

FINAL PLAT OF
WILLOW CROSSING EAST REPLAT

RESURVEY AND REPLAT OF PLATTED RIGHT-OF-WAY OF PARKHILL STREET, WILLOW CROSSING EAST, FIRST PLAT, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

LEGAL DESCRIPTION

Resurvey and replat of platted right-of-way of Parkhill Street, as now established and shown on the recorded plat of WILLOW CROSSING EAST, FIRST PLAT, a platted subdivision of land in the Northwest Quarter of Section 3, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northwest corner of Tract G of said WILLOW CROSSING EAST, FIRST PLAT, said point also being the intersection of the South right-of-way line of 143rd Street, as now established and the Easterly right-of-way line of said Parkhill Street, thence along the Westerly line of said Tract G and the Easterly right-of-way line of said Parkhill Street, for the following three (3) courses; thence S 1°56'51" E, a distance of 32.00 feet; thence S 3°54'39" W, a distance of 141.68 feet, thence Southerly on a curve to the left, said curve being tangent to the last described course and having a radius of 150.00 feet, an arc distance of 46.89 feet; thence S 68°30'07" W, a distance of 52.35 feet to a point on the Westerly right-of-way line of said Parkhill Street; thence along the Westerly right-of-way line of said Parkhill Street, for the following three (3) courses; thence N 21°29'53" W, a distance of 28.12 feet; thence Northerly on a curve to the right said curve having an initial tangent bearing of N 21°30'38" W and a radius of 300.00 feet, an arc distance of 102.43 feet to a point on the Westerly plat line of said WILLOW CROSSING EAST, FIRST PLAT; thence N 1°56'51" W, along the Westerly plat line of said WILLOW CROSSING EAST, FIRST PLAT, a distance of 109.90 feet to a point on the South right-of-way line of said 143rd Street; thence N 87°53'37" E, along the South right-of-way line of said 143rd Street, a distance of 88.00 feet to the point of beginning, containing 0.3986 acres, more or less, of replatted land.

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 "WILLOW CROSSING EAST REPLAT".

DEDICATION

The undersigned proprietors of the property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, avenues, and alleys, not heretofore dedicated.

The undersigned proprietors of said property shown on this plat do hereby certify that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility, or corporation have been absolved except that same person, utility or corporation shall retain whatever rights they would have as if located in a public street.

The undersigned proprietors of the above described tract of land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, 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 assessments, and that the amount of unpaid special assessments on such land dedicated, shall remain a lien on the remainder of this land fronting and abutting on said dedicated public way or thoroughfare.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, surface drainage facilities, ducts cables, etc., upon, over and under those areas outlined hereon and designated on this plat as "U/E" or "Utility Easement".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of sanitary sewer lines and surface drainage facilities, including manholes, inlets, pipes, drains, etc., upon, over, and under those areas outlined hereon and designated on this plat as "D/E" or "Drainage Easement".

Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

An easement or license is hereby granted to the City of Olathe for the purpose of construction, repair and maintenance of curbs, streets and for any restoration of any disturbed areas upon and across those areas outlined and designated on this plat as "Street Easement" or "STR/E". Tract "A" is dedicated as "STR/E".

Tract "A" shall be owned and maintained by the Willows Crossing Homes Association. Said tract is intended to be used for landscaping, and monuments.

RESTRICTIONS

All lots, parcels, tracts and properties in this subdivision shall hereafter by subject to the Declaration of Restrictions for "Willows Crossing", which instrument is recorded in the Office of the Register of Deeds of Johnson County, Kansas, and which shall hereby become a part of the dedication of this plat as thought fully set forth herein.

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, 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.

EXECUTION

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

WILLOWS 143, L.L.C.

By: _____
Brian E. Rodrock, Member

ACKNOWLEDGEMENT

STATE OF KANSAS }
COUNTY OF JOHNSON } 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 Brian E. Rodrock, Member of WILLOWS 143, L.L.C., who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, and such person 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 Olathe, Johnson County, Kansas, this ____ day of _____, 20____.

