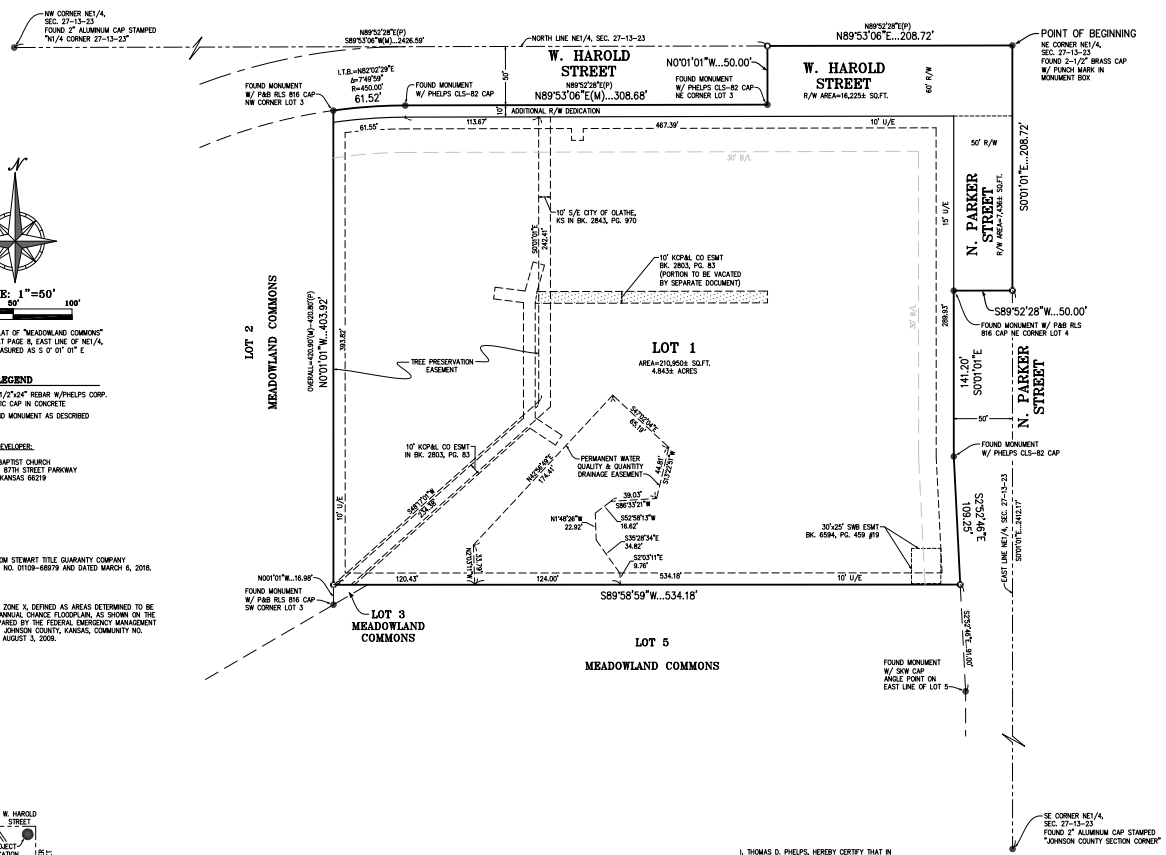
FINAL PLAT OF

LEGACY SENIOR RESIDENCES II

PART OF THE NE1/4 OF SECTION 27, TOWNSHIP 13 S, RANGE 23 E AND
A REPLAT OF ALL OF LOT 4 AND PART OF LOTS 3 AND 5, MEADOWLAND COMMONS
CITY OF OLATHE, JOHNSON COUNTY, KANSAS



SCALE: 1"=50'
0' 50' 100'

BEARING BASIS: FINAL PLAT OF "MEADOWLAND COMMONS" RECORDED IN BOOK 64 AT PAGE 6, EAST LINE OF NE1/4, SEC. 27-13-23 MEASURED AS S 0° 01' 01" E

LEGEND

- ○ DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE
- ● DENOTES FOUND MONUMENT AS DESCRIBED

