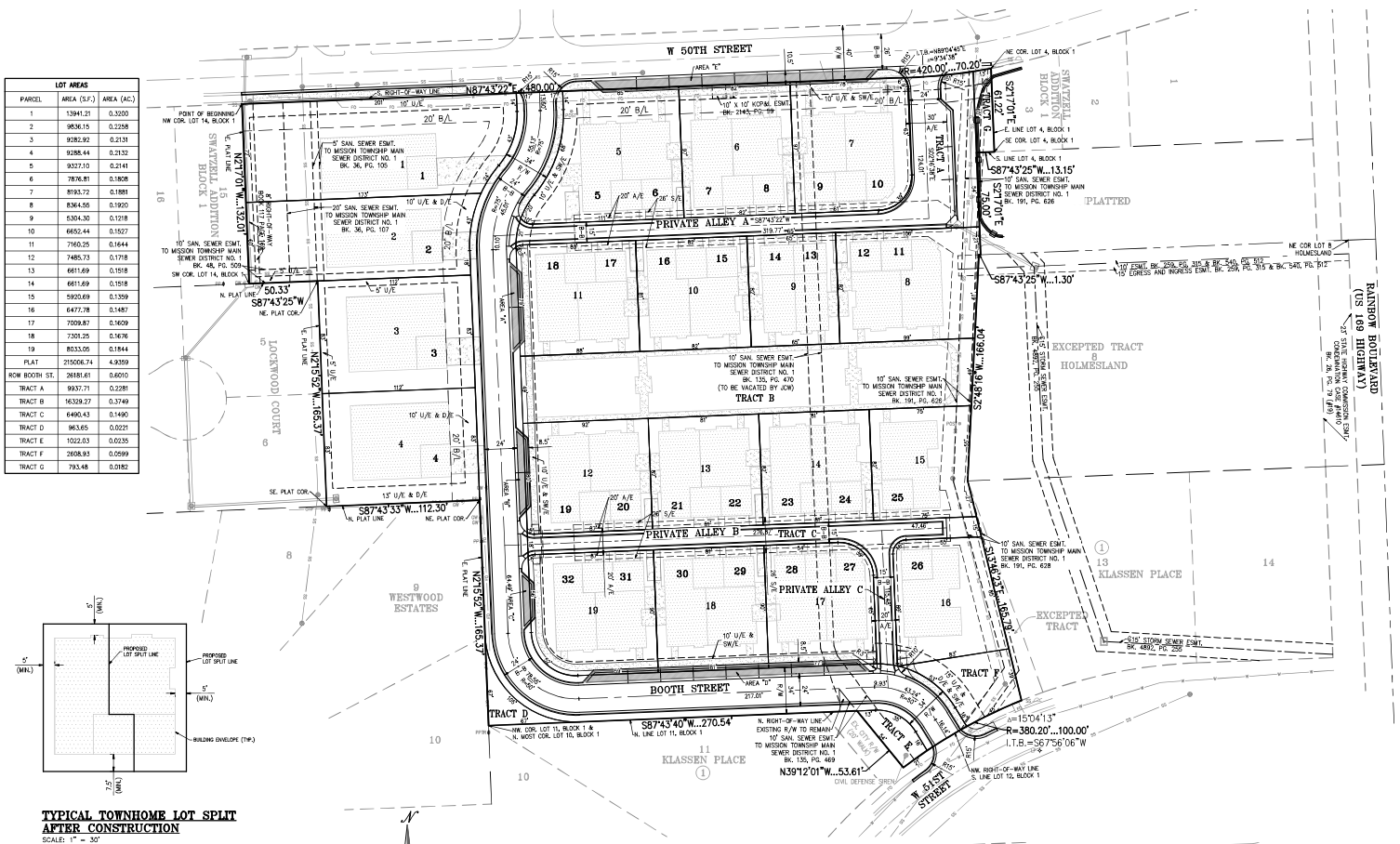
PRELIMINARY PLAT OF

WESTWOOD RESERVE

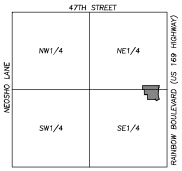
ALL OF LOTS 4 THROUGH 14, BLOCK 1, SWATZELL ADDITION TOGETHER WITH ALL THAT PART OF LOT 12, BLOCK 1, KLASSEN PLACE, TOGETHER WITH ALL THAT PART OF LOT 8 AND LOT 9, HOLMESLAND, ALL BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS

LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
1	13941.21	0.3200
2	9836.15	0.2258
3	9282.92	0.2131
4	9288.44	0.2132
5	9327.10	0.2141
6	7876.81	0.1808
7	8193.72	0.1881
8	8364.56	0.1920
9	5304.30	0.1218
10	6652.44	0.1527
11	7160.25	0.1644
12	7485.73	0.1718
13	6611.69	0.1518
14	6611.69	0.1518
15	5920.69	0.1359
16	6477.78	0.1487
17	7009.87	0.1609
18	7301.25	0.1676
19	8033.05	0.1844
PLAT	215006.74	4.9359
ROW BOOTH ST.	26181.61	0.6010
TRACT A	9937.71	0.2281
TRACT B	16329.27	0.3749
TRACT C	6490.43	0.1490
TRACT D	963.65	0.0221
TRACT E	1022.03	0.0235
TRACT F	2608.93	0.0599
TRACT G	793.48	0.0182



TYPICAL TOWNHOME LOT SPLIT AFTER CONSTRUCTION

SCALE: 1" = 30'



VICINITY MAP
SEC. 3-12-25

SCALE: 1"=2000'



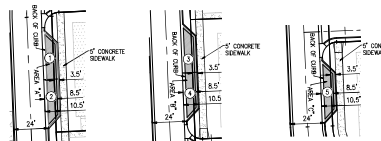
SCALE: 1"=40'

0' 40' 80'

BEARING BASIS: KANSAS STATE PLANE, 1983 NORTH ZONE #1501

LEGEND

B/L	DENOTES BUILDING LINE
D/E	DENOTES DRAINAGE EASEMENT
S/E	DENOTES SANITARY EASEMENT
U/E	DENOTES UTILITY EASEMENT
SW/E	DENOTES SIDEWALK EASEMENT
	DENOTES PROPOSED SIDEWALK
	DENOTES FUTURE SIDEWALK
	DENOTES EXISTING SANITARY SEWER
	DENOTES EXISTING WATER MAIN
	DENOTES EXISTING FIBER OPTIC
	DENOTES LIMITS OF NO ACCESS
5	DENOTES BUILDING UNIT NUMBER



AREA "A" DETAIL
SCALE: 1" = 40'
2 PARALLEL PARKING STALLS

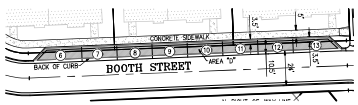
AREA "B" DETAIL
SCALE: 1" = 40'
2 PARALLEL PARKING STALLS

AREA "C" DETAIL
SCALE: 1" = 40'
1 PARALLEL PARKING STALLS

NOTE:
AREAS "A", "B", "C", "D", "E" AND "F" SHALL BE SUBJECT TO A RIGHT-OF-WAY MAINTENANCE AGREEMENT AND ARE TO BE MAINTAINED BY THE WESTWOOD PARK HOMES ASSOCIATION



AREA "E" DETAIL
SCALE: 1" = 40'
8 PARALLEL PARKING STALLS



AREA "D" DETAIL
SCALE: 1" = 40'
8 PARALLEL PARKING STALLS

DESCRIPTION (PER DEED)

