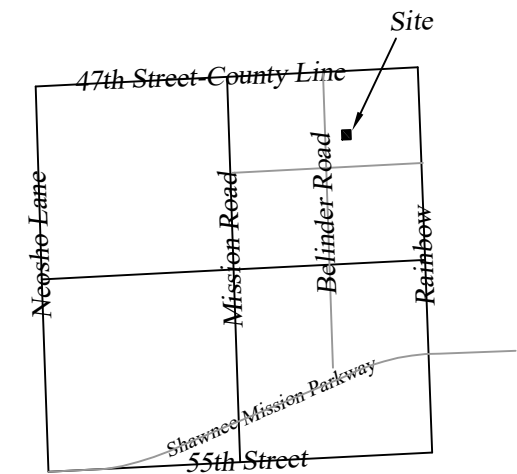
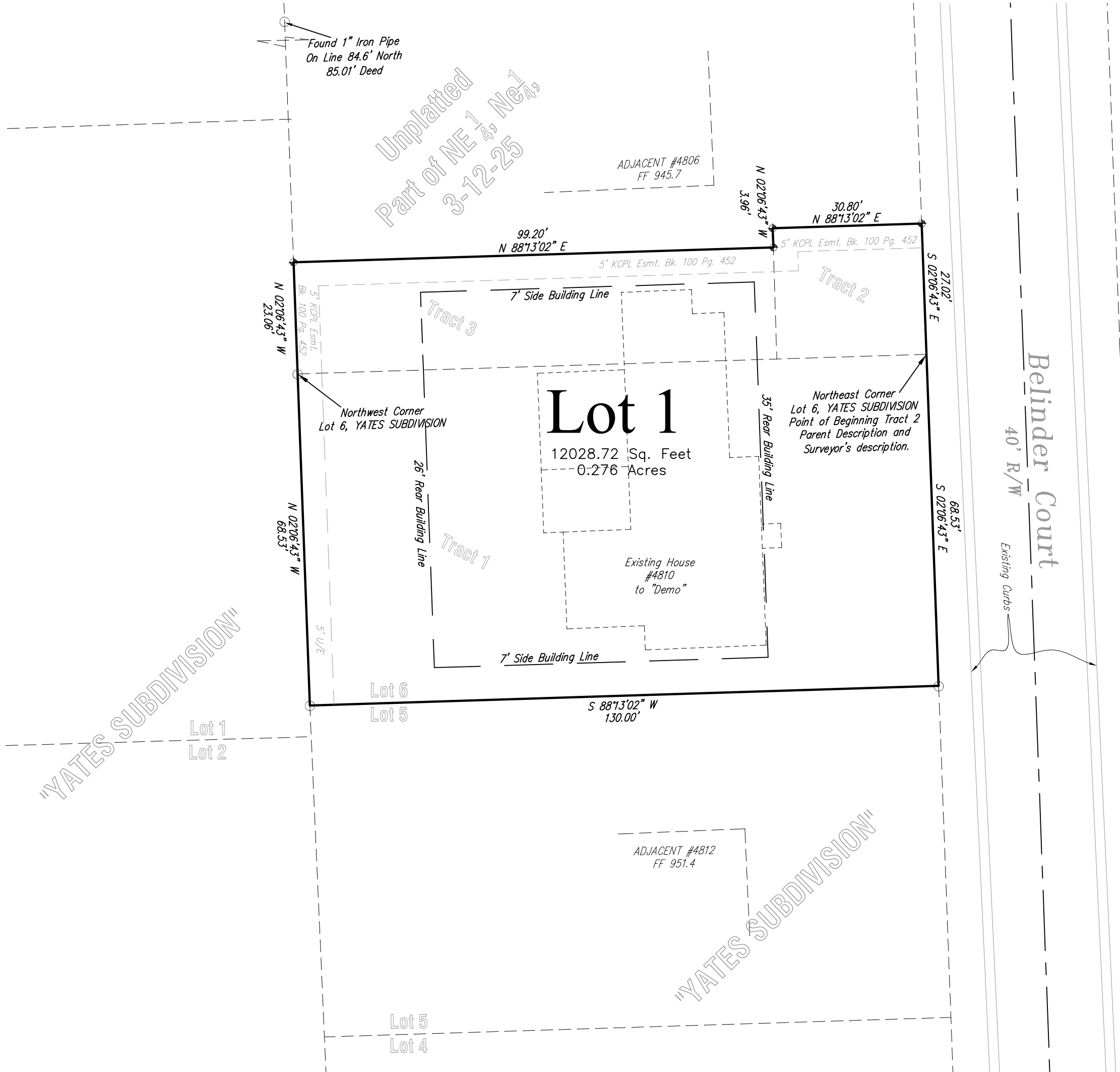
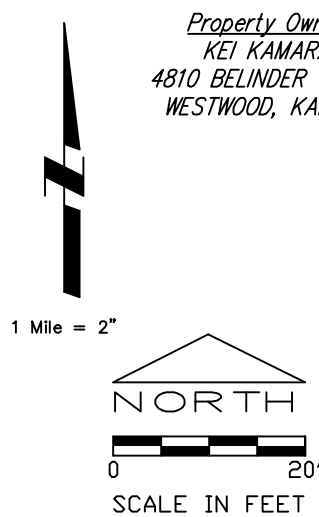


Final Plat
KAMARA ESTATE
Lot 1

A SUBDIVISION OF LAND IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS
A MERGER OF Lot 6, YATES SUBDIVISION AND PARTS OF
THE NE 1/4 of Section 3, T12S, R25E



