

# Final Plat HENRY'S ADDITION

(A replat of all of Lots 12, 13 and 14, Block 1, KLASSEN PLACE; all of Lots 1 through 14, Block 1, SWATZELL ADDITION; part of Lots 8 and 9, HOLMESLAND; and part of the Northeast Quarter of Section 3, Township 12 South, Range 25 East, all in the City of Westwood, Johnson County, Kansas)

## DESCRIPTION

A tract of land being all of Lots 12, 13 and 14, Block 1, KLASSEN PLACE, a subdivision recorded in Bk. 12, Pg. 50; all of Lots 1 through 14, Block 1, SWATZELL ADDITION, a subdivision recorded in Bk. 7, Pg. 35; part of Lots 8 and 9, HOLMESLAND, a subdivision recorded in Bk. 3, Pg. 11; and part of the Northeast Quarter of Section 3, Township 12 South, Range 25 East, in the 6th Principal Meridian, in the City of Westwood, Johnson County, Kansas, being more particularly described by Timothy Blair Wiswell, LS 1136, of George Butler Associates Inc., CLS 8, on July 7, 2023, as follows:

Commencing at the Southeast Corner of said Northeast Quarter; thence South 87°43'46" West, on the South line of said Northeast Quarter, a distance of 43.00 feet, to a point on the West Right-of-Way line of Highway 169, also known as Rainbow Boulevard, as now established per Condemnation No. 14610, recorded in Bk. 26, Pg. 79; said point also being the Point of Beginning; thence South 02°10'40" East, departing said South line, on said West Right-of-Way line, a distance of 305.31 feet, to the Southeast corner of said Lot 14, KLASSEN PLACE; thence South 87°43'33" West, departing said West Right-of-Way line, on the Northerly Right-of-Way line of W. 51st Street, as now established per said KLASSEN PLACE, a distance of 100.09 feet (100.0 feet per plat), to a point of curvature, said point also being the Southwest corner of said Lot 14; thence Southwesterly, continuing on said Northerly Right-of-Way line, and on a curve to the left, having a radius of 380.20 feet, a central angle of 34°57'49", and an arc length of 232.01 feet, to the most Southerly corner of said Lot 12, KLASSEN PLACE; thence North 38°33'02" West, continuing on said Northerly Right-of-Way line, a distance of 74.96 feet (74.30 feet per plat), to a point on the West line of said Lot 12; thence South 02°12'27" East, continuing on said Northerly Right-of-Way line, a distance of 16.79; thence South 87°43'46" West, continuing on said Northerly Right-of-Way line and the extension thereof being the North line of said Lot 11, KLASSEN PLACE, a distance of 258.03 feet (258.10 feet per plat), to the Northwest corner of said Lot 11, also being the Southwest corner of said Lot 8, HOLMESLAND; thence North 02°10'40" West, departing said North line of Lot 11, on the West line of said Lot 8, a distance of 164.70 feet, to the Southeast corner of the North Half of said Lot 9, HOLMESLAND; thence South 87°43'46" West, departing said West line of Lot 8, on the South line of the North Half of said Lot 9, a distance of 113.15 feet (112.3 feet per deed), to the Southeast corner of Lot 6, LOCKWOOD COURT, a subdivision recorded in Bk. 8, Page 40; thence North 02°16'38" West, departing said South line, on the East line of Lots 6 and 5, LOCKWOOD COURT, a distance of 165.25 feet, to the Northeast corner of said Lot 5, also being the Southeast corner of said Lot 14, Block 1, SWATZELL ADDITION; thence South 87°43'46" West, departing the East line of said Lots 6 and 5, on said South line of said Lot 14, a distance of 50.00 feet, to the Southwest corner of said Lot 14; thence North 02°16'38" West, departing said South line, on the West line of said Lot 14, a distance of 132.07 feet (132.00 feet per plat), to the Northwest corner of said Lot 14; thence North 87°43'22" East, departing said West line, on the Southerly Right-of-Way line of W. 50th Street, as now established per said SWATZELL ADDITION, a distance of 480.00 feet, to a point on a non-tangent curve; thence Northeasterly, continuing on said Southerly Right-of-Way line, and on a curve to the left, having an initial tangent bearing of North 89°04'45" East, a radius of 420.00 feet, a central angle of 14°45'21", and an arc length of 108.17 feet; thence North 73°06'49" East, continuing on said Southerly Right-of-Way line, a distance of 203.11 feet, to a point on the West Right-of-Way line of said Highway 169; thence South 02°17'01" East, departing said Southerly Right-of-Way line, on said West Right-of-Way line, a distance of 194.71 feet, to the Point of Beginning, containing 332,094.03 square feet, or 7.62 acres, more or less.

