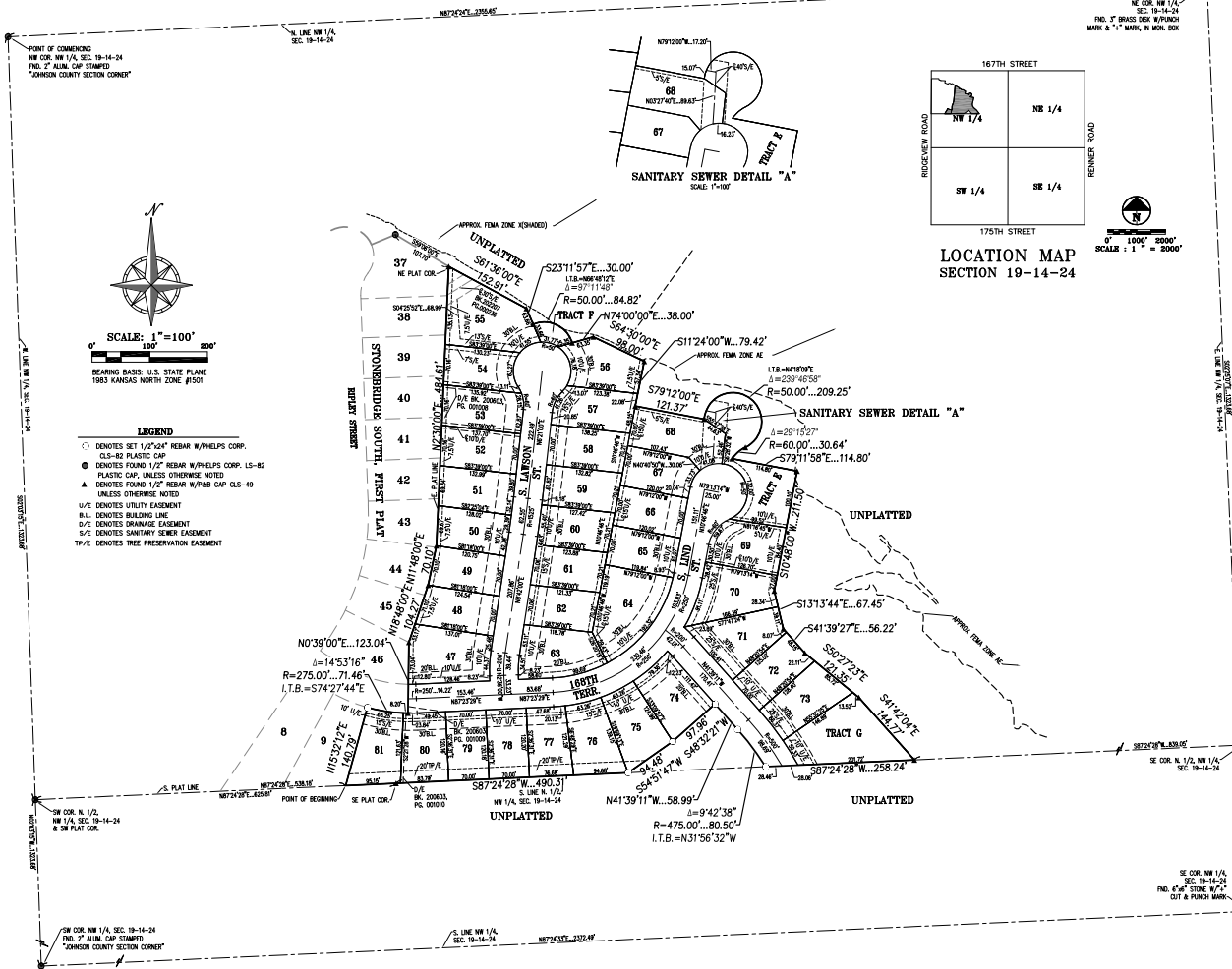


# FINAL PLAT OF STONEBRIDGE SOUTH, SECOND PLAT

RESURVEY AND REPLAT OF PART OF LOT 9, AND PART OF RIPLEY STREET RIGHT-OF-WAY, STONEBRIDGE SOUTH, FIRST PLAT, A PLATTED SUBDIVISION OF LAND TOGETHER WITH ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

