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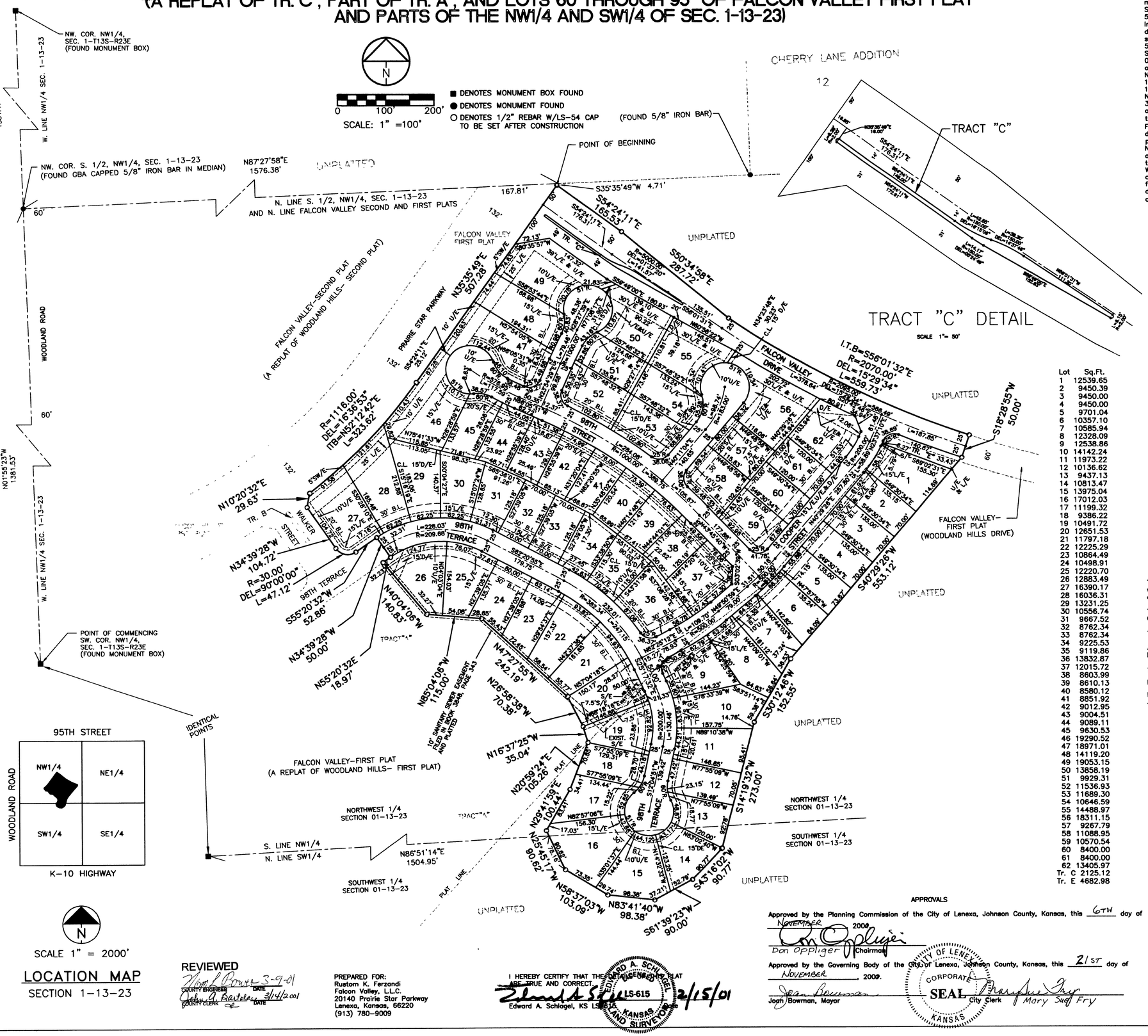
STATE OF KANSAS } ss
COUNTY OF JOHNSON }
FILED FOR RECORD
2001 MAR 14 P 4:07 PM
REBECCA L. DAVIS
REGISTER OF DEEDS
BK 120 pg 46
$10.00
$20.00