OWNER/DEVELOPER:

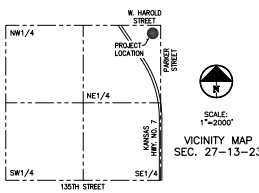
LENEXA BAPTIST CHURCH
15320 W. 87TH STREET PARKWAY
LENEXA, KANSAS 66219

TITLE NOTE:

TITLE INFORMATION WAS TAKEN FROM STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE NO. 01109-68979 AND DATED MARCH 6, 2018.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE LIMITS OF 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, COMMUNITY NO. 200173, PANEL NO. 0078G, DATED AUGUST 3, 2009.



SCALE: 1"=2000'

VICINITY MAP
SEC. 27-13-23

I, THOMAS D. PHELPS, HEREBY CERTIFY THAT IN JANUARY 2019, 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.

THOMAS DWAYNE PHELPS LICENSED LS-1075 KANSAS LAND SURVEYOR

BY: _____
THOMAS D. PHELPS, KS LS-1075

LEGAL DESCRIPTION

This is a survey and subdivision of part of the NE1/4 of Section 27, Township 13 S, Range 23 E, and a replat and resubdivision of all of Lot 4, and part of Lots 3 and 5, MEADOWLAND COMMONS, a subdivision of land, all in the City of Olathe, Johnson County, Kansas, more particularly described as follows: Beginning at the Northeast corner of the NE1/4 of said Section 27; thence S 0° 01' 01" E, along the East line of the NE1/4 of said Section 27, a distance of 208.72 feet, to a point on the Easterly extension of the North line of said Lot 4; thence S 89° 52' 28" W, along the Easterly extension of the North line of said Lot 4, a distance of 50.00 feet, to the Northeast corner thereof; thence S 0° 01' 01" E, along the East line of said Lot 4, a distance of 141.20 feet; thence S 2° 52' 46" E, along the East line of said Lots 4 and 5, a distance of 109.25 feet; thence S 89° 58' 59" W, a distance of 534.18 feet, to a point on the West line of said Lot 3; thence N 0° 01' 01" W, along the West line of said Lot 3, a distance of 403.92 feet, to the Northwest corner thereof; thence Northeasterly and Easterly, along the North line of said Lot 3, said line being a curve to the right having a radius of 450.00 feet, a central angle of 7° 49' 59" and whose initial tangent bearing is N 82° 02' 29" E, an arc distance of 61.52 feet, to the point of tangency; thence N 89° 53' 06" E, along the North line of said Lot 3, a distance of 308.68 feet, to the Northeast corner thereof; thence N 0° 01' 01" W, along the Northerly extension of the East line of said Lot 3, a distance of 50.00 feet, to a point on the North line of the NE1/4 of said Section 27; thence N 89° 53' 06" E, along the North line of the NE1/4 of said Section 27, a distance of 208.72 feet, to the point of beginning, containing 5.386 acres, more or less.

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 "LEGACY SENIOR RESIDENCES II".

DEDICATION

The undersigned proprietor of the property shown on this plat does 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 proprietor of said property shown on this plat does 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 proprietor of the above described tract of 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 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 to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, 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 the City of Olathe, Johnson County, Kansas or their assigns.

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 storm 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 dedicated to the City of Olathe, to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "TP/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 property owner, or their designees, shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead, diseased trees or trees posing a threat to the public or adjacent property.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interests not shown on this plat shall be vacated as to use and as to title, upon filing or recording of this plat.

CONSENT TO LEVY

The undersigned proprietor 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, undersigned proprietor has caused this instrument to be executed on this ____ day of _____, 20___ .

LENEXA BAPTIST CHURCH INC.

By: _____

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 _____ of Lenexa Baptist Chruch Inc., who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said corporation, 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___ .

_____ Attest: _____
Mayor: Michael E. Copeland City Clerk:

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

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005259

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

PEI #190025 APRIL 29, 2019

Error Closure: North: -0.0002172 East: -0.0006805 Precision 1: 2907750.700