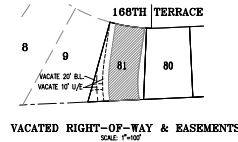
PARCEL	AREA (SQ. FT.)	AREA (AC.)
47	12938.49	0.2968
48	9154.55	0.2102
49	8585.45	0.1971
50	8785.51	0.2016
51	9212.59	0.2115
52	9473.85	0.2175
53	9749.29	0.2237
54	9735.59	0.2255
55	15501.26	0.3559
56	9758.36	0.2240
57	9512.49	0.2184
58	9487.44	0.2178
59	9107.92	0.2091
60	8779.38	0.2015
61	8962.50	0.2070
62	8404.01	0.1929
63	11319.60	0.2599
64	14856.40	0.3385
65	8400.99	0.1929
66	8407.50	0.1929
67	8484.04	0.1950
68	11541.59	0.2650
69	10074.57	0.2299
70	11256.67	0.2583
71	11461.37	0.2631
72	8786.67	0.2018
73	10253.57	0.2354
74	10186.76	0.2339
75	10011.88	0.2298
76	8892.21	0.1995
77	8413.38	0.1910
78	8451.09	0.1932
80	9448.73	0.2169
81	10102.08	0.2319
PLAT 2	47090.63	1.08083
ROW	8994.06	0.2049
TRACT E	14401.26	0.3279
TRACT F	1868.25	0.0429
TRACT G	9604.41	0.2198



**FLOOD NOTE:**  
A PORTION OF THIS PROPERTY LIES WITHIN ZONE A, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

THIS PROPERTY LIES WITHIN ZONE A, 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 OLATHE, JOHNSON COUNTY, KANSAS, PAGES NO. 200000000, AND DATED AUGUST 3, 2009.

**UTILITY NOTE:**  
A. ALL ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.  
B. EXISTING GROUND MOUNTED OR BOLLARD MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITIES METER BANCHELS, AND COULD NOT BE MOVED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.  
C. ALL GROUND ELECTRICAL EQUIPMENT AND TELEPHONE CABLES MUST BE PLACED IN THE REAR YARD.



APPROVALS  
Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Chairman: Wayne Jenner

Approved by the Governing Body of the City of Olathe, Kansas, this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Mayor: John W. Bacon

Attest:  
City Clerk: Brenda Swearington

**LEGAL DESCRIPTION**  
This description was prepared by Phelps Engineering, Inc., KS CLS-82 on August 27, 2025, for Project No. 220008. Resurvey and replat of part of Lot 9 and part of Ripley Street right-of-way, STONEBRIDGE SOUTH, FIRST PLAT, a platted subdivision of land together with all that part of the Northwest Quarter of Section 19, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 19, thence S 2°03'15" E, along the West line of the Northwest Quarter of said Section 19, a distance of 1333.68 feet to the Southwest corner of the Northwest Quarter of said Section 19, said point also being the Southwest corner of STONEBRIDGE SOUTH, FIRST PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, thence N 87°24'28" E, along the South line of the North Quarter of the Northwest Quarter of said Section 19 and the South plot line of said STONEBRIDGE SOUTH, FIRST PLAT, a distance of 538.18 feet to the Point of Beginning, thence N 15°32'12" E, a distance of 142.79 feet to a point being on the Southern right-of-way line of 180th Terrace, thence S 1°07'30" E, along the Southern right-of-way line of said 180th Terrace and on a curve to the left, said curve having an initial tangent bearing of S 74°27'44" E and having a radius of 275.00 feet, an arc distance of 142.79 feet to a point being on the Eastern plot line of said STONEBRIDGE SOUTH, FIRST PLAT, thence along the Eastern plot line of said STONEBRIDGE SOUTH, FIRST PLAT, for the following (a) courses, thence N 0°30'00" E, a distance of 123.04 feet, thence N 18°48'00" E, a distance of 104.27 feet, thence N 11°48'00" E, a distance of 70.10 feet, thence N 2°50'00" E, a distance of 484.61 feet to the Northeast plot corner of said STONEBRIDGE SOUTH, FIRST PLAT, thence S 61°38'00" E, a distance of 152.91 feet, thence S 23°11'57" E, a distance of 30.00 feet, thence Southeasterly on a curve to the right, said curve having an initial tangent bearing of N 64°48'22" E and a radius of 50.00 feet, an arc distance of 84.82 feet, thence N 74°00'00" E, a distance of 14.82 feet, thence S 64°30'00" E, a distance of 95.00 feet, thence S 11°24'00" E, a distance of 79.42 feet, thence S 79°12'00" E, a distance of 121.37 feet, thence Southeasterly on a curve to the right, said curve having an initial tangent bearing of N 4°18'00" E and a radius of 50.00 feet, an arc distance of 209.22 feet, thence Southeasterly on a curve to the left, said curve being tangent to the last described course and having a radius of 40.00 feet, an arc distance of 30.64 feet, thence S 79°11'58" E, a distance of 114.80 feet, thence S 18°48'00" E, a distance of 211.50 feet, thence S 13°17'47" E, a distance of 47.45 feet, thence S 41°39'27" E, a distance of 56.22 feet, thence S 50°27'23" E, a distance of 123.15 feet, thence S 41°42'04" E, a distance of 144.77 feet to a point on the South line of the North One-half of the Northwest Quarter of said Section 19, thence S 1°07'30" E, along the South line of the North One-half of the Northwest Quarter of said Section 19, a distance of 258.24 feet, thence Southeasterly along a curve to the left, said curve having an initial tangent bearing of N 1°56'32" E and a radius of 475.00 feet, an arc distance of 80.50 feet, thence N 41°39'11" E, a distance of 58.99 feet, thence S 1°07'30" E, a distance of 97.98 feet, thence S 54°51'47" E, a distance of 94.46 feet to the South line of the North One-half of the Northwest Quarter of said Section 19, thence S 87°24'28" W, along the South line of the North One-half of the Northwest Quarter of said Section 19 and the South plot line of said STONEBRIDGE SOUTH, FIRST PLAT, a distance of 490.31 feet to the point of beginning, containing 10.8083 acres, more or less, of which 0.2085 acres, more or less of replatted land and 10.5998 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 "STONEBRIDGE SOUTH, 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, parks, drives, lanes, parkways, avenues and alleys and hereafter dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any poles, lines, poles and wires, conduits, ducts or cables, hereafter installed thereupon and thereon are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby disavow and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incurred to the relocation of any such existing utility installations within said prior easements.