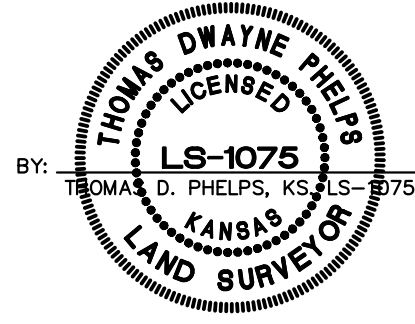
Chairman: C.S. Vakas

Approved by the Governing Body of the City of Olathe, Kansas, this ____ day of _____, 20____.

Mayor: Michael E. Copeland

Attest: _____
City Clerk:

I, THOMAS D. PHELPS, HEREBY CERTIFY THAT IN JANUARY 2018, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

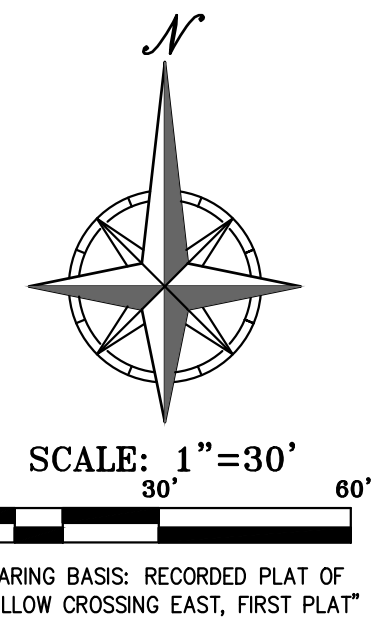


CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-361
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007000028

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

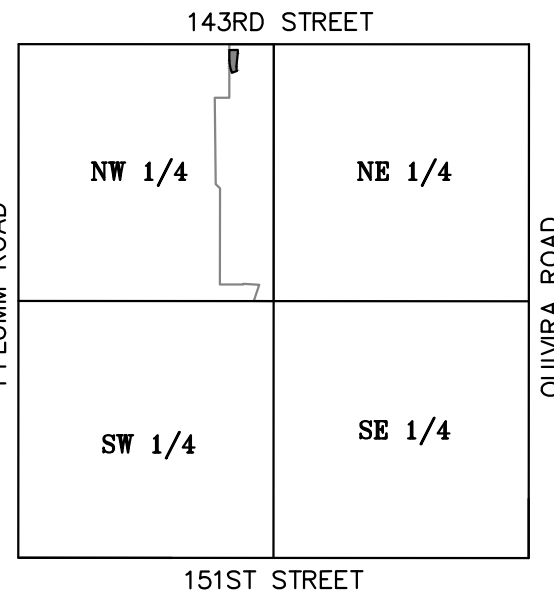


PLANNING
ENGINEERING
IMPLEMENTATION

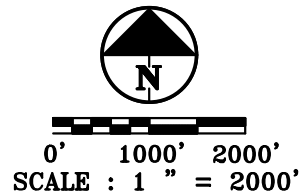


LEGEND

- DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP
- U/E DENOTES UTILITY EASEMENT
- D/E DENOTES DRAINAGE EASEMENT



LOCATION MAP
SECTION 3-14-24



AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
PLAT	17363.91	0.3986
ROW PARKHILL ST	15775.64	0.3622
TRACT A	1588.27	0.0365

NOTE: WILLOWS CROSSING SUBDIVISION IS LOCATED IN CLOSE PROXIMITY OF THE JOHNSON COUNTY EXECUTIVE AIRPORT AND AIRCRAFT, INCLUDING BUSINESS JETS, OPERATING FROM THE AIRPORT SHOULD BE EXPECTED TO OVERFLY, BE VISIBLE FROM, AND BE HEARD FROM THE PROPERTY ON A REGULAR BASIS.