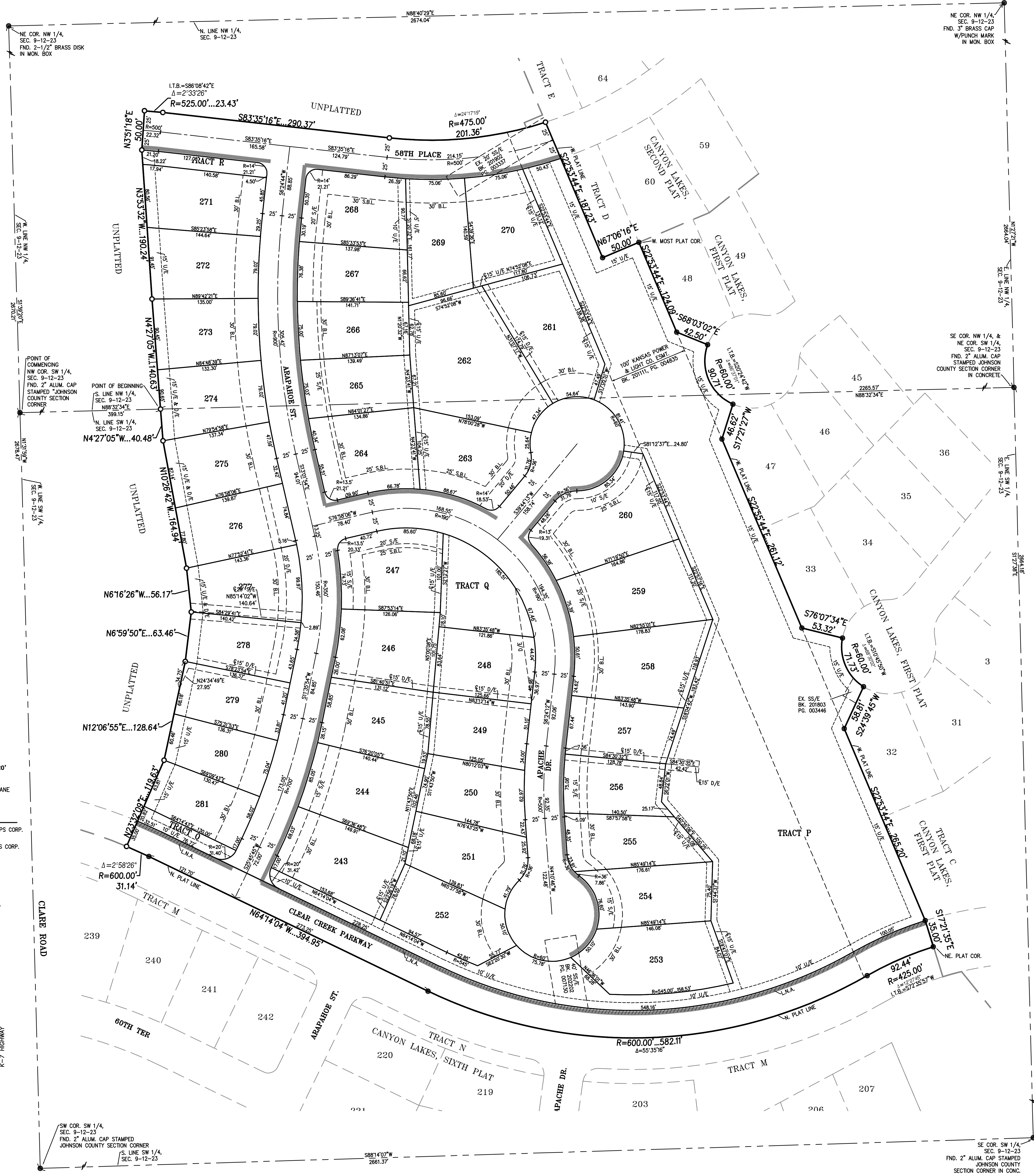


FINAL PLAT OF
CANYON LAKES, SEVENTH PLAT
A SUBDIVISION OF LAND IN THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 12 SOUTH,
RANGE 23 EAST, IN THE CITY OF SHAWNEE, JOHNSON COUNTY, KANSAS