FINAL PLAT

FALCON VALLEY THIRD PLAT

(A REPLAT OF TR."C", PART OF TR."A", AND LOTS 60 THROUGH 95 OF FALCON VALLEY FIRST PLAT AND PARTS OF THE NW1/4 AND SW1/4 OF SEC. 1-13-23)



SCALE 1" = 2000'

LOCATION MAP

SECTION 1-13-23

Lot	Sq.Ft.
1	12539.65
2	9450.39
3	9450.00
4	9450.00
5	9701.04
6	10357.10
7	10585.94
8	12328.09
9	12538.86
10	14142.24
11	11973.22
12	10136.62
13	9437.13
14	10813.47
15	13975.04
16	17012.03
17	11199.32
18	9386.22
19	10491.72
20	12651.53
21	11797.18
22	12225.29
23	10864.49
24	10498.91
25	12220.70
26	12883.49
27	16390.17
28	16036.31
29	13231.25
30	10556.74
31	9667.52
32	8762.34
33	8762.34
34	9225.53
35	9119.86
36	13832.87
37	12015.72
38	8603.99
39	8610.13
40	8580.12
41	8851.92
42	9012.95
43	9004.51
44	9089.11
45	9630.53
46	19290.52
47	18971.01
48	14119.20
49	19053.15
50	13858.19
51	9929.31
52	11536.93
53	11689.30
54	10646.59
55	14488.97
56	18311.15
57	9267.79
58	11088.95
59	10570.54
60	8400.00
61	8400.00
62	13405.97
Tr. C	2125.12
Tr. E	4682.98

Description:

A replat of Tract "C", part of Tract "A", and Lots 60 through 95 of Falcon Valley First Plat and parts of the Northwest One-Quarter and Southwest One-Quarter of Section 1, Township 13 South, Range 23 East, in the City of Lenexa, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest corner of the above-described Northwest One-Quarter; thence North 01 degree 55 minutes 23 seconds West on the Westerly line of said Northwest One-Quarter a distance of 1381.53 feet to the Northwest corner of the South One-Half of the said Northwest One-Quarter; thence North 87 degrees 27 minutes 58 seconds East on the North line of said South One-Half and the North line of Falcon Valley Second Plat and Falcon Valley First Plat a distance of 1576.38 feet to a point on the Southeasterly Right-of-Way line of Prairie Star Parkway; thence South 35 degrees 35 minutes 49 seconds West on the said Right-of-Way line a distance of 4.71 feet to the POINT OF BEGINNING; thence South 54 degrees 24 minutes 11 seconds East a distance of 165.53 feet to a point; thence South 50 degrees 34 minutes 58 seconds East a distance of 287.72 feet to a point of curvature; thence Southeasterly on a curve to the left having an Initial Tangent Bearing of South 58 degrees 01 minute 32 seconds East, a radius of 2070.00 feet, a central angle of 15 degrees 29 minutes 34 seconds and an arc length of 559.73 feet to a point; thence South 18 degrees 28 minutes 55 seconds West a distance of 50.00 feet to a point; thence South 40 degrees 29 minutes 26 seconds West a distance of 553.12 feet to a point; thence South 30 degrees 12 minutes 46 seconds West a distance of 152.55 feet to a point; thence South 14 degrees 19 minutes 32 seconds West a distance of 273.00 feet to a point; thence South 43 degrees 16 minutes 02 seconds West a distance of 90.77 feet to a point; thence South 61 degrees 39 minutes 23 seconds West a distance of 90.00 feet to a point; thence North 83 degrees 41 minutes 40 seconds West a distance of 98.38 feet to a point; thence North 58 degrees 37 minutes 03 seconds West a distance of 103.09 feet to a point; thence North 25 degrees 45 minutes 17 seconds West a distance of 90.62 feet to a point; thence North 29 degrees 41 minutes 59 seconds East a distance of 100.44 feet to a point; thence North 20 degrees 59 minutes 24 seconds East a distance of 105.26 feet to a point; thence North 16 degrees 37 minutes 25 seconds West a distance of 35.04 feet to a point; thence North 26 degrees 58 minutes 38 seconds West a distance of 70.38 feet to a point; thence North 47 degrees 27 minutes 55 seconds West a distance of 242.19 feet to a point; thence North 85 degrees 04 minutes 06 seconds West a distance of 115.00 feet to a point; thence North 40 degrees 04 minutes 06 seconds West a distance of 140.83 feet to a point on the North line of Tract "A", Falcon Valley First Plat; thence North 55 degrees 20 minutes 32 seconds East on the North line of said Tract "A" a distance of 18.97 feet to a point; thence North 34 degrees 39 minutes 28 seconds West a distance of 50.00 feet to a point; thence South 55 degrees 20 minutes 32 seconds West a distance of 52.86 feet to a point of curvature; thence Northwesterly on a curve to the right having a radius of 30.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 47.12 feet to a point; thence North 34 degrees 39 minutes 28 seconds West a distance of 104.72 feet to a point; thence North 10 degrees 20 minutes 32 seconds East a distance of 29.63 feet to a point on the South Right-of-Way line of Prairie Star Parkway, said point being on a curve; thence Northeasterly on said Right-of-Way line and on a curve to the left having an initial Tangent Bearing of North 52 degrees 12 minutes 42 seconds East, a radius of 1116.00 feet, a central angle of 16 degrees 36 minutes 53 seconds and an arc length of 323.62 feet to a point; thence North 35 degrees 35 minutes 49 seconds East on said Right-of-Way line a distance of 507.28 feet to the POINT OF BEGINNING and containing 22.0073 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 shown on the accompanying plat which hereafter shall be known as "FALCON VALLEY THIRD PLAT".

