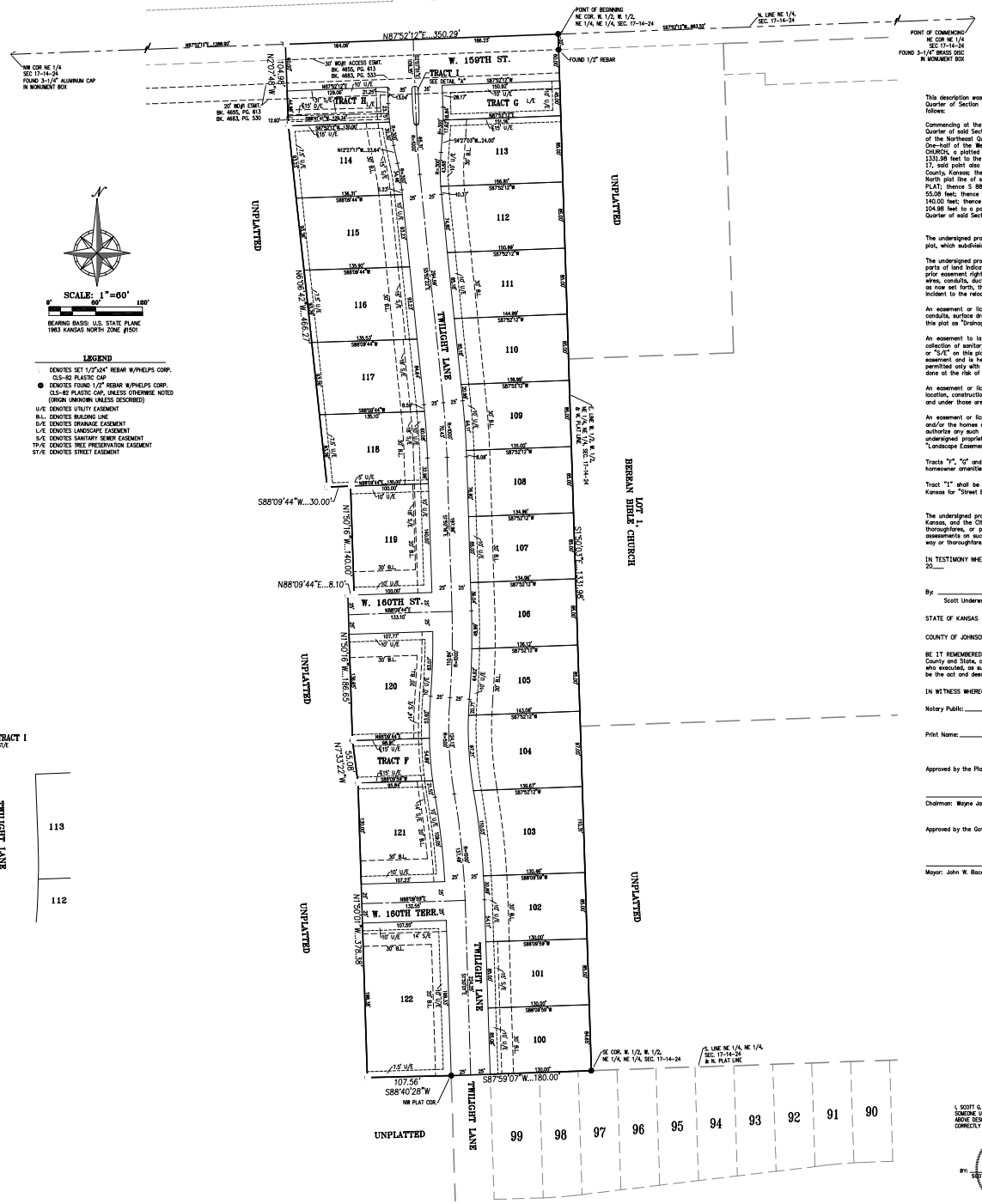
FINAL PLAT OF

# HERITAGE RANCH, SECOND PLAT

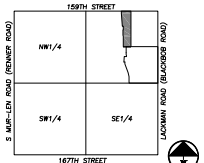
A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER
SECTION 17, TOWNSHIP 14 SOUTH, RANGE 24 EAST,
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

| AREAS | | |
|---|---|---|
| PARCEL | AREA (S.F.) | AREA (AC.) |
| 100 | 11031.45 | 0.2532 |
| 101 | 11049.89 | 0.2537 |
| 102 | 11054.61 | 0.2538 |
| 103 | 14744.21 | 0.3385 |
| 104 | 13873.80 | 0.3185 |
| 105 | 11839.35 | 0.2718 |
| 106 | 11490.43 | 0.2638 |
| 107 | 11471.78 | 0.2634 |
| 108 | 11472.32 | 0.2634 |
| 109 | 11602.35 | 0.2664 |
| 110 | 12066.39 | 0.2771 |
| 111 | 12579.34 | 0.2888 |
| 112 | 13088.68 | 0.3005 |
| 113 | 13159.06 | 0.3021 |
| 114 | 12460.09 | 0.2860 |
| 115 | 12658.46 | 0.2906 |
| 116 | 12622.20 | 0.2898 |
| 117 | 12585.83 | 0.2889 |
| 118 | 12376.17 | 0.2841 |
| 119 | 14000.00 | 0.3214 |
| 120 | 14125.99 | 0.3243 |
| 121 | 13350.46 | 0.3065 |
| 122 | 21387.59 | 0.4910 |
| PLAT 2 | 411071.74 | 9.4369 |
| ROW | 75686.50 | 1.7375 |
| ROW 159TH | 21008.19 | 0.4823 |
| TRACT F | 5310.98 | 0.1219 |
| TRACT G | 6788.90 | 0.1559 |
| TRACT H | 5812.21 | 0.1334 |
| TRACT I | 371.50 | 0.0085 |