TRACT 1:
THE WEST TWO HUNDRED FIFTY-EIGHT AND ONE-TENTH (258.1) FEET OF THE SOUTH HALF (1/2) OF LOT EIGHT (8), HOLMESLAND, A SUBDIVISION IN THE CITY OF WESTWOOD, IN JOHNSON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF.
AND ALSO:
THE NORTH HALF OF LOT 8, HOLMESLAND, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS EXCEPT THE EAST 286.58 FEET THEREOF, AND ALSO EXCEPT THE WEST 258.1 THEREOF.
AND ALSO:
ALL THAT PART OF THE EAST 286.58 FEET OF THE NORTH 1/2 OF LOT 8, HOLMESLAND, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE AND 286.58 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH, ALONG A LINE 286.58 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 8, A DISTANCE OF 165.39 FEET, TO THE SOUTH LINE OF THE N 1/2 OF SAID LOT 8; THENCE EAST, ALONG THE SOUTH LINE OF THE N 1/2 OF SAID LOT 8, A DISTANCE OF 1.28 FEET, TO THE NORTHEAST CORNER OF LOT 12, BLOCK 1, KLASSEN PLACE, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS; THENCE NORTHEASTERLY, TO A POINT ON THE NORTH LINE AND 271.28 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8; THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 15.30 FEET, TO THE POINT OF BEGINNING.
AND ALSO:
THE WEST 258.1 FEET OFF OF THE NORTH 1/2 OF LOT 8, HOLMESLAND, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS.
EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS AND PUBLIC RIGHTS OF WAY.

TRACT 2:
ALL OF LOTS 4 THROUGH 14, BOTH INCLUSIVE, BLOCK 1, SWATZELL ADDITION, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS.

TRACT 3:
THE EAST 112.3 FEET OF THE NORTH HALF OF LOT 9, HOLMESLAND, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS.

TRACT 4:
ALL OF LOT 12, BLOCK 1, KLASSEN PLACE, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS, EXCEPT THE FOLLOWING TRACT OF LAND:
ALL THAT PART OF LOT 12, BLOCK 1, KLASSEN PLACE, A SUBDIVISION OF LAND IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF SAID LOT 12, TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 12, A DISTANCE OF 16.87 FEET THENCE NORTHWESTERLY, TO THE POINT OF BEGINNING.

SURVEYOR'S SUGGESTED DESCRIPTION:

THIS DESCRIPTION WAS PREPARED BY PHELPS ENGINEERING, INC., KS CLS-82 ON JULY 29, 2026, FOR PROJECT NO. 250712. ALL OF LOTS 4 THROUGH 14, BLOCK 1, SWATZELL ADDITION TOGETHER WITH ALL THAT PART OF LOT 12, BLOCK 1, KLASSEN PLACE, TOGETHER WITH ALL THAT PART OF LOT 8 AND LOT 9, HOLMESLAND, ALL BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF LOT 14, BLOCK 1 OF SAID SWATZELL ADDITION, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF W. 50TH STREET, AS NOW ESTABLISHED; THENCE ALONG THE NORTH LINE OF LOTS 14 THROUGH 4, BLOCK 1 OF SAID SWATZELL ADDITION AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID W. 50TH STREET, FOR THE FOLLOWING TWO (2) COURSES; THENCE N 87°43'22" E, A DISTANCE OF 480.00 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 89°04'45" E AND A RADIUS OF 420.00 FEET, AN ARC DISTANCE OF 70.20 FEET; THENCE S 02°17'01" E, ALONG THE EAST LINE OF LOT 4, BLOCK 1 OF SAID SWATZELL ADDITION, A DISTANCE OF 61.22 FEET TO THE SOUTHEAST CORNER OF THE LOT 4, BLOCK 1 OF SAID SWATZELL ADDITION; THENCE S 87°43'25" W, ALONG THE SOUTH LINE OF LOT 4, BLOCK 1 OF SAID SWATZELL ADDITION, A DISTANCE OF 13.15 FEET; THENCE S 2°17'01" E, A DISTANCE OF 75.00 FEET; THENCE S 87°43'25" W, A DISTANCE OF 1.30 FEET; THENCE S 1°46'16" W, A DISTANCE OF 166.04 FEET; THENCE S 13°46'23" E, A DISTANCE OF 165.79 FEET TO A POINT ON THE SOUTH LINE OF LOT 12, BLOCK 1 OF SAID KLASSEN PLACE, SAID POINT ALSO BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF W. 51ST STREET, AS NOW ESTABLISHED; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF LOT 12, BLOCK 1 OF SAID KLASSEN PLACE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID W. 51ST STREET AND ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 67°56'06" W AND A RADIUS OF 380.20 FEET, AN ARC DISTANCE OF 100.00 FEET; THENCE N 39°12'01" W, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID W. 51ST STREET, A DISTANCE OF 53.61 FEET; THENCE S 87°43'40" W, ALONG THE NORTH LINE OF LOT 11, BLOCK 1 OF SAID KLASSEN PLACE AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID W. 51ST STREET AND ITS EASTERLY EXTENSION, A DISTANCE OF 270.54 FEET TO THE NORTHWEST CORNER OF LOT 11, BLOCK 1 AND NORTH MOST CORNER OF LOT 10, BLOCK 1 OF SAID KLASSEN PLACE, SAID POINT ALSO BEING ON THE EAST PLAT LINE OF WESTWOOD ESTATES, A PLATTED SUBDIVISION OF LAND IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS; THENCE N 2°15'52" W, ALONG THE EAST PLAT LINE OF SAID WESTWOOD ESTATES, A DISTANCE OF 165.37 FEET TO THE NORTHEAST PLAT CORNER OF SAID WESTWOOD ESTATES; THENCE S 87°43'33" W, ALONG THE NORTH PLAT LINE OF SAID WESTWOOD ESTATES, A DISTANCE OF 112.30 FEET TO THE SOUTHEAST PLAT CORNER OF LOCKWOOD COURT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS; THENCE N 2°15'52" W, ALONG THE EAST PLAT LINE OF SAID LOCKWOOD COURT, A DISTANCE OF 165.37 FEET TO THE NORTHEAST PLAT CORNER OF SAID LOCKWOOD COURT; THENCE S 87°43'25" W, ALONG THE NORTH PLAT LINE OF SAID LOCKWOOD COURT, A DISTANCE OF 50.33 FEET TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 1 OF SAID SWATZELL ADDITION; THENCE N 2°17'01" W, ALONG THE EAST LINE OF SAID SWATZELL ADDITION, A DISTANCE OF 132.01 FEET TO THE POINT OF BEGINNING, CONTAINING 4.9359 ACRES, MORE OR LESS, UNPLATTED LAND.

