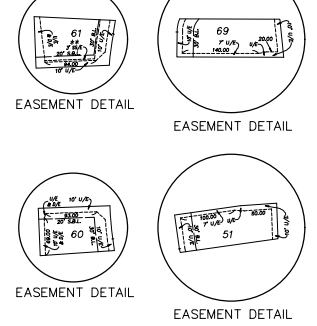
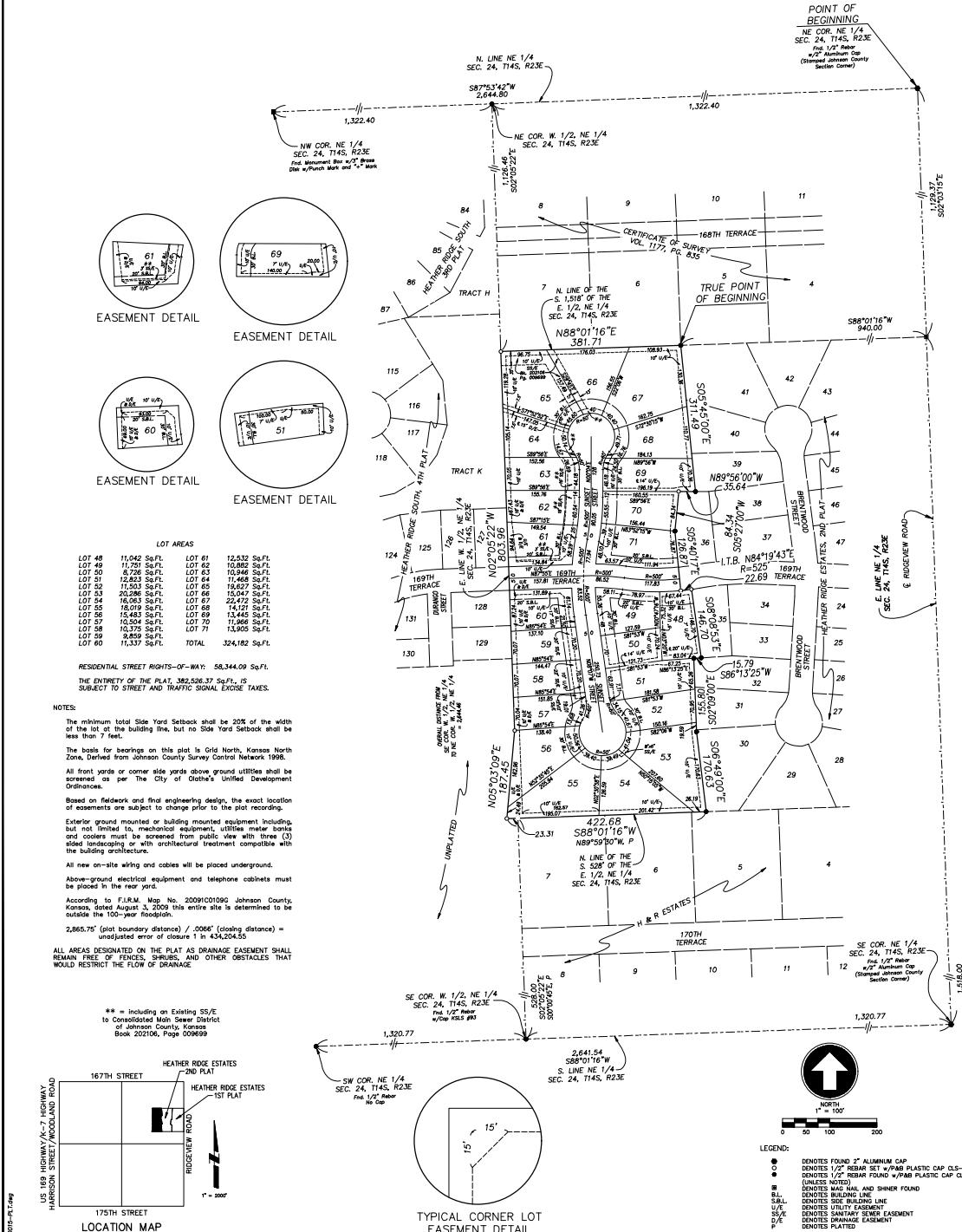