## DEDICATIONS

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "HENRY'S ADDITION."

The undersigned proprietor of the above tract of 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 public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

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 "SSE" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to Johnson County Wastewater of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. 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.

Any streets shown hereon and not heretofore dedicated to public use as street right-of-way are hereby so dedicated.

IN TESTIMONY WHEREOF, the undersigned proprietors have hereto subscribed their names.

Owner of Lot 1: City of Westwood, Kansas

Signer - TBD

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me a notary public in and for said county and state came \_\_\_\_\_, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said owner, and who duly acknowledged the execution of the same to be the free act and deed of said owner.

In witness whereof, I have hereto subscribed my name and affixed my notarial seal the day and year last above written.

Notary Public: \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

AND

Owner of Lot 2 and 3: Unified School District No. 512, Johnson County, State of Kansas

Dr. Joe Gilhaus

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me a notary public in and for said county and state came \_\_\_\_\_, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said owner, and who duly acknowledged the execution of the same to be the free act and deed of said owner.

In witness whereof, I have hereto subscribed my name and affixed my notarial seal the day and year last above written.

Notary Public: \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

## APPROVALS

Approved by the Planning Commission of the City of Westwood, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_

Chairperson, Sarah Page

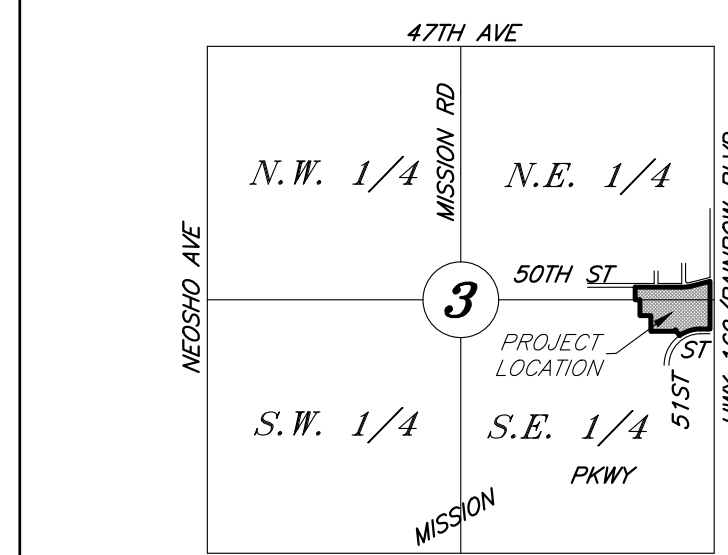
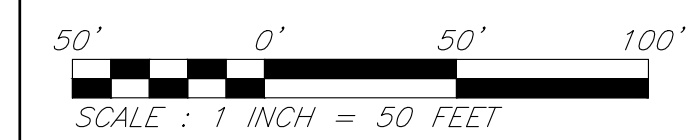
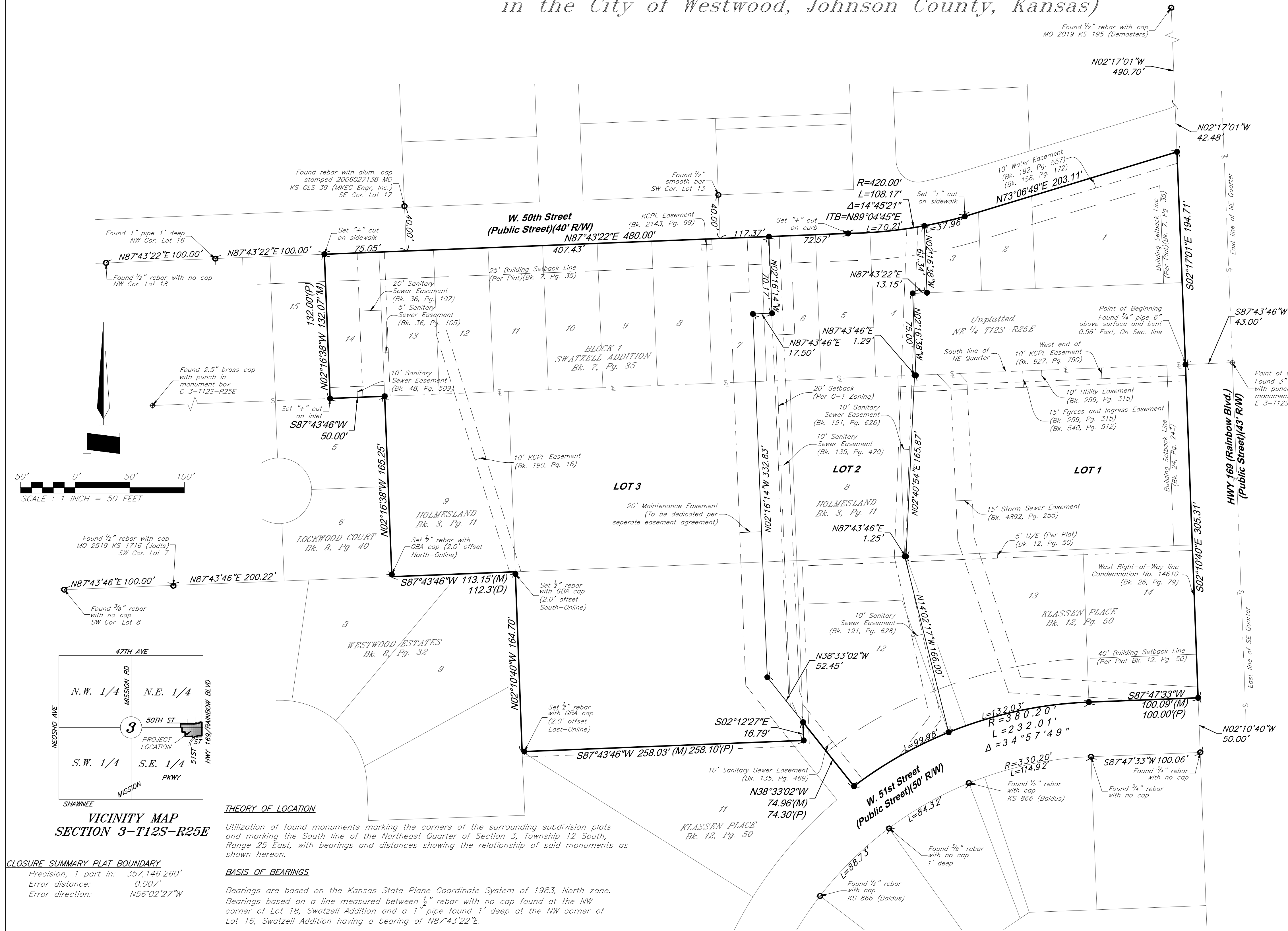
Approved by the Governing Body of the City of Westwood, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_

