MINOR PLAT OF

RANCH VILLAS AT PRAIRIE HAVEN, LOT 6

A RESURVEY AND REPLAT OF LOT 6, RANCH VILLAS AT PRAIRIE HAVEN, A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

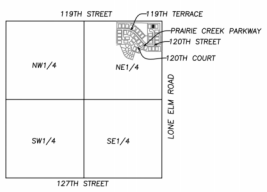
SCALE: 1"=20'

BEARING BASIS=FINAL PLAT OF "RANCH VILLAS AT PRAIRIE HAVEN".

LEGEND

- ○ DENOTES SET 1/2" X 24" REBAR W/PHELPS CORP CLS-82 PLASTIC CAP IN CONCRETE
- ● DENOTES FOUND 1/2" REBAR FOUND IN CONCRETE (UNLESS NOTED OTHERWISE)
- ■ DENOTES FOUND MAG. NAIL FROM ORIGINAL CENTERLINE CONTROL POINTS SET BY GREEN ENGINEERING SERVICES ON MARCH 14, 2002

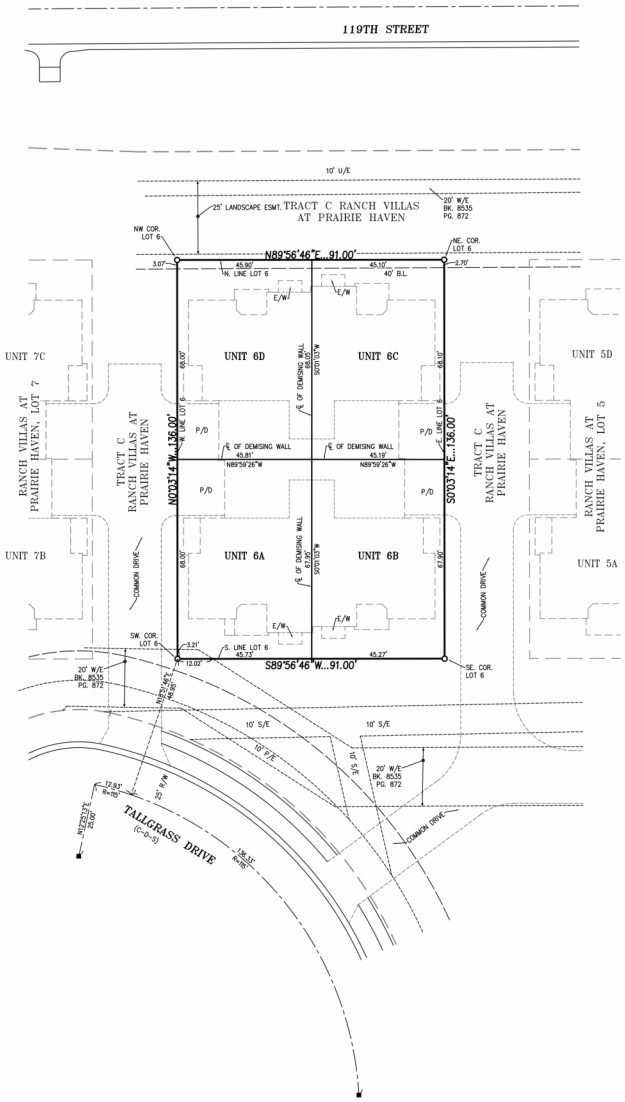
E/W DENOTES EGRESS WELL
P/D DENOTES PROPOSED DRIVE PER APPROVED SITE PLAN
P/E DENOTES PUBLIC EASEMENT
B.L. DENOTES BUILDING LINE
W/E DENOTES WATERLINE EASEMENT
S/E DENOTES SANITARY SEWER EASEMENT



VICINITY MAP
SEC. 22-13-23

0' 1000' 2000'
SCALE : 1 " = 2000'

LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
LOT 6	12376.00	0.2841
UNIT 6A	3111.39	0.0714
UNIT 6B	3072.08	0.0705
UNIT 6C	3073.10	0.0705
UNIT 6D	3119.42	0.0716



NOTES:

1. ALL NEW ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.

2. ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SETBACK YARDS. HOWEVER, SUCH UTILITY CABINETS MAY BE PERMITTED WITHIN FRONT OR CORNER SIDE YARDS ADJACENT TO STREET RIGHT-OF-WAY IF CABINETS ARE SCREENED WITH LANDSCAPE MATERIALS.

3. ALL EXTERIOR GROUND MOUNTED OR BUILDING MOUNTED ELECTRICAL, MECHANICAL, OR UTILITY EQUIPMENT MUST BE SCREENED BY LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE TO THE MAIN BUILDING.

4. ALL EASEMENTS SHOWN HEREON ARE SHOWN ON THE RECORDED PLAT OF "RANCH VILLAS AT PRAIRIE HAVEN AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS IN BOOK 126 AT PAGE 11 DATED AUGUST 2002.

LEGAL DESCRIPTION

A resurvey and replat of Lot 6, RANCH VILLAS AT PRAIRIE HAVEN, a subdivision of land in the Northeast Quarter of Section 22, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, containing 0.2841 acres, more or less of replatted land.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "RANCH VILLAS AT PRAIRIE HAVEN, LOT 6".

CONSENT TO LEVY

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.

RESTRICTIONS

All lots, parcels, tracts and properties in this subdivision shall hereafter be subject to the Declaration of Restrictions for "Ranch Villas at Prairie Haven", 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 though fully set forth herein.

EXECUTION

IN TESTIMONY WHEREOF, Wilderness Townhomes, LLC, has caused this instrument to be executed by its Member this _____ day of _____, 20_____ .

_____
Gregory D Prieb II, Manager

ACKNOWLEDGEMENT

STATE OF KANSAS)
)SS
COUNTY OF JOHNSON)

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, Manager of Wilderness Townhomes, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Company, and said person duly acknowledged the execution of same to be the act and deed of said company.

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: Wayne Janner

I, Johnny B. Ray, hereby certify that in October 2024, 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.

JOHNNY B. RAY
LICENSED
LS-816
KANSAS
LAND SURVEYOR

JOHNNY B. RAY, KS. LS-816

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING – LS-82
ENGINEERING – E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

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

\\PHELPS-SERVER\Projects\P\240886\Dwg\240886-REPLAT.dwg Layout:6 Oct 28, 2024 - 4:04pm DAVE GAMBER