

BRADFORD TRAILS FOURTH PLAT

A Replat of Lot 111 AND PART OF LOT 110, BRADFORD TRAILS SEOND PLAT, A SUBDIVISION
in the Northwest 1/4 of Section 33. Township 13 South, Range 24 East,
in the City of Olathe, Johnson County, Kansas

DESCRIPTION :

Part of Lot 110 and all of Lot 111, BRADFORD TRAILS SECOND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, described as follows: Beginning at the Northwest corner of said Lot 111; thence South 81 degrees, 07 minutes, 31 seconds East along the North line of said Lot 111, 99.99 feet to the Northwest corner of said Lot 110; thence North 68 degrees, 50 minutes, 00 seconds East along the North line of said Lot 110, 33.63 feet; thence South 2 degrees, 14 minutes, 12 seconds East, 118.03 feet to a point on the South line of said Lot 110; thence South 87 degrees, 45 minutes, 48 seconds West along said South line, 43.49 feet; thence Westerly along the South line of said Lots 110 and 111, on a curve to the right with a radius of 250.00 feet and tangent to the last described course, 169.14 feet to the Southwest corner of said Lot 111; thence North 42 degrees, 16 minutes, 00 seconds East along the West line of said Lot 111, 100.00 feet to the Point of Beginning. Containing 18,663 square feet, or 0.43 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 hereinafter shall be known as "BRADFORD TRAILS FOURTH PLAT".

DEDICATION

The undersigned proprietors of the property shown on this plat do 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 proprietors of said property shown on this plat do 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 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.

EXECUTION

IN TESTIMONY WHEREOF, J & R Property Holdings, LLC, as owners of Lots 118 and 119, and Sapphire Creek Holdings, LLC, as owners of Lot 120, have caused this instrument to be executed by it's managing member this ____ day of _____, 2019

J & R Holdings, LLC
Judith E. Wagner, Managing Member

Sapphire Creek Holdings, LLC
Micheal Moody, Member

ACKNOWLEDGMENT

STATE OF KANSAS
COUNTY OF JOHNSON

BE IT REMEMBERED that on this ____ day of _____, 2019, before me, the undersigned, a Notary Public in and for said County and State, came Judith E. Wagner, managing member of J & R Propsety Holdings, LLC, who is personally known to me to be the same person who executed the forgoing instrument of writing on behalf of said Corporation, and said person duly acknowledged the execution of same to be the act and deed of same Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

NOTARY PUBLIC: Jerald W. Pruitt
My Appointment Expires: October 29, 2020

STATE OF KANSAS
COUNTY OF JOHNSON

BE IT REMEMBERED that on this ____ day of _____, 2019, before me, the undersigned, a Notary Public in and for said County and State, came Micheal Moody, member of Sapphire Creek Holdings, LLC, who is personally known to me to be the same person who executed the forgoing instrument of writing on behalf of said Corporation, and said person duly acknowledged the execution of same to be the act and deed of same Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