Mayor, David E. Waters

Attest: \_\_\_\_\_

City Clerk, Abby Schneewis



VICINITY MAP  
SECTION 3-T12S-R25E

**CLOSURE SUMMARY PLAT BOUNDARY**  
Precision, 1 part in: 357,146,260'  
Error distance: 0.007'  
Error direction: N56°02'27"W

- OWNERS**
- School District No. 93
  - Deed Record No. 139 Pg. 482
  - Deed Record No. 144 Pg. 33
  - Deed Record No. 144 Pg. 110
  - Deed Record No. 166 Pg. 630
  - Deed Record No. 170 Pg. 67
  - Deed Record No. 173 Pg. 26
  - Deed Record No. 191 Pg. 321
  - Bk. 540, Pg. 512
  - Bk. 554, Pg. 260
  - Bk. 563, Pg. 543
  - Bk. 564, Pg. 252
  - City of Westwood
  - Bk. 661, Pg. 184
  - Bk. 201404, Pg. 002898
  - Bk. 201404, Pg. 002900
  - Bk. 201404, Pg. 002902
- CLIENT/DEVELOPER**
- Adam Feldman
  - Karbark Real Estate Company
  - 2000 Shawnee Mission Parkway, Suite 400
  - Mission Woods, KS 66205

## THEORY OF LOCATION

Utilization of found monuments marking the corners of the surrounding subdivision plats and marking the South line of the Northeast Quarter of Section 3, Township 12 South, Range 25 East, with bearings and distances showing the relationship of said monuments as shown hereon.

## BASIS OF BEARINGS

Bearings are based on the Kansas State Plane Coordinate System of 1983, North zone. Bearings based on a line measured between 1/2" rebar with no cap found at the NW corner of Lot 18, Swatzell Addition and a 1" pipe found 1' deep at the NW corner of Lot 16, Swatzell Addition having a bearing of N87°43'22"E.

## NOTES

The easement information shown hereon is based upon "Commitment for Title Insurance", prepared by First American Title Company, Commitment Number: NCS-1125126-KCTY, Effective Date: April 10, 2023 at 8:00 a.m.; and Commitment Number: NCS-1125130-KCTY, Effective Date: April 10, 2023 at 8:00 a.m.

Current zoning for the property is R-1.

AREA TABLE	
LOT 1	117,463.55 sqft or 2.70 acres
LOT 2	67,183.18 sqft or 1.54 acres
LOT 3	147,447.30 sqft or 3.38 acres
Total	332,094.03 sqft or 7.62 acres

- LEGEND**
- Denotes 1/2" x 24" rebar with GBA cap CLS #8 set at property corner unless otherwise noted
  - o - Denotes monument found as noted at property corner
  - ⊕ - Denotes Section Corner found as noted
  - (M) - Measured Dimension
  - (P) - Platted Dimension
  - (D) - Deeded Dimension
  - R/W - Right-of-Way

## CERTIFICATION

I, Timothy Blair Wiswell, hereby certify that during the month of August 2023, I or someone under my direct supervision have made a survey of the above described tract of land and the results of said survey meets or exceeds the "Kansas Minimum Standards" for Boundary Surveys pursuant to K.A.R. 66-12-1. The field work was completed on 06/23/2023.

Job No. 14031.15 July 13, 2023 Drawn By: MAP  
Rev. August 30, 2023

**GBA**  
GEORGE BUTLER ASSOCIATES, INC.  
CONSULTING ENGINEERS / ARCHITECTS / LANDSCAPE ARCHITECTS / PLANNERS  
ONE RENNER RIDGE, 9801 RENNER BLVD, LENEXA, KS 66219 / (913)492-0400  
C.O.A. CLS-8 Surveyor Email: twiswell@gbateam.com

HENRY'S ADDITION, a subdivision in  
Section 3, Township 12 South, Range 25 East,  
City of Westwood, Johnson County, Kansas

**SHEET 1 OF 1**