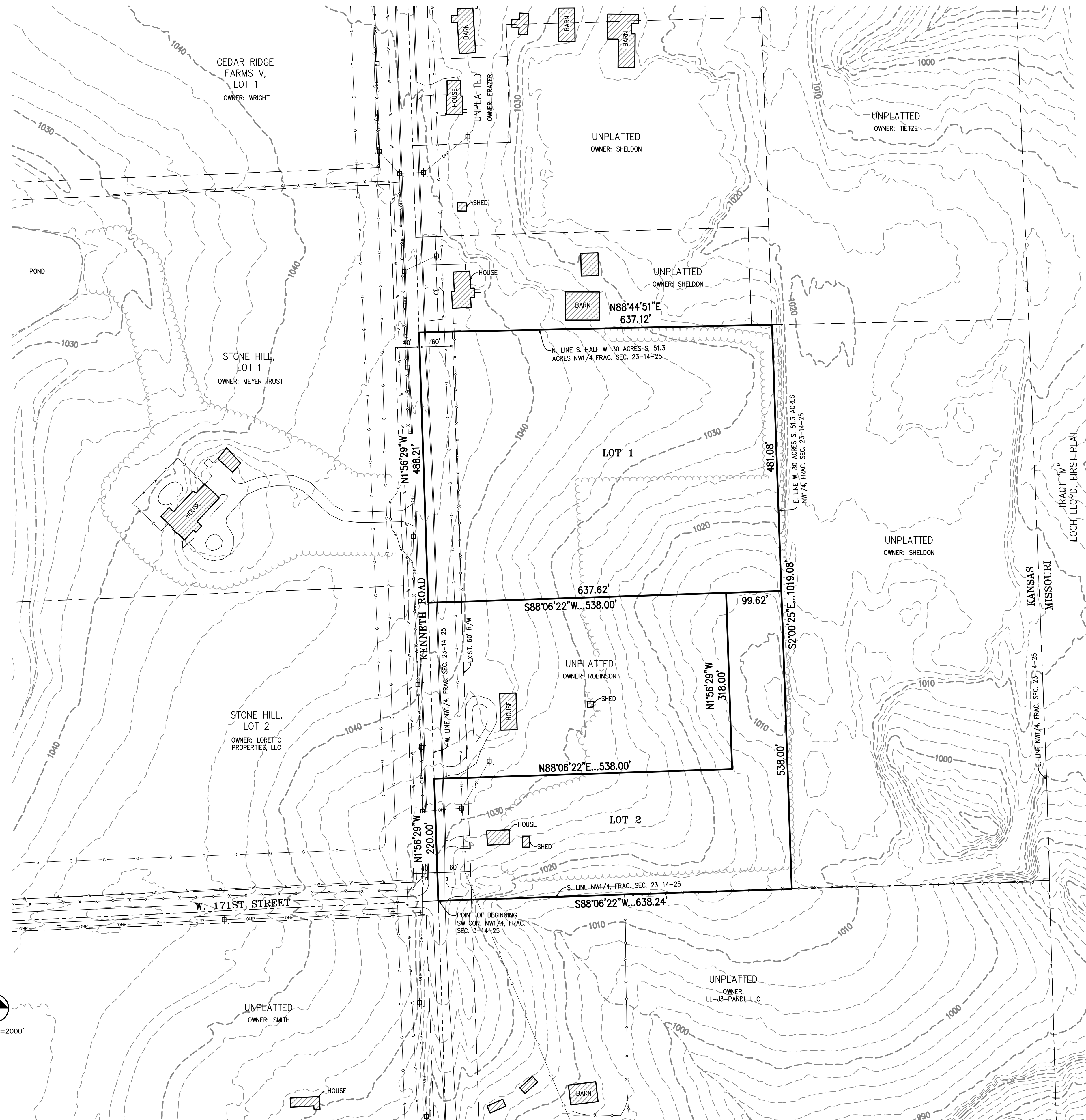


PRELIMINARY PLAT OF HALL ACRES

A SUBDIVISION IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION 23, TOWNSHIP 14, RANGE 25
IN AUBREY TOWNSHIP, JOHNSON COUNTY, KANSAS



LEGAL DESCRIPTION (FROM DEED):

THE SOUTH 1/2 OF THE WEST THIRTY (30) ACRES OF THE SOUTH FIFTY ONE AND THREE TENTHS (51.3) ACRES OF THE NORTH WEST FRACTIONAL QUARTER (1/4) SECTION TWENTY THREE (23) TOWNSHIP FOURTEEN (14) RANGE TWENTY FIVE (25), JOHNSON COUNTY, KANSAS.

AND EXCEPT THE FOLLOWING:

COMMENCING AT THE SOUTHWEST CORNER OF SAID FRACTIONAL 1/4; THENCE NORTH ALONG THE WEST LINE A DISTANCE OF 220 FEET TO THE TRUE POINT OF BEGINNING OF THIS TRACT; THENCE EAST A DISTANCE OF 538 FEET; THENCE NORTH A DISTANCE OF 318 FEET; THENCE WEST A DISTANCE OF 538 FEET; THENCE SOUTH A DISTANCE OF 318 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THAT PART DECEDED FOR STREET (60' ALONG WEST SIDE) AND FURTHER SUBJECT TO THAT PART USED FOR ROAD PURPOSES.