SITE DATA TABLE:

GROSS AREA	4.9335± ACRES
EXISTING ZONING	R-1
PROPOSED ZONING	PRCD
PROPOSED NUMBER OF LOTS	19
PROPOSED NUMBER OF TRACTS	7
PROPOSED NUMBER OF UNITS	32
PROPOSED LAND USE	PLANNED RESIDENTIAL CLUSTER DEVELOPMENT
DENSITY	6.49 UNITS PER ACRE

PROJECT NOTE:

1. THE TOPOGRAPHY WAS SUPPLIED BY A.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD88 DATUM.

2. TRACTS "A", "B", "C", "D", "E" AND "F" AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER DETENTION AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION BY THE HOMES ASSOCIATION.

3. TRACT "G" WILL BE DEDICATED TO THE CITY OF WESTWOOD AS PART OF PARK GROUND.

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 THE CITY OF WESTWOOD, COMMUNITY NO. 200179, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0070G, AND DATED AUGUST 3, 2009.

PLANNED RESIDENTIAL CLUSTER DISTRICT ZONING:

MINIMUM LOT WIDTH–75 FEET*
MINIMUM LOT AREA–9,000 S.F.*
*FRONT SET BACK– 10 FEET FROM PUBLIC R/W; 25 FEET FROM BOC ON PRIVATE STREET
PERIMETER SETBACK – NOT LESS THAN AVERAGE SETBACK FOR RESIDENTIAL AND NOT GREATER THAN 15 FEET FROM AVERAGE EXISTING SETBACK
STRUCTURE SETBACK– 10 FEET MINIMUM*
HEIGHT– 2-1/2 STORIES NOT TO EXCEED 35 FEET
*DEVIATION REQUIRED

OWNER/DEVELOPER OF RECORD:

HUNT MIDWEST REAL ESTATE DEVELOPMENT INC.
ATTN: JONATHAN BIRKEL
1881 MAIN ST STE 200
KANSAS CITY, MO 64108
(816) 459-4231
JBIRKEL@HUNTMIDWEST.COM

ENGINEER/APPLICANT:

ATTN: JUDD CLAUSSEN, PE
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

PEI #250712 – 8/31/26

\\PHELPS-SERVER\Projects\P\250712\dwg\PRELIMINARY PLAT.dwg Layout: 1 Aug 31, 2026 - 4:05pm Jacob Keller