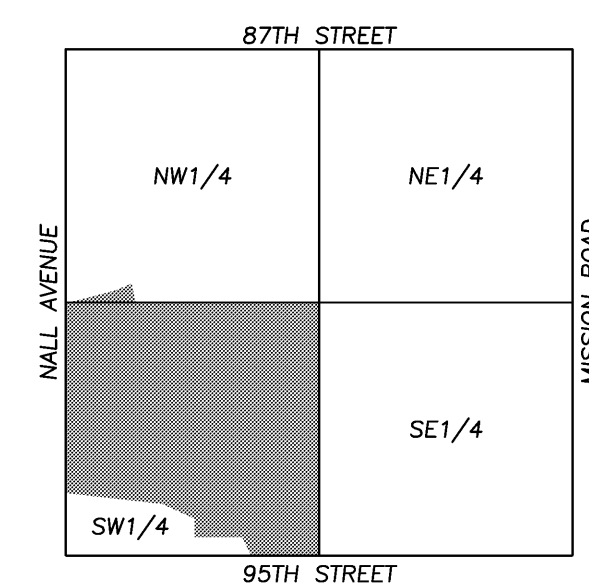
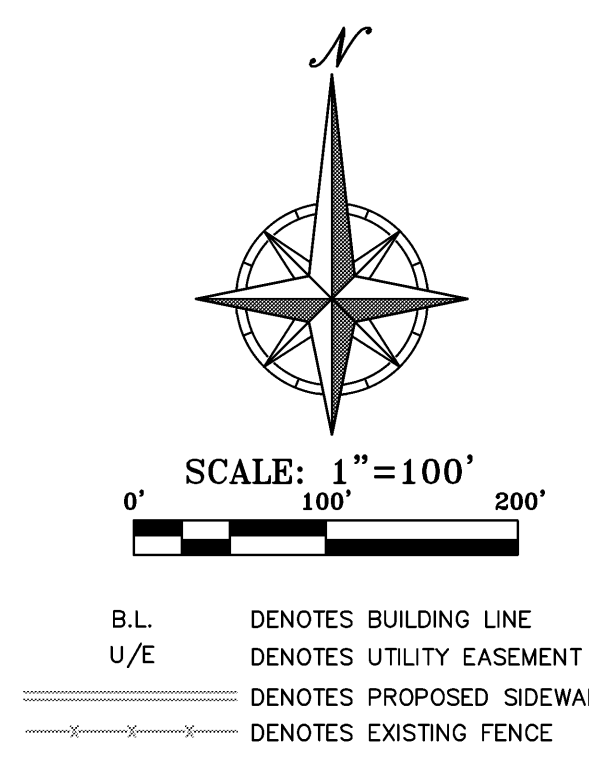


PRELIMINARY PLAT OF
MEADOWBROOK PARK

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12, RANGE 25,
IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS



LEGAL DESCRIPTION:

All of Lots 1 through 12 and Lot A, Block B, MEADOWBROOK ACRES, and all that part of the West half of Section 33, Township 12 South, Range 25 East, in the City of Prairie Village, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 33, said corner also being the Southwest corner of the Northeast Quarter of said Section 33 and the South right-of-way line of Somerset Drive and its Westerly extension, as established by WEST RIDING, a plotted subdivision of land in the City of Prairie Village, Johnson County, Kansas; thence N 87°37'32" E (plotted N 89°26'38" E), along the North line of the Southwest Quarter of said Section 33, the South line of the Northeast Quarter of said Section 33 and the South right-of-way line of said Somerset Drive and its Westerly extension, a distance of 85.86 feet; thence N 73°10'54" E (plotted N 75° E), along the South right-of-way line of said Somerset Drive, a distance of 454.01 feet; thence Northeast, along the South right-of-way line of said Somerset Drive, on a curve to the left, said curve being tangent to the last described corner and having a radius of 440.00 feet, an arc distance of 175.13 feet to a point on the West plot line of WEST RIDING, 2ND PLAT, a plotted subdivision of land in the City of Prairie Village, Johnson County, Kansas; thence S 13°32'29" E (plotted S 11°43'23" E), along the West plot line of said WEST RIDING, 2ND PLAT, a distance of 183.42 feet to the Southwest corner of said WEST RIDING, 2ND PLAT; thence N 87°37'32" E (plotted N 89°26'38" E), along the South plot line of said WEST RIDING, 2ND PLAT and the North plot line of said MEADOWBROOK ACRES and its Westerly extension, a distance of 1904.29 feet to the Northeast corner of Lot 1, said MEADOWBROOK ACRES, said Northeast corner also being 30.00 feet West of the Northeast corner of the Southwest Quarter of said Section 33; thence S 01°50'49" E, along the East line of said Lots 1 through 12 and Lot A, Block B, said East line being 30.00 feet West of and parallel with the East line of the Southwest Quarter of said Section 33, a distance of 2552.75 (plotted 2553.20) feet to a point on the South line of the Southwest Quarter of said Section 33; thence S 87°40'29" W, along the South line of the Southwest Quarter of said Section 33, a distance of 550.05 feet to a point on the East line of a Deed, as recorded in the Johnson County Register of Deeds Office in Book 201311 at Page 086876 and its Southerly extension; thence Northerly, Northwesterly and Westerly along the East, Northeast and North lines of said Deed for the following line (5) courses; thence N 02°06'14" W, a distance of 157.50 feet; thence N 48°59'31" W, a distance of 43.24 feet; thence S 87°40'29" W, a distance of 120.50 feet; thence N 27°56'01" W, a distance of 14.23 feet; thence S 87°40'29" W, a distance of 15.00 feet to the Northeast plot corner of GREENVIEW PLACE, a plotted subdivision of land in the City of Prairie Village, Johnson County, Kansas; thence continuing S 87°40'29" W (plotted S 89°47'09" W), along the North plot line of said GREENVIEW PLACE, a distance of 490.00 feet to the Northwest plot corner of said GREENVIEW PLACE, said Northwest plot corner also being a point on the East line of a Survey of Improvements as recorded in the Johnson County register of Deeds Office in Book 1013 at page 383; thence N 02°06'14" W (surveyed N 02°00' E), a distance of 189.07 feet to a point on the Northerly line of a deed recorded in the Johnson County Register of Deeds Office in book 6242 at page 378, thence N 87°41'14" W (deeded N 65°35'00" W), along the Northerly line of said deed, a distance of 375.00 feet to an angle point on the Northerly line of said deed, said angle point also being a point on the Easterly extension of the Northerly plot line of MEADOWBROOK EXECUTIVE BUILDING REPLAT, a plotted subdivision of land in the City of Prairie Village, Johnson County, Kansas; thence N 85°56'14" W (plotted and deeded N 83°50'00" W), along the Northerly line of said deed and the Northerly plot line said MEADOWBROOK EXECUTIVE BUILDING REPLAT, and also the Northerly lines of three (3) deeds, as recorded in the Johnson County Register of Deeds Office in book 200610 at page 002554 and book 201111 at pages 008468 and 008949 and their Westerly extensions, a distance of 1030.00 feet to a point on the West line of the Southwest Quarter of said Section 33; thence N 02°06'14" W, along the West line of the Southwest Quarter of said Section 33, a distance of 1950.42 feet to the point of Beginning, containing 138.2645 acres, more or less except that part in streets and roads.

CURRENT PROPERTY OWNERS:

MB-18, LLC
4600 MAIN ST APT 400
KANSAS CITY, MO 64112

ENGINEER/APPLICANT:

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

APPROVED BY:

PRAIRIE VILLAGE PLANNING COMMISSION


NAME _____ DATE _____

FLOOD NOTE:

PORTIONS OF THIS PROPERTY LIE WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AND ZONE X (FUTURE BASE FLOOD), DEFINED AS AREAS TO BE WITHIN THE 100-YR FLOOD PLAIN BASED ON FUTURE CONDITIONS HYDROLOGY, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF PRAIRIE VILLAGE, COMMUNITY NO. 200715, JOHNSON COUNTY, KANSAS, MAP NO. 2008100054G AND DATED AUGUST 3, 2009

SITE DATA TABLE:	
GROSS AREA	138.26 ACRES
NET AREA	135.91 ACRES
EXISTING ZONING	R-1A
PROPOSED ZONING	MID, CP-2 & R-1A
PROPOSED NUMBER OF LOTS	126
PROPOSED NUMBER OF TRACTS	23
PROPOSED LAND USE	COMMERCIAL/RETAIL, MULTI-FAMILY RESIDENTIAL

- PROJECT NOTE:**
1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON LIDAR DATA.
 2. TRACT A, B, C, D, E, F, H, I, J, K, L, M, N, O, P, Q, R, S, & W SHALL BE OWNED AND MAINTAINED BY THE RESIDENTIAL ASSOCIATION.
 3. TRACT G SHALL BE OWNED AND MAINTAINED BY THE 2014, LLC.
 4. TRACT T SHALL BE OWNED AND MAINTAINED BY JOHNSON COUNTY PARKS AND RECREATION.
 5. TRACT U IS TO BE DEDICATED TO THE RESIDENTIAL ASSOCIATION FOR AMENITIES.



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