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 herein and designated on this plat as "D/E" or "Drainage Easement".

An easement or license is hereby granted to the City of Olathe to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "T/P/E". Trees shall not be removed from a tree preservation easement without the City of Olathe's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The developer and/or the homes association shall be responsible for the maintenance of the preservation easement, including but not limited to the removal of dead or diseased trees or trees posing a threat to the public or adjacent property.

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, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over and under those areas outlined herein and designated on this plat as "U/E" or "Utility Easement".

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/S/E" on this plat shall be granted to any person, utility or corporation on said parts of the land so dedicated, and any poles, lines, poles and wires, conduits, ducts or cables, hereafter installed thereupon and thereon are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby disavow and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incurred to the relocation of any such existing utility installations within said prior easements.

Tracts "E" and "F" shall be owned and maintained by the Cedar Ridge Home Association. Said tracts are intended to be used for landscaping, monuments, trails, private open space.

Tracts "G" shall be owned and maintained by the undersigned proprietors. Said tracts are intended to be used for future development of single family residential lots.

**RESTRICTIONS**  
All lots, parcels, tracts and properties in this subdivision shall hereafter be subject to the Declaration of Restrictions for "Stonebridge South", 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 any encumbrance or lien, and that the making of any special assessments on such land so dedicated, shall become and remain a lien on the remainder of the land fronting or abutting on such dedicated public way or thoroughfare.

**EXECUTION**  
In TESTIMONY WHEREOF, Stonebridge Partners, LLC, has caused this instrument to be executed on this \_\_\_\_ day of \_\_\_\_, 20\_\_.

By: Brian Rodrick, Manager  
STATE OF KANSAS } SS  
COUNTY OF JOHNSON }

**ACKNOWLEDGMENT**  
BE IT REMEMBERED that on this \_\_\_\_ day of \_\_\_\_, 20\_\_, before me, the undersigned, a Notary Public in and for said State and State, came Brian Rodrick, Manager of Stonebridge Partners, LLC, who is personally known to me to be the 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: \_\_\_\_ day of \_\_\_\_, 20\_\_.

Print Name: APPROVALS  
Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Chairman: Wayne Jenner

Approved by the Governing Body of the City of Olathe, Kansas, this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Mayor: John W. Bacon

Attest:  
City Clerk: Brenda Swearington

I, SCOTT C. CHAMBERLAIN, HEREBY CERTIFY THAT ON AUGUST 2025, I OR SOMEONE UNDER MY RESPONSIBLE CHARGE HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

PHILIPS ENGINEERING INC.  
1200 N. Vineyard  
Olathe, Kansas 66061  
(913) 399-1195  
Fax: (913) 399-1166

PEI  
PLANNING  
ENGINEERING  
SURVEYING  
CONSULTING

SCOTT C. CHAMBERLAIN  
LICENSED  
LAND SURVEYOR  
LS-3908  
EXPIRATION DATE: 12-31-2028

OFFICIAL OF RECORDATION  
KANSAS - LS-82  
RECORDING - LS-82  
EXPIRATION DATE: 12-31-2028