NO.	DATE	DESCRIPTION	BY
1	11/29/24	plot & map checked	GLC
2	11/27/24	completed	CTA
3	4/15/25	Added D/E # 58/E	SGC
4	9/14/25	CITY COMMENTS	SGC

FINAL PLAT OF HEATHER RIDGE ESTATES, 3RD PLAT

Part of the NE 1/4, SEC. 24, T14S, R23E



LOT AREAS

LOT 48	11,042 Sq.Ft.	LOT 61	12,532 Sq.Ft.
LOT 49	10,761 Sq.Ft.	LOT 62	10,692 Sq.Ft.
LOT 50	8,726 Sq.Ft.	LOT 63	10,946 Sq.Ft.
LOT 51	12,828 Sq.Ft.	LOT 64	11,460 Sq.Ft.
LOT 52	11,503 Sq.Ft.	LOT 65	19,827 Sq.Ft.
LOT 53	20,986 Sq.Ft.	LOT 66	15,047 Sq.Ft.
LOT 54	16,068 Sq.Ft.	LOT 67	22,472 Sq.Ft.
LOT 55	16,009 Sq.Ft.	LOT 68	14,107 Sq.Ft.
LOT 56	15,483 Sq.Ft.	LOT 69	13,445 Sq.Ft.
LOT 57	10,590 Sq.Ft.	LOT 70	11,866 Sq.Ft.
LOT 58	10,375 Sq.Ft.	LOT 71	13,905 Sq.Ft.
LOT 59	8,859 Sq.Ft.		
LOT 60	11,337 Sq.Ft.	TOTAL	324,182 Sq.Ft.

RESIDENTIAL STREET RIGHTS-OF-WAY: 56,344.09 Sq.Ft.
THE ENTIRETY OF THE PLAT, 382,536.37 Sq.Ft., IS SUBJECT TO STREET AND TRAFFIC SIGNAL EXCISE TAXES.

NOTES:

The minimum total Side Yard Setback shall be 20% of the width of the lot at the building line, but no Side Yard Setback shall be less than 7 feet.

The books for bearings on this plat is Grid North, Kansas North Zone. Derived from Johnson County Survey Control Network 1998.

All front yards or corner side yards above ground utilities shall be screened as per the City of Olathe's Unified Development Ordinances.

Based on fieldwork and final engineering design, the exact location of easements are subject to change prior to the plat recording.

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 three (3) sided landscaping or with architectural treatment compatible with the building architecture.

All new on-site wiring and cables will be placed underground.

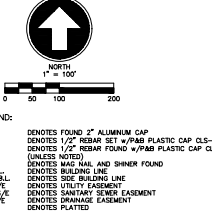
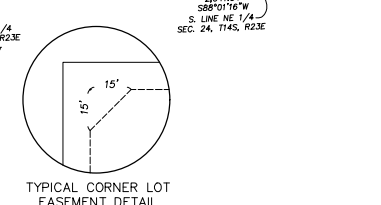
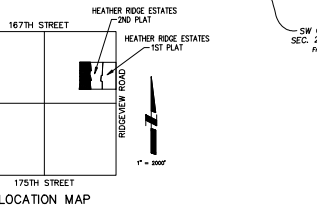
Above-ground electrical equipment and telephone cabinets must be placed in the rear yard.

According to F.J.R.M. Map No. 2009010590 Johnson County, Kansas, dated August 3, 2009 this entire site is determined to be outside the 100-year floodplain.

2,865.75' (lot boundary distance) / .0068' (closing distance) = unadjusted error of closure 1 in 434,204.55

ALL AREAS DESIGNATED ON THE PLAT AS DRAINAGE EASEMENT SHALL REMAIN FREE OF FENCES, SHRUBS, AND OTHER OBSTACLES THAT WOULD RESTRICT THE FLOW OF DRAINAGE.