METES AND BOUNDS DESCRIPTION:

ALL THAT PART OF THE NW1/4 OF FRACTIONAL SECTION 23, TOWNSHIP 14 SOUTH, RANGE 25 EAST, IN AUBREY TOWNSHIP, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NW1/4 OF SAID FRACTIONAL SECTION 23; THENCE N 1° 56' 29" W, ALONG THE WEST LINE OF THE NW1/4 OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 220.00 FEET; THENCE N 88° 06' 22" E, A DISTANCE OF 538.00 FEET; THENCE N 1° 56' 29" W, A DISTANCE OF 318.00 FEET; THENCE S 88° 06' 22" W, A DISTANCE OF 538.00 FEET, TO A POINT ON THE WEST LINE OF THE NW1/4 OF SAID FRACTIONAL SECTION 23; THENCE N 1° 56' 29" W, ALONG THE WEST LINE OF THE NW1/4 OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 488.21 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE WEST 30 ACRES OF THE SOUTH 51.3 ACRES OF THE NW1/4 OF SAID FRACTIONAL SECTION 23; THENCE N 88° 44' 51" E, ALONG SAID LINE, A DISTANCE OF 637.12 FEET, TO A POINT ON THE EAST LINE OF THE WEST 30 ACRES OF THE SOUTH 51.3 ACRES OF THE NW1/4 OF SAID FRACTIONAL SECTION 23; THENCE S 2° 00' 25" E, ALONG SAID LINE, A DISTANCE OF 1019.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NW1/4 OF SAID FRACTIONAL SECTION 23; THENCE S 88° 06' 22" W, ALONG THE SOUTH LINE OF THE NW1/4 OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 638.24 FEET, TO THE POINT OF BEGINNING.

PROJECT NOTE:

1. THE TOPOGRAPHY WAS TAKEN FROM A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD83 DATUM. CONTOURS ARE AT 2 FOOT INTERVALS.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR COMMUNITY NO. 200159, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C01156, AND DATED AUGUST 3, 2009.

SITE DATA TABLE:

GROSS LAND AREA	11.042± ACRES
EXISTING ZONING	R/D - RESIDENTIAL LOW DENSITY
PROPOSED ZONING	N/A
PROPOSED NUMBER OF LOTS	2
GROSS LOT AREAS	LOT 1=7.091± ACRES LOT 2=3.951± ACRES
PROPOSED LAND USE	RESIDENTIAL
UTILITIES AVAILABLE	WATER, GAS, ELECTRIC, CABLE
SEWER	ON SITE SEPTIC
PUBLIC ACCESS CLASSIFICATION	KENNETH ROAD TYPE 1 MINOR ARTERIAL

REQUESTED WAIVERS:

- a. DRIVEWAY ACCESS FOR PROPOSED LOT 1
- b. REQUIRED LOT FRONTAGE FOR LOT 2

OWNER/DEVELOPER:

JIM AND NANCY HALL
13110 W. 83RD TERRACE
LENEXA, KANSAS 66215
(913) 913-599-2155 OFFICE
(913) 913-488-5981 CELL

ENGINEER/APPLICANT:

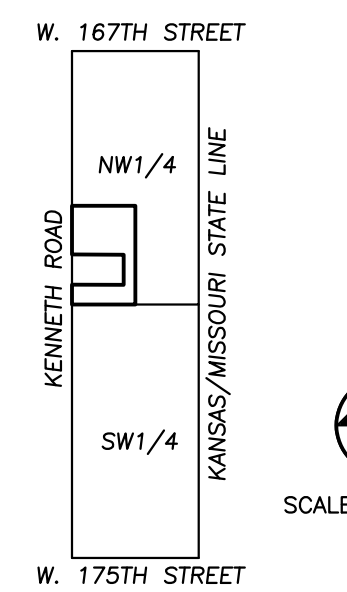
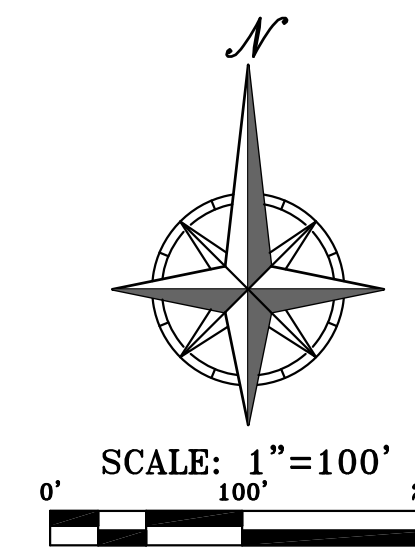
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

APPROVED BY:

BOARD OF COUNTY COMMISSIONERS

CHAIRPERSON: ED EILERT

DATE



VICINITY MAP
FRAC. SEC. 23-14-25

SCALE: 1"=2000'

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