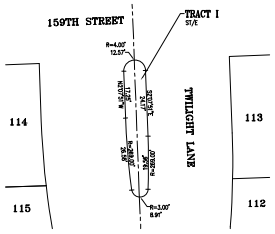

## LEGEND

- DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP
- ● DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP, UNLESS OTHERWISE NOTED (ORIGIN UNKNOWN UNLESS DESCRIBED)
- U/E DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- D/E DENOTES DRAINAGE EASEMENT
- L/E DENOTES LANDSCAPE EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT
- TP/E DENOTES TREE PRESERVATION EASEMENT
- ST/E DENOTES STREET EASEMENT




VICINITY MAP
SEC. 17-14-24

SCALE: 1"=2000'




DETAIL "A"
SCALE: 1" = 20'

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, COMMUNITY NO. 200158, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0110G, AND DATED AUGUST 3, 2009.

NOTE:

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 SUBJECT TO UDO 18.30.130.

## LEGAL DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS CLS-82 on January 25, 2024, for Project No. 240034. All that part of the Northeast Quarter of Section 17, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 17; thence S 87°52'12" W, along the North line of the Northeast Quarter of said Section 17, a distance of 983.52 feet to the Northeast corner of the West One-half of the West One-half of the Northeast Quarter of the Northeast Quarter of said Section 17, said point also being the Point of Beginning; thence S 1°50'03" E, along the East line of the West One-half of the West One-half of the Northeast Quarter of the Northeast Quarter of said Section 17 and the West plat line of BEREAN BIBLE CHURCH, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, and its Northerly and Southerly extension, a distance of 1331.98 feet to the Southeast corner of the West One-half of the West One-half of the Northeast Quarter of the Northeast Quarter of said Section 17, said point also being on the North plat line of HERITAGE RANCH, FIRST PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence S 87°59'07" W, along the South line of the Northeast Quarter of the Northeast Quarter of said Section 17 and along the North plat line of said HERITAGE RANCH, FIRST PLAT, a distance of 180.00 feet to the Northwest plat corner of said HERITAGE RANCH, FIRST PLAT; thence S 88°40'28" W, a distance of 107.56 feet; thence N 1°50'01" W, a distance of 378.38 feet; thence N 7°33'22" W, a distance of 55.08 feet; thence N 1°50'16" W, a distance of 186.65 feet; thence N 88°09'44" E, a distance of 8.10 feet; thence N 1°50'16" W, a distance of 140.00 feet; thence S 88°09'44" W, a distance of 30.00 feet; thence N 6°06'42" W, a distance of 466.27 feet; thence N 2°07'48" W, a distance of 104.98 feet to a point on the North line of the Northeast Quarter of said Section 17; thence N 87°52'12" E, along the North line of the Northeast Quarter of said Section 17, a distance of 350.29 feet to the Point of Beginning, containing 9.4369 acres, more or less, unplatted land.

## DEDICATION

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 "HERITAGE RANCH, SECOND PLAT".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby assumes and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over, and under these areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Olathe, Kansas.

An easement 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 "S/E" 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 planting of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation thereof.

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, 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 and reserved by the undersigned proprietor of the above described land unto itself and the developer and/or the homes association to enter upon, plant, replace, replant, mow, clip, trim, spray, chemically treat, repair, and otherwise maintain, and to authorize any such maintenance of any and all grasses, trees, shrubs, plants and other landscaping and all fences and monuments installed by the undersigned proprietor and the developer and/or homes association upon, over or under those areas outlined and designated on this plat as "Landscape Easement" or "L/E".

Tracts "F", "G" and "H" shall be owned and maintained by Heritage Ranch Homes Association. Said tract is intended to be used for open space, homeowner amenities, landscaping, monuments, trails and private open space.

Tract "I" shall be owned and maintained by Heritage Ranch Homes Association and is hereby reserved to the City of Olathe, Johnson County, Kansas for "Street Easement" or "ST/E".

## CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agrees and consents 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, Heritage Ranch Development, LLC, has caused this Instrument to be executed on this _____ day of _____, 20____

By: _____
Scott Underwood, Managing Member

## 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 Scott Underwood, Managing Member of Heritage Ranch Development, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said partnership, 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: Wayne Janner

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

_____ Attest: _____
Mayor: John W. Bacon City Clerk: Brenda Swearingian

I, SCOTT G. CHRISMAN, HEREBY CERTIFY THAT IN JANUARY 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 ARE CORRECTLY REPRESENTED ON THIS PLAT.

SCOTT G. CHRISMAN LICENSED LS-1306 KANSAS LAND SURVEYOR

BY: _____
SCOTT G. CHRISMAN, KS LS-1306

CERTIFICATE OF AUTHORIZATION
LAND SURVEYING: LS-82
ENGINEERING: E-341

CERTIFICATE OF AUTHORIZATION
KDOT-LAND SURVEYING-2007001138
ENGINEERING-2007002506


PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 492-5158
Fax (913) 492-1166




Error Closure: 0.001168' North: 0.0011566' East: 0.0001722' Perimeter: 3339.276' Precision 1:2858968