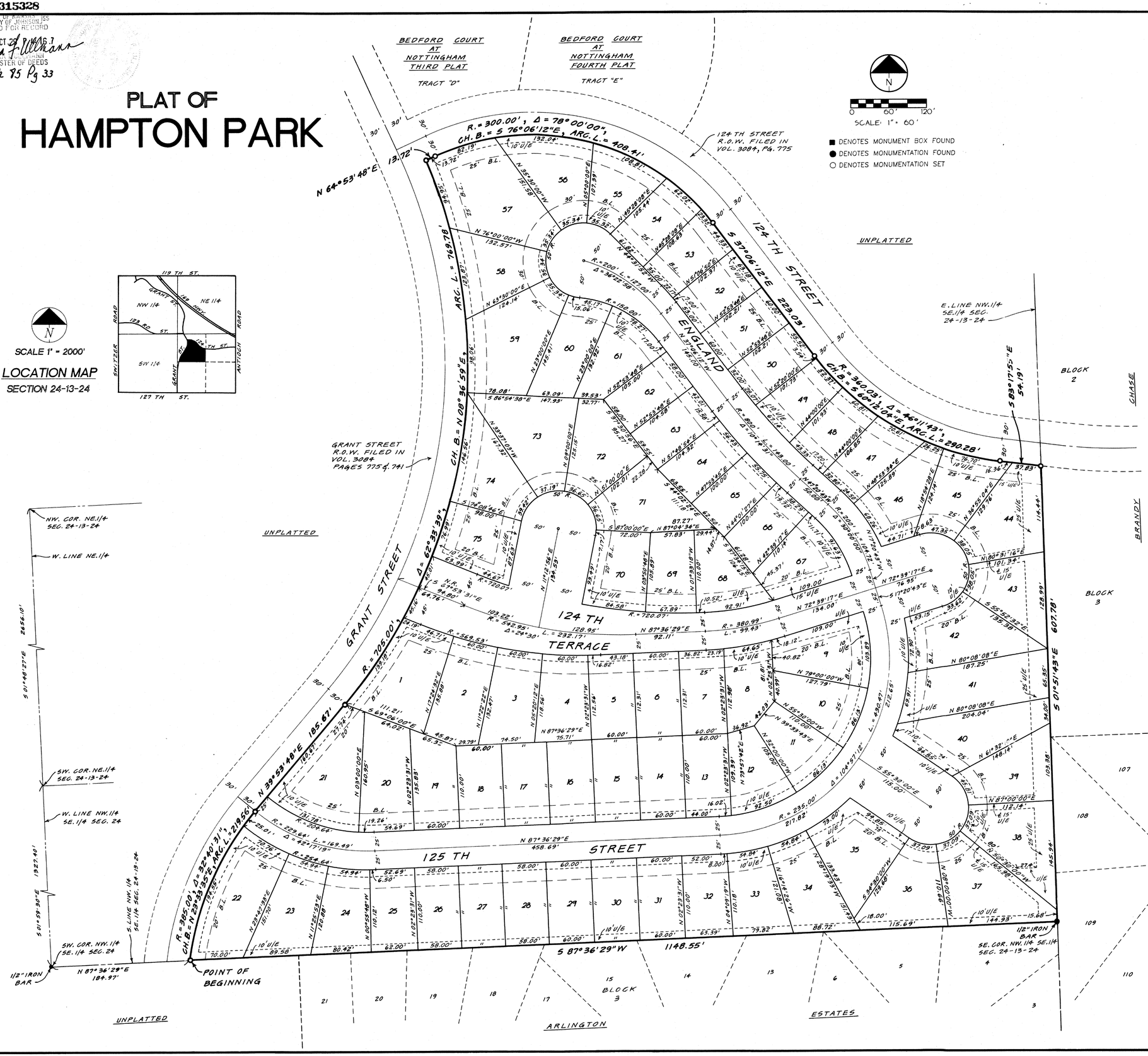
STATE OF KANSAS } SS
COUNTY OF JOHNSON }
FILED FOR RECORD
1993 OCT 29 AM 10:20
10.00
20.00
Sha F. Ullmann
COUNTY CLERK
REGISTER OF DEEDS
Bk 85 Pg 33

