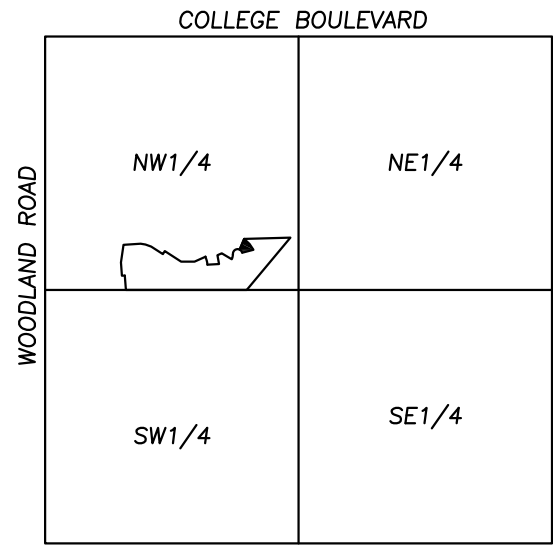


MINOR PLAT OF
WOODLAND HILLS, REPLAT OF LOT 95

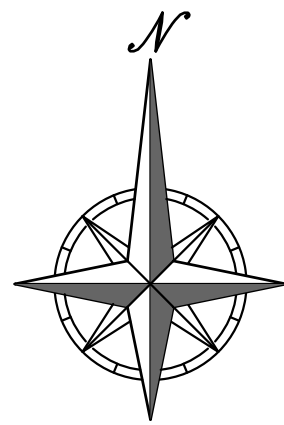
RESURVEY AND REPLAT OF LOT 95 AND PART OF TRACT M, WOODLAND HILLS, FOURTH
PLAT, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP
13 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



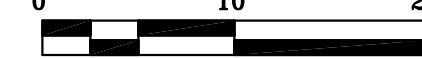
VICINITY MAP
SEC. 13-13-23



SCALE:
1"=2000'



SCALE: 1"=10'



BEARING BASIS: RECORDED PLAT OF
"WOODLAND HILLS, FOURTH PLAT"

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
- I DENOTES FOUND CURB CHIP ON THE PROLONGATION OF PROPERTY LINES FOR REFERENCE ONLY UNLESS OTHERWISE NOTED
- U/E DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- W/E DENOTES WATER LINE EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT

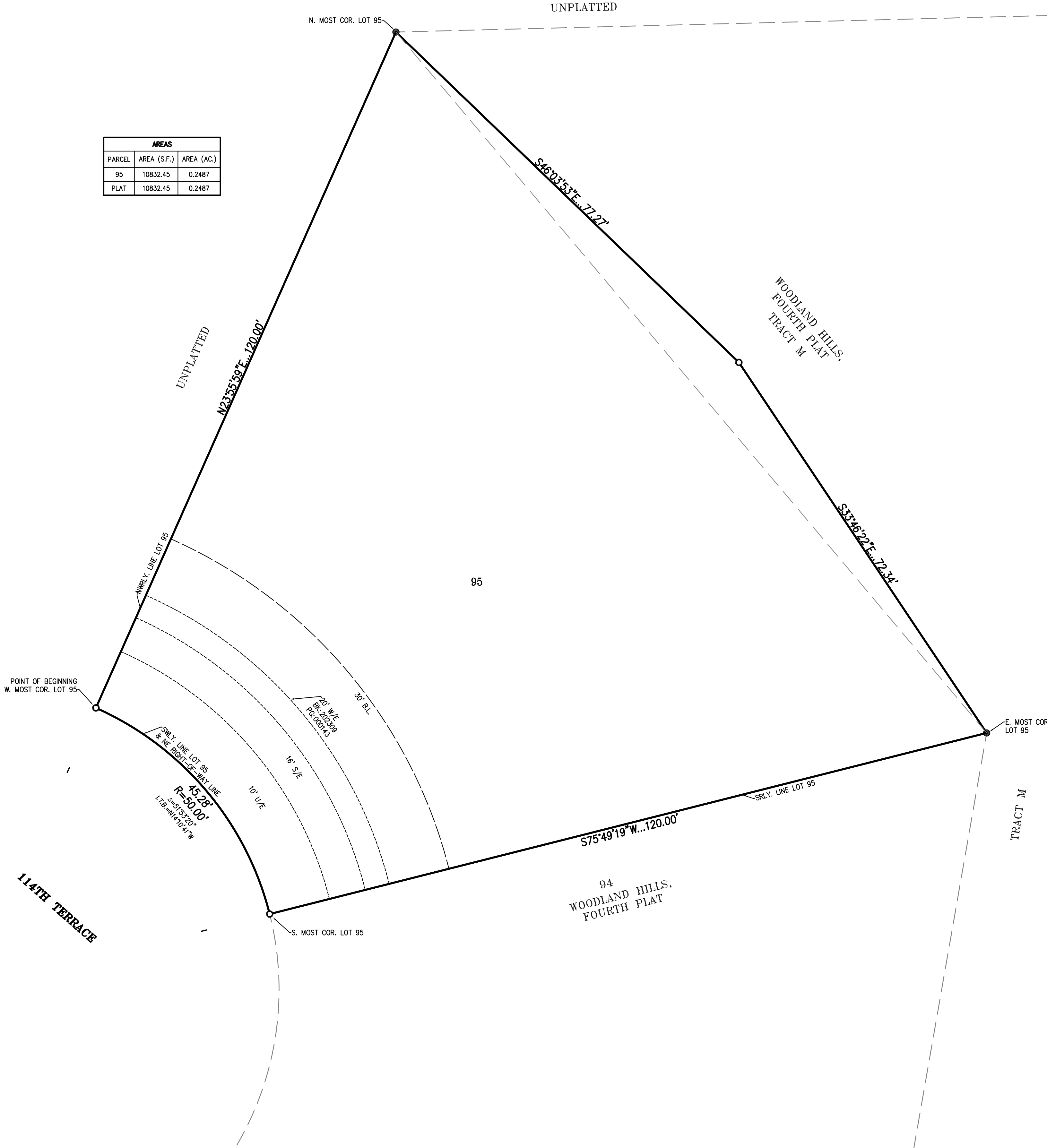
NOTE:

- EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES' METER BANKS AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH 3-SIDED LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- ALL NEW WIRING AND CABLES MUST BE PLACED UNDERGROUND.
- 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.
- ALL EASEMENT SHOWN ARE FROM RECORDED PLAT OF "WOODLAND HILLS, FOURTH PLAT" AS RECORDED IN THE OFFICE OF REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS, IN BOOK 202308 AT PAGE 002610.

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 THE CITY OF OLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20091000646, AND DATED AUGUST 3, 2009.

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
95	10832.45	0.2487
PLAT	10832.45	0.2487



DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS CLS-82 on December 19, 2023, for Project No. 230968. All of Lot 95 and all that part of Tract M, WOODLAND HILLS, FOURTH PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Beginning at West most corner of said Lot 95, said point also being on the Northeastly right-of-way line of 114th Terrace, as now established; thence N 23°55'59" E, along the Northwestly line of said Lot 95, a distance of 120.00 feet to the North most corner of said Lot 95; thence S 46°03'53" E, a distance of 77.27 feet; thence S 33°46'22" E, a distance of 72.34 feet to the East most corner of said Lot 95; thence S 75°49'19" W, along the Southerly line of said Lot 95, a distance of 120.00 feet to the South most corner of said Lot 95, said point also being on the Northeastly right-of-way of said 114th Terrace; thence Northwestly along the Southwestly line of said Lot 95 and the Northeastly right-of-way line of said 114th Terrace and on a curve to the left, said curve having an initial tangent bearing of N 14°10'41" W and a radius of 50.00 feet, an arc distance of 45.28 feet to the Point of Beginning, containing 10,832 square feet or 0.2487 acres, more or less, replatted 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 "WOODLAND HILLS, REPLAT OF LOT 95".

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 absolves 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.

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, Woodland Partners, LLC, has caused this instrument to be executed on this ____ day of _____, 20__.

By: _____
Greg Prieb, 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 Greg Prieb, Managing Member of Woodland Partners, 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: _____

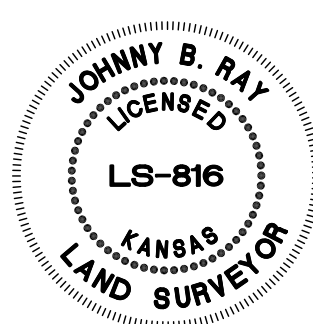
Print Name: _____

APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this ____ day of _____, 20__.

Chairman: Wayne Janner

I, JOHNNY B. RAY, HEREBY CERTIFY THAT IN DECEMBER 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.



CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007000068



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