The streets and roads shown on this plat and not heretofore dedicated as thoroughfares are hereby dedicated to the City of Lenexa, Johnson County, Kansas.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, inlets, manholes, surface drainage facilities and other 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 Lenexa, Kansas. Drainage easements shall remain free of fences, shrubs, and other obstacles that would restrict the flow of drainage.

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 and 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 Districts or their assigns.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, poles, wires, drainage facilities, 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 Lenexa, Kansas.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of entry monuments, fences, trees, bushes, sidewalks, water systems berms, or any other materials or items related to landscaping, upon, over, or under those areas outlined and designated on this plat as "Landscape Easement" or "L/E" is hereby granted to the Homes Association or the Developer or their authorized representatives thereof.

A 15 foot wide Landscape Easement or "L/E" is hereby dedicated to the City of Lenexa, Johnson County, Kansas, off of lots adjacent to and parallel with all Street Right-of-Way lines, unless shown otherwise hereon. Maintenance of this "L/E" shall be the responsibility of the Homes Association or their authorized representatives thereof.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of Sidewalks upon, over and under those areas outlined and designated on this plat as "SW/E" or "Sidewalk Easement" is hereby granted to the City of Lenexa, Kansas.

A 10 foot wide Utility Easement or "U/E" is hereby dedicated to the City of Lenexa, Johnson County, Kansas, or its designees, off of lots adjacent to and parallel with all Street Right-of-Way lines, unless otherwise shown hereon.

Tract "C" is hereby dedicated to the City of Lenexa, Johnson County, Kansas, as street right-of-way for public use. Maintenance of said tract shall be the responsibility of the Falcon Valley Homes Association, with access granted to the Homes Association. Said tract is intended to be used for landscaping, monuments, fencing, open space, and/or Homes Association Amenities. Tract "E" is dedicated as "U/E and L/E".

CONSENT TO LEVY

The undersigned proprietor of the above described land hereby consents and agrees that the Board of County Commissioners of Johnson County, Kansas, and the City of Lenexa, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated 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 and abutting on such dedicated public way or thoroughfare.