PLAT OF HAMPTON PARK

LOCATION MAP
SECTION 24-13-24



Description

All of that part of the Northwest One-Quarter of the Southeast One-Quarter of Section 24, Township 13, Range 24, now in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of the Northeast One-Quarter of said Section 24; thence South 01°48'27" East along the West line of the Northeast One-Quarter of said Section 24, a distance of 2656.10 feet to the Southwest corner thereof; thence South 01°59'30" East along the West line of the Northwest One-Quarter of the Southeast One-Quarter of said Section 24, a distance of 1327.40 feet to the Southwest corner thereof; thence North 87°36'29" East along the South line of the Northwest One-Quarter of the Southeast One-Quarter of said Section 24, a distance of 184.97 feet to the Point of Beginning; said point being on a curve in the easterly right-of-way line of Grant Street as filed in Volume 3084, Page 741 and 775; thence Northeasterly along said right-of-way line on a curve to the right having a radius of 385.00 feet, a central angle of 32°40'31", a chord bearing of North 23°33'35" East and an Arc length of 219.56 feet to a point of tangency; thence North 39°53'48" East along said Easterly right-of-way line a distance of 185.67 feet to a point of curvature; thence Northerly along said right-of-way line as filed in Volume 3084, Pages 741 and 775, on a curve to the left having a radius of 705.00 feet, a central angle of 62°33'39", a chord bearing of North 08°36'59" East and an Arc length of 769.78 feet to its point of intersection with the Southerly right-of-way line of 124th Street as filed in Volume 3084, Page 775; thence North 64°53'48" East along said 124th Street right-of-way line a distance of 13.72 feet to a point of curvature; thence easterly along said right-of-way line, on a curve to the right having a radius of 300.00 feet, a central angle of 78°00'00", a chord bearing of South 76°06'12" East and an Arc length of 408.41' to a point of tangency; thence South 37°06'12" East along said right-of-way line, a distance of 223.03 feet to a point of curvature; thence Easterly along said right-of-way line on a curve to the left having a radius of 360.03 feet, a central angle of 46°11'43", a chord bearing of South 60°12'04" East and an Arc length of 290.28 feet to a point of tangency; thence South 83°17'55" East along said right-of-way line a distance of 54.19 feet to a point in the East line of the Northwest One-Quarter of the Southeast One-Quarter of Section 24, Township 13, Range 24, said point also being the Northwest corner of Block 3, Brandy Chase, a subdivision of land in the said City of Overland Park; thence South 01°51'43" East along the said East line of the Northwest One-Quarter of the Southeast One-Quarter of Section 24, the West line of said Brandy Chase and the West line of Pheasant Run 3rd Plat, a subdivision of land in said City of Overland Park a distance of 607.78 feet to the Southeast corner of the said Northwest One-Quarter of the Southeast One-Quarter of Section 24, Township 13, Range 24, said point also being the Northeast corner of Arlington Estates, a subdivision of land in the said City of Overland Park; thence South 87°36'29" West along the South line of said Northwest One-Quarter of the Southeast One-Quarter of Section 24, Township 13, Range 24, and the North line of said Arlington Estates a distance of 1148.55 feet to the Point of Beginning and containing 18.0052 acres, more or less.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat which hereafter shall be known as "HAMPTON PARK".

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 plats as streets, terraces, places, roads, drives, lanes, 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 proprietor hereby absolves and agrees to indemnify the City of Overland Park, Kansas, from any expense incident to the relocation of any such existing utility installation within said prior easement.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the City of Overland Park, Kansas and other governmental entities as may be authorized by state law to use such easement for said purposes.

All islands within street right-of-way shall be maintained by the Hampton Park Homes Association, or their authorized representative thereof.

Direct driveway vehicular access to Grant Street is hereby denied from Lots 1,21,22,57,58,59,73,74, and 75 and also to 124th Street from Lots 44 through 57, inclusive.

The undersigned proprietor of the above described tract of land hereby agrees and consents 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 unpaid special assessments on such land dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, HAMPTON PARK VENTURE, a Kansas General Partnership, has caused this instrument to be executed by its' Managing Partner, Virgil W. Bodine on this 29 day of SEPT., 1993.

Virgil W. Bodine, Managing Partner

STATE OF KANSAS }
COUNTY OF JOHNSON } SS

BE IT REMEMBERED that on this 29 day of Sept, 1993, before me, the undersigned, a Notary Public in and for said County and State, came Virgil W. Bodine, Managing Partner of Hampton Park Venture, A Kansas General Partnership, organized under the laws of the State of Kansas, with its principal place of business in the County of Johnson, State of Kansas, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said partnership.

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

NOTARY PUBLIC: Doreen K. Draskovich
My Commission Expires: 7-14-96

DOREEN K. DRASKOVICH
Notary Public - State of Kansas
My Appt. Expires 7-14-96

APPROVALS

APPROVED by the Planning Commission of the City of Overland Park, Johnson County, Kansas, this 26th day of July, 1993.

Jack Driley, Chairperson

APPROVED by the Governing Body of the City of Overland Park, Johnson County, Kansas, this 2nd day of August, 1993.

Norma Moffett, City Clerk

Ed Eilert, Mayor

Owner and Developer:

Virgil W. Bodine, Managing Partner
Hampton Park Venture
6400 W. 110th Street
Suite 250A
Overland Park, KS 66210

I HEREBY [illegible] PLATS OF THIS PLAT TO [illegible] TRUE AND CORRECT.

EDWARD A. SCHLAGEL LICENSED LS-615

Edward A. Schlagel, Kansas #615 — 9/29/93 Date

SCHLAGEL & ASSOCIATES
CONSULTING ENGINEERS
12201 WEST 88TH STREET • LENEXA, KANSAS • 66215 • 492-5158