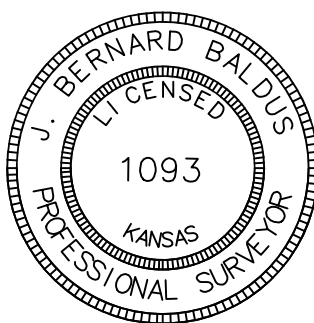
LOCATION MAP
SEC. 3, T12S, R25E



LEGEND:

- O DENOTES 1/2" REBAR FOUND ORIGIN UNKNOWN (Unless Otherwise Noted)
- ⬤ DENOTES 1/2" REBAR SET CAP # 1093
- B.L. DENOTES BUILDING LINE
- U/E DENOTES UTILITY EASEMENT
- SS/E DENOTES SANITARY SEWER EASEMENT
- D/E DENOTES DRAINAGE EASEMENT
- P PLATTED DISTANCE
- M MEASURED DISTANCE

Note:
This Property is NOT in the 100 Year
Floodplain Per FEMA Map 20091C00106
Dated 8/3/2009



I hereby Certify that the above Drawing is the result of an actual survey performed under my direct supervision which meets or exceeds the current Minimum Standards for Property Boundary Surveys according to K.A.R. 66-12-1. to the best of my knowledge, information and belief.
Note: Basis of Bearings is Kansas State Plane Coordinates, NAD 83 (2011) Kansas North.

ORDERED BY: Kei Kamara

PROPERTY ADDRESS: 4810 Belinder Court

DESCRIPTION: (Per Fidelity National Title Commitment No.; KC-R31108049

Tract 1:

Lot 6, YATES SUBDIVISION, a subdivision in the City of Westwood, Johnson County, Kansas, according to the recorded plat thereof,

Tract 2:

Beginning at a point 1080.57 feet South and 260 feet East of the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 3, Township 12, Range 25, said point being the Northeast corner of Lot 6, YATES SUBDIVISION: thence North along the West line of Belinder Court 27.02 feet, thence South 30.8 feet; thence South 54.03 feet to the North line of Lot 6; thence East 30.8 feet to the point of beginning, in the City of Westwood, Johnson County, Kansas, subject to any part thereof in streets, roads or public rights-of-way.

Tract 3:

The South 23.06 feet of the East 99.20 feet of the following described tract: Beginning at a point 1080.57 feet South of the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 3, Township 12, Range 25; thence East 229.20 feet; thence North 54.03 feet; thence West 229.20 feet; thence South 54.03 feet to a point of beginning, in the City of Westwood, Johnson County, Kansas, subject to any part thereof in streets, roads or public rights-of-way. Containing 12,028.7 s.f. or 0.276 Acres.

Surveyors Description:

All of Lot 6, YATES SUBDIVISION and that part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 12, Range 25 in The City of Westwood, Johnson County, Kansas, described as follows by J. Bernard Baldus, KSPS # 1093:
Beginning at the Northeast corner of said Lot 6, YATES SUBDIVISION, thence South 02°06'43" East, 68.53 feet, to the Southeast corner of said Lot 6; thence South 88°13'02" West, along the South line of said Lot 6, 130.00 feet, to the Southwest corner thereof; thence North 02°06'43" West, along the West line of said Lot 6, 68.53 feet, to the Northwest corner of said Lot; thence continuing North 02°06'43" West, 23.06 feet; thence North 88°13'02" East, 99.20 feet; thence North 02°06'43" West, 3.96 feet; thence North 88°13'02" East, 30.80 feet; thence South 02°06'43" East, 27.02 feet, to the point of beginning, having an area of 12028.72 square feet, 0.276 acres +/-

Closure Precision 1:2,289,913

Warranty Deed Book 201809 Page 004260

DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "KAMARA ESTATE", a subdivision in the City of WESTWOOD, Johnson County, Kansas.

Any streets shown hereon no heretofore dedicated to public uses as street right of way are hereby so dedicated.

An easement or license to enter upon, construct and maintain or authorize the location, construction or maintenance and use of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, under, over, and across those areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the City of Westwood, Kansas.

The undersigned proprietor of the above described land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas and the City of Westwood, Johnson County, Kansas 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 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, the undersigned proprietor of the above described tract of land has caused this instrument to be executed this day of _____ 20 ____.

BY: KEI KAMARA

KEI KAMARA

STATE OF KANSAS)
COUNTY OF JOHNSON)

BE IT REMEMBERED, that on this _____ day of _____ 20 ____, before me, a Notary Public in and for said County and State, came KEI KAMARA who is personally know to me to be the same person who executed the foregoing instrument of writing and such person duly acknowledged the execution of the same to be the act and deed of same.

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

Notary Public

My Appointment Expires: _____

APPROVALS:

APPROVED BY, the PLANNING COMMISSION of the City of WESTWOOD, Johnson County, Kansas.
on this _____ day of _____ 20 ____.

CHAIRPERSON: SARAH PAGE

APPROVED BY, the GOVERNING BODY of the City of WESTWOOD, Johnson County, Kansas.
on this _____ day of _____ 20 ____.

DAVID WATERS, MAYOR

ATTEST

ABBY SCHNEWEIS CITY CLERK

Date: 1/15/25

LOT AREA:
Lot 1 = 12,028.7 Sq. Ft.
0.276 Acres +/-

Closure Calculations:
Area: 12128.7 S.F., 0.276 Acres
Total Perimeter Distance: 451.1
Closure Error Distance: 0.00
Closure Precision: 1 in 999,999

LAND SURVEY COMPANY
A Division of Migar Enterprises, Inc.
Certificate of Authority: KS, LS#79 - MO, #000224
Quality since 1959
P.O. BOX 528, GRANDVIEW, MISSOURI 64030
PHONE: (816) 966-0839 FAX: (816) 763-1761