PARCEL	AREAS	
	AREA (S.F.)	AREA (AC.)
243	14077.82	0.3232
244	13480.38	0.3085
245	12459.22	0.2860
246	12051.06	0.2767
247	13053.84	0.2997
248	10562.35	0.2425
249	10204.90	0.2341
250	10567.91	0.2424
251	12003.46	0.2756
252	12262.20	0.2815
253	14653.91	0.3364
254	11385.11	0.2614
255	10795.98	0.2478
256	9161.39	0.2103
257	10075.53	0.2314
258	14861.10	0.3416
259	15578.47	0.3576
260	17114.53	0.3929
261	15497.33	0.3558
262	22813.93	0.5237
263	18366.56	0.4176
264	15132.73	0.3019
265	9780.60	0.2245
266	10025.80	0.2302
267	10203.42	0.2301
268	12106.51	0.2779
269	19115.49	0.4395
270	12843.70	0.2935
271	11730.63	0.2693
272	11824.33	0.2714
273	11266.22	0.2586
274	11371.79	0.2611
275	11548.45	0.2651
276	11170.65	0.2564
277	11168.59	0.2564
278	9834.63	0.2258
279	9778.83	0.2245
280	9054.43	0.2079
281	9074.18	0.2083
PLAT 7	841036.41	19.3075
ROW CPT	132691.19	3.0462
ROW CPT	39056.88	0.8737
TRACT P	25139.1	0.5677
TRACT P	180486.11	4.1434
TRACT P	10221.64	0.2347
TRACT R	2844.16	0.0655



LEGAL DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS CLS-82, on December 20, 2022, for project no. 220938. All that part of the West One-half of Section 9, Township 12 South, Range 23 East, in the City of Shawnee, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 9; thence N 88°32'34" E, along the North line of the Southwest Quarter of said Section 9, a distance of 399.15 feet to the Point of Beginning; thence S 2°47'05" W, a distance of 140.63 feet; thence N 3°53'32" W, a distance of 190.24 feet; thence S 3°51'18" E, a distance of 50.00 feet; thence Easterly on a curve to the right, said curve having an initial tangent bearing of S 86°08'42" E and a radius of 525.00 feet, an arc distance of 136.33 feet; thence westerly on a curve to the left, said curve having an initial tangent bearing of S 86°08'42" E and a radius of 525.00 feet, an arc distance of 136.33 feet described course and having a radius of 47.00 feet, an arc distance of 201.36 feet to a point on the Westernly plat line of CANYON LAKES, SECOND PLAT, a platted subdivision of land in the City of Shawnee, Johnson County, Kansas; thence along the Westernly plat line of said CANYON LAKES, SECOND PLAT, for the following two (2) courses; thence S 22°53'44" E, a distance of 42.50 feet; thence Southwesterly on a curve to the left, said curve having an initial tangent bearing of S 22°53'44" E and a radius of 60.00 feet, an arc distance of 90.71 feet; thence S 17°21'27" W, a distance of 46.82 feet; thence S 22°53'44" E, a distance of 42.50 feet; thence Southwesterly on a curve to the left, said curve having an initial tangent bearing of S 22°53'44" E and a radius of 60.00 feet, an arc distance of 90.71 feet; thence S 17°21'27" W, a distance of 46.82 feet; thence S 22°53'44" E, a distance of 42.50 feet; thence Southwesterly on a curve to the left, said curve having an initial tangent bearing of S 17°21'27" W and a radius of 60.00 feet, an arc distance of 71.73 feet; thence S 24°39'45" W, a distance of 58.81 feet; thence S 22°53'44" E, a distance of 265.20 feet; thence S 17°21'35" E, a distance of 35.00 feet to the Northeast plat corner of CANYON LAKES, SIXTH PLAT, a platted subdivision of land in the City of Shawnee, Johnson County, Kansas; thence along the Easternly plat line of said CANYON LAKES, SIXTH PLAT, for the following one (1) course; thence Southwesterly on a curve to the left, said curve having an initial tangent bearing of S 17°21'35" E and a radius of 60.00 feet, an arc distance of 92.44 feet; thence Southwesterly on a curve to the right, said curve being tangent to the last described course and having a radius of 600.00 feet, an arc distance of 582.11 feet; thence N 64°14'04" W, a distance of 394.95 feet; thence Northwesterly on a curve to the left, said curve being tangent to the last described course and having a radius of 600.00 feet, an arc distance of 31.14 feet; thence S 17°21'27" W, a distance of 46.82 feet; thence S 22°53'44" E, a distance of 42.50 feet; thence S 17°21'27" W, a distance of 46.82 feet; thence S 6°16'28" W, a distance of 56.17 feet; thence N 10°26'42" W, a distance of 164.94 feet; thence N 2°47'05" W, a distance of 40.48 feet to the point of beginning, containing 19.3075 acres, more or less, unplotted land.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "CANYON LAKES, SEVENTH PLAT".

The proprietors, successors, and assigns, of property described on this plat do hereby dedicate for public use all land described on this plat as streets or public ways not heretofore dedicated. Acceptance of the dedication of land for public right-of-way purposes described on this plat is for the sole purpose of maintaining right-of-way, and does not constitute acceptance of any terms or conditions set forth in any agreement not shown on this plat.