RESTRICTIONS

The use of all Lots and Tracts of land in this subdivision shall hereafter be subject to the covenants and restrictions which will be filed at the office of the Register of Deeds of Johnson County, Kansas and shall hereby become a part of the dedication of this plat as though fully set hereon.

This plat shall not be filed by the Register of Deeds unless filing is within 365 calendar days after the City of Lenexa Governing Body approval date, inclusive.

The Ground Floor Area Classification for lots in this plat is Class "D".

All landscaping and related materials that are planted or constructed within street right-of-way shall be maintained by the Homes Association or their authorized representatives thereof.

Tract "E" is to be owned and maintained by the Falcon Valley Golf Course owner.

Direct vehicular access to Falcon Valley Drive is hereby prohibited from Tract "E" except for Golf Carts.

Direct vehicular access to Walker Street in Falcon Valley First Plat is hereby prohibited from Lot 27.

The existing Sanitary Sewer Easement on Lot 19 will be vacated by separate document when the sewer line has been relocated.

EXECUTION

IN TESTIMONY WHEREOF, Rustom K. Ferzandi, Member of Falcon Valley, L.L.C., a Kansas Limited Liability Company, has caused this instrument to be executed this 14th day of Feb., 2001.

FALCON VALLEY, L.L.C., A KANSAS LIMITED LIABILITY COMPANY

Rustom K. Ferzandi, Member

ACKNOWLEDGMENT

STATE OF KANSAS)
)ss.
COUNTY OF JOHNSON)

BE IT REMEMBERED, that on this 14th day of February, 2001 before me, the undersigned, a Notary Public in and for said County and State came Rustom K. Ferzandi, Member of Falcon Valley, L.L.C., a Kansas Limited Liability Company, duly organized under the laws of the State of Kansas, with its principal place of business being in the County of Johnson, State of Kansas, known to me to be the same person who executed the foregoing instrument of writing on behalf of said Company, and such person duly acknowledged the execution of same to be the act and deed of said Company.

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

Diana P. Curtiss
Notary Public

DIANA P. CURTISS
NOTARY PUBLIC
STATE OF KANSAS
MY COMMISSION EXPIRES
APRIL 1, 2004

My Commission Expires: 4-1-04

APPROVALS

Approved by the Planning Commission of the City of Lenexa, Johnson County, Kansas, this 6TH day of NOVEMBER 2000.

Don Oppliger, Chairman

Approved by the Governing Body of the City of Lenexa, Johnson County, Kansas, this 21ST day of NOVEMBER, 2000.

Joan Bowman, Mayor

CITY OF LENEXA CORPORATE SEAL KANSAS

City Clerk Mary Sue Fry

REVIEWED

County Engineer Date 3-9-01

County Clerk Date 3/14/2001

PREPARED FOR:
Rustom K. Ferzandi
Falcon Valley, L.L.C.
20140 Prairie Star Parkway
Lenexa, Kansas, 66220
(913) 780-9009

I HEREBY CERTIFY THAT THESE DETAILS OF THIS PLAT ARE TRUE AND CORRECT.

Edward A. Schlagel, KS LS-615 2/15/01

EDWARD A. SCHLAGEL LS-615 STATE OF KANSAS LAND SURVEYOR

SCHLAGEL & ASSOCIATES, P.A.
PLANNERS • ENGINEERS • SURVEYORS
LANDSCAPE ARCHITECTS
12201 WEST 88TH STREET, LENEXA, KANSAS 66215
Phone: (913) 492-5158 • Fax: (913) 492-8400

		DATE 1-18-00	FINAL PLAT
		DESIGN E.A.S.	FALCON VALLEY THIRD PLAT
REV. 10-20-00	REV. 2-17-00	DRAWN BY H.H.J.	(PT OF SEC. 1-13-23)
REV.	REV. 10-10-00	PROJ. NO. 99-210	SHEET NO. 1 OF 1

FILED _____, BOOK _____, PAGE _____

LOCATION--I:\PROJECTS\99-210\99-210F\COGO#99-026-382
VIEW NAME: FINAL PLAT