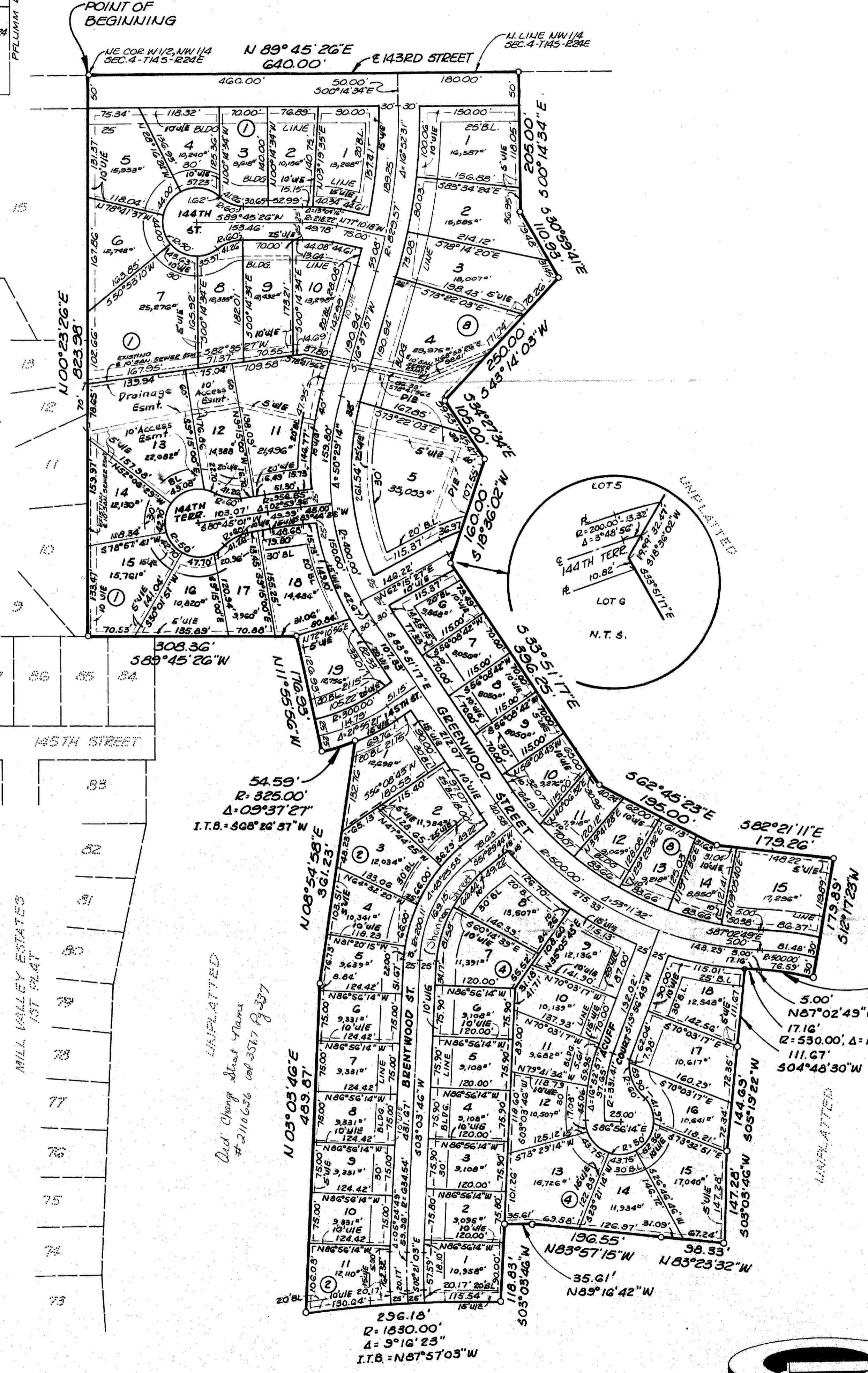


COPPER CREEK, 1ST PLAT

PART OF THE NW 1/4, SEC. 4-14-24

1930140
 STATE OF KANSAS
 COUNTY OF JOHNSON, KS
 FILED FOR RECORD
 1990 MAR 15 P 2:31 PM
 SARA J. MANN
 REGISTER OF DEEDS
 BY BK 75 pg 31 DEP.



DESCRIPTION

This is a survey and a plat of a tract of land lying in part of the Northwest 1/4 of Section 4, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, said tract being more particularly described as follows:

Beginning at the Northeast corner of the West 1/4 of the Northwest 1/4 of said Section 4, Township 14 South, Range 24 East; thence N. 89°-45'-26" E. along the North line of said Northwest 1/4, 640.00 feet; thence S. 00°-14'-34" E., 205.00 feet; thence S. 30°-59'-41" E., 110.93 feet; thence S. 43°-14'-03" W., 250.00 feet; thence S. 34°-27'-34" E., 105.00 feet; thence S. 18°-36'-02" W., 160.00 feet; thence S. 33°-51'-17" E., 396.25 feet; thence S. 62°-45'-23" E., 195.00 feet; thence S. 82°-21'-11" E., 179.26 feet; thence S. 12°-17'-23" W., 179.89 feet; thence Westerly along a curve to the left, having an Initial Tangent Bearing of N. 77°-42'-37" W., a radius of 470.00 feet, 76.59 feet; thence N. 87°-02'-49" W., 5.00 feet; thence Westerly along a curve to the right, having a radius of 530.00 feet, 17.16 feet; thence S. 04°-48'-30" W., 111.67 feet; thence S. 05°-19'-22" W., 144.69 feet; thence S. 03°-03'-46" W., 147.28 feet; thence N. 83°-23'-32" W., 98.33 feet; thence N. 83°-57'-15" W., 196.55 feet; thence N. 89°-16'-42" W., 35.61 feet; thence S. 03°-03'-46" W., 118.83 feet; thence Westerly and Southwesterly along a curve to the left, having an Initial Tangent Bearing of N. 87°-57'-03" W., a radius of 1830 feet, 296.18 feet; thence N. 03°-03'-46" E., 489.87 feet; thence N. 08°-54'-58" E., 361.23 feet; thence on a curve to the right having a radius of 325.00 feet, an Initial Tangent Bearing of S. 68°-26'-37" W. and a distance of 54.59 feet; thence N. 11°-55'-56" W., 176.93 feet; thence S. 89°-45'-26" W., 308.36 feet to the Southeast corner of Lot 10, The Willows, a platted subdivision in the City of Olathe, Johnson County, Kansas; thence N. 00°-23'-26" E. along the East line of Lots 10, 11, 12, 13 & 15, The Willows, 823.98 feet to the Point of Beginning, containing 23.65 acres more or less.

The undersigned owner of the above described tract of land has caused the same to be subdivided in the manner shown hereon, which subdivision shall hereafter be known as "COPPER CREEK 1ST PLAT".

ADDITIONAL RESTRICTIONS FOR LOT 12 AND LOT 13, BLOCK 1

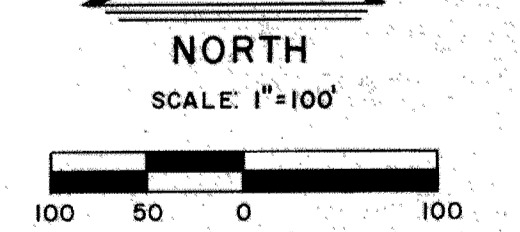
The 10.00 foot Access Easement as shown along the Westerly side of Lot 12, Block 1, and the Easterly side of Lot 13, Block 1, is to be used only for ingress and egress from the Drainage Easement to 144th Terrace, by the City of Olathe, for maintenance of the Drainage Easement.

The property owners of Lot 12, Block 1, and Lot 13, Block 1, shall not erect any structure above ground level, including fences, trees, shrubs, plantings and other items, not so specified within the designated 20.00 foot Access Easement.

Therefore an easement or license is hereby dedicated to the City of Olathe to enter upon and through those areas designated hereon as "Access Easement".

76.53' R=470.00', Δ=5°20'12"
 I.T.B.=N77°42'37"W

17.16' R=530.00', Δ=1°51'13"
 111.67' 50°48'30"W



○ DENOTES IRON BAR FOUND
 ● DENOTES IRON BAR SET

PREPARED BY
 GREEN ENGINEERING SERVICES, INC.
 711 NORTH LINDENWOOD DRIVE
 P.O. BOX 221 OLATHE, KANSAS 66061
 PH. (913) 782-4040

DEDICATION
 The Streets, Drives, Roads, Avenues and Terraces shown hereon and not heretofore dedicated to the public use are hereby so dedicated.

An easement or license is hereby dedicated to the City of Olathe and all public utility companies licensed to operate in said City to enter upon and through those areas designated hereon as "Utility Easement" or "U/E", "Drainage & Utility Easement", or "D&U/E", all such utilities shall be constructed under-ground, except for those portions of the underground utility systems such as terminal cabinets, transformers, meters, etc. which must be located above ground to accommodate connections and maintenance of the system.

RESTRICTIONS
 The use of all lots in this subdivision shall be subject to the restrictions which will be filed in the office of the Register of Deeds of Johnson County, Kansas. Said restrictions shall hereby become a part of the dedication of this plat as though fully set out hereon.

CONSENT TO LEVY
 The undersigned proprietors of the above described land hereby consent and agree that the Governing Body shall have the power to release such land proposed to be dedicated for streets and roads, or parts thereof, for public use, from the lien and effect of any special assessment and that the amount of unpaid assessments on such land dedicated shall become and remain a lien on the remainder of the land fronting or abutting on such dedicated road or street.

EXECUTION
 IN TESTIMONY WHEREOF, the undersigned owner has caused these presents to be signed this 15th day of January, 1990.

PEPPERCORN, INC., a Kansas corporation
 Tony R. Plunkett, President

ACKNOWLEDGEMENT
 STATE OF KANSAS
 COUNTY OF JOHNSON, ss
 The foregoing instrument was acknowledged before me this 15th day of January, 1990, by Tony R. Plunkett, President of PEPPERCORN, INC. a Kansas Corporation, on behalf of the Corporation.

September 21, 1990
 My Commission Expires
 Notary Public

APPROVALS
 Approved by the Planning Commission of the City of Olathe, Kansas, this 11th day of December, 1989.
 Chairman

Approved by the Governing Body of the City of Olathe, Kansas, this day of January, 1990.
 Mayor
 City Clerk - Howard Pevanhouse

CERTIFICATION
 I hereby certify the details of this plat to be true and correct.
 Larry G. Knudsen 1/11/90
 Larry G. Knudsen