In accordance with KSA 12-512B, all rights, obligations, reservations, easements, or interest not shown on this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors, and assigns, of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the City of Shawnee, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

An easement or license to lay, construct, maintain, 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, together with the right of ingress and egress over and through adjoining land may be reasonably necessary to access said easement and is hereby dedicated to Johnson County Wastewater of Johnson County, Missouri. Alteration of land contours will be permitted only with the express written approval of JCCWA. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation therefor.

An easement is hereby granted to the City of Shawnee, Kansas, to enter upon, construct, maintain, use, and authorize the location of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, over, under, and across those areas outlined and designated on this plat as "Utility Easement" or "U/E", and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Shawnee, Kansas.

An easement is hereby granted by the City of Shawnee, Kansas, to enter upon, construct, maintain, and use conduits, sewer pipes, surface drainage facilities, etc., upon, over, under, and across those areas outlined and designated on this plat as "Drainage Easement" or "D/E", and subject to the management by the City, to regulate the subordinate use of other easements by governmental entities, utilities, and other service providers within those outlined and designated easement areas. These areas shall be used for the purpose of installing, maintaining, and repairing stormwater drainage facilities and structures for the purpose of property improvement, including the removal of vegetation, determined by the City to improve the strength or interfere with the use and maintenance of any stormwater drainage facility or otherwise interfere with or obstruct the flow of surface drainage water.

An easement is hereby granted to the City of Shawnee, Kansas, and the Canyon Lakes Homes Association and the owners of each lot within the multiple plots of Canyon Lakes Subdivision to enter upon, construct, inspect, and maintain private stormwater detention and stormwater treatment facilities, within those areas outlined and designated on the plat as "Stormwater Management Easement" or "SME", and shall include the right of ingress and egress at all times to such areas, using such reasonable route across the lot as may be necessary to enter upon, construct, inspect, and maintain private stormwater detention and stormwater treatment facilities. The perpetual maintenance of said facilities shall be the responsibility of the Canyon Lakes Homes Association and the owners of each lot within the multiple plots of Canyon Lakes Subdivision as set forth in the Stormwater Management Easement and the Stormwater Management Easement and Coverages, which shall be executed as separate instrument of writing and will be filed in the Register of Deeds Office of Johnson County, Kansas, and said agreement will thereby be made a part of the dedication of this plat as though fully set forth herein.

Tracts "O", "P", "Q" and "R" shall be owned and maintained by the Canyon Lakes Homes Association. This tract is intended to be used for landscaping, monuments, fencing, private open space, and/or Homes Association Amenities and are subject to the above dedicated easements as indicated on this plat.

CONSENT TO LEVY

The undersigned proprietor of the above described land hereby consents and agrees that the governing body of any special assessment district shall have the power to release such land proposed to be dedicated for streets and roads, or parts thereof, for public use and Tracts "O", "P", "Q" and "R", 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 or abutting on such dedicated road or street.

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20____

Clear Creek Partners, LLC, a Kansas Limited Liability Company

By: _____
Gregory D. Prieb, II, member

ACKNOWLEDGEMENT

STATE OF KANSAS)
) SS
 :

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Gregory D. Prieb, II, member of Clear Creek Partners, LLC, a Kansas Limited Liability Company, who are personally known to me to be such persons who executed the within instrument, and such persons duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

Approved by the Planning Commission of the City of Shawnee, Kansas, this ____ day of _____ 20____

Chairman: Bruce Bienhoff

Attest: Joe Van Walleghem, Secretary

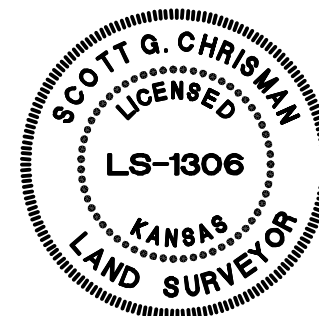
Approved by and lands dedicated for public purposes accepted hereby the Governing Body of the City of Shawnee, Kansas, this _____ day

of _____ 20____

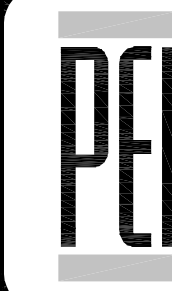
Mayor: Michael Sandifer

Attest: Stephanie Zaldivar, City Clerk

I, SCOTT G. CHRISMAN, HEREBY CERTIFY THAT IN NOVEMBER 2025, I OR SOMEONE UNDER MY RESPONSIBLE CHARGE HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



BY: SCOTT G. CHRISMAN, KS. LS-1306



PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC.
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Olathe, Kansas 66061
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Fax (913) 393-1166