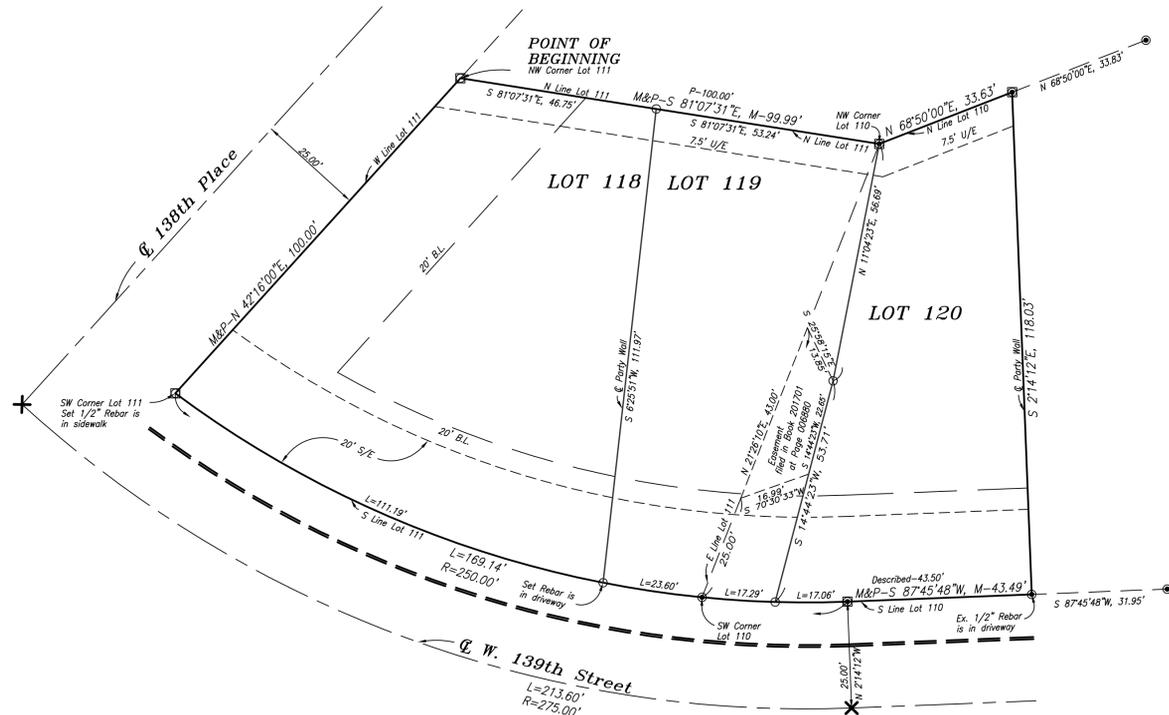
NOTARY PUBLIC: Jerald W. Pruitt
My Appointment Expires: October 29, 2020

APPROVALS

APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas, this ____ day of _____, 2019.

Chairman: C.S. Vakas

This survey was completed in the field in June, 2019; said survey was conducted under my direct supervision and to the best of my knowledge and belief, this plat correctly portrays the results of that survey.
Jerald W. Pruitt, PS 814



- LEGEND**
- ✕ Indicates Existing Mag Nail
 - Indicates set 1/2" X 24" Rebar with KS PS 814 Cap.
 - Indicates 1/2" X 24" Rebar with KS PS 814 Cap set in concrete.
 - Indicates Existing 1/2" Rebar with CBL 57 Cap, unless otherwise noted.
 - B.L. = Building Line
 - U/E = Utility Easement
 - S/E=Sanitary Sewer Easement
 - R = Radius
 - L = Length
 - - - Existing Sidewalk

PROJECT BENCH MARK

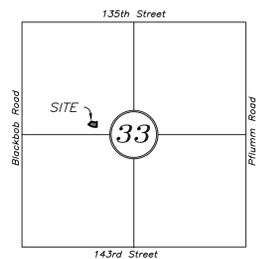
Aluminum Monument set on the Northwest corner of the curb inlet at the Southeast corner of 7 Highway and Harold. JCPW BM # 269, Elevation = 1019.25

SURVEYOR'S NOTES

Bearings are based on the BRADFORD TRAILS SECOND PLAT subdivision plat, filed in Book 102 at Page 2.

The Sanitary Sewer Easement, or "S/E" and the Utility Easement, or "U/E" shown on this plat were dedicated by the BRADFORD TRAILS SECOND PLAT subdivision plat, filed in Book 102 at Page 2.

The subject property is outside the established flood plain according to the Federal Emergency Management Agency's Flood Map No. 20091C0080G. Revised map date: August 3, 2009.



SITE LOCATION MAP
SECTION 33-13-24
SCALE 1" = 2000'

LOT NUMBER	SQ. FT.	ACRES
LOT 118	8,298.01	0.190
LOT 119	5,337.12	0.123
LOT 120	5,027.69	0.115
PLAT	18,662.82	0.428

DEVELOPER:
J & R Property Holdings, LLC
12636 S. Hallet Street
Olathe KS 66062

Scale 1" = 20'

SCALE IN FEET

BRADFORD TRAILS FOURTH PLAT

N.W. 1/4, Section 33, Township 13 South, Range 24 East
Olathe, Johnson County, Kansas

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