** In including an Existing SVE to Consolidated Main Sewer District of Johnson County, Kansas Book 202166, Page 008499



This is a survey and plat of part of the NE 1/4 of Section 24, T14S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, prepared by Gerald L. Conn, P.S. No. 1128, November 20, 2024, more particularly described as follows:

Beginning at the Northeast corner of the NE 1/4 of Section 24, T14S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, thence S 02°03'17" E along the East line of said NE 1/4, a distance of 1,320.37 feet; thence S 89°01'16" W along a parallel with 1.518 feet North of the South line of said NE 1/4 and also along the North line of Tracts A, B, C and Lots 18 & 19, HEATHER RIDGE ESTATES, 1ST PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, and also along the North line of Tracts A, B, C and Lots 18 & 19, HEATHER RIDGE ESTATES, 2ND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, a distance of 940.00 feet to the Northwest corner of said Lot 41, said corner also being the Southwest corner of Tract D, Certificate of Survey, Volume 1177, Page 833, said corner also being the TRUE POINT OF BEGINNING; thence S 02°45'00" E along the Westery line of said Lot 41 and along the Westery line of Lots 40 and 39, Heather Ridge Estates, 2nd Plat, a distance of 311.69 feet to the Southwest corner of said Lot 39, said corner also being on the North line of Lot 36, Heather Ridge Estates, 2nd Plat; thence N 89°56'00" W along the North line of said Lot 36, a distance of 35.64 feet to the Northwest corner of said Lot 36; thence S 05°40'17" E along the Westery line of said Lot 36 and its extension thereof, a distance of 128.87 feet to a point on the Southerly right-of-way line of 160th Terrace, as platted; thence Eastery along the Southerly right-of-way line of said 160th Terrace, on a curve to the left, having an initial tangent bearing of N 84°19'43" E and a radius of 525.00 feet, for a distance of 22.69 feet to the Northwest corner of Lot 35, Heather Ridge Estates, 2nd Plat; thence S 88°13'25" E along the Westery line of said Lot 35, a distance of 142.70 feet to the Southwest corner of said Lot 35, said corner also being on the Northerly line of Lot 32, Heather Ridge Estates, 2nd Plat; thence S 88°13'25" W along the Northerly line of said Lot 32, a distance of 15.79 feet to the Northwest corner of said Lot 32; thence S 02°09'00" E along the Westery line of said Lot 32 and along the Westery line of Lots 31 and 30, Heather Ridge Estates, 2nd Plat, a distance of 155.80 feet to a corner on the Westery line of said Lot 32; thence S 68°40'00" E along the Westery line of said Lot 30, a distance of 170.63 feet to the Southeast corner of said Lot 30, said corner also being on the North line of Lot 5, H & R ESTATES, a subdivision in the City of Olathe, Johnson County, Kansas; thence S 88°01'16" W along the North line of said Lot 5 and along Lots 6 and 7, H & R ESTATES and along the North line of Tract "T", Heather Ridge South, 6th Plat, a subdivision in the City of Olathe, Johnson County, Kansas, a distance of 422.88 feet to the Northwest corner of said Lot 7, said corner also being a corner on the Eastery line of Lot 209, Heather Ridge South, 6th Plat; thence N 02°03'17" E along the Eastery line of said Lot 209 and along Lots 208 and 207, Heather Ridge South, 6th Plat, a distance of 187.45 feet to a corner on the East line of said Lot 207; thence N 02°52'22" W along the East line of said Lot 207 and along Lots 206 & 205, Heather Ridge South, 6th Plat and along Lots 128, 126, 127 and Tract "X", HEATHER RIDGE SOUTH, 4TH PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, a distance of 803.96 feet to the Southwest corner of Tract 7, of said Certificate of Survey, Volume 1177, Page 833; thence N 89°01'16" E along the South line of said Tract 7 and Tract of said Certificate of Survey, said line also being parallel with and 1.018 feet North of the South line of the South line of the TRUE POINT OF BEGINNING, containing 8,781.60 acres more or less.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat hereafter be known as "HEATHER RIDGE ESTATES, 3RD PLAT".

The undersigned proprietor of said 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, alleys, roads, drives, lanes, 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, any poles, lines, pipes and wires, conduits, ducts or cables heretofore installed thereon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby agrees and agrees to indemnify the City of Olathe, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, and sidewalks upon, over, and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the City of Olathe, Kansas, and other governmental entities, as may be authorized by state law to use such easement for said purposes.

An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, surface drainage facilities, etc., upon, over, and across those areas outlined and designated on this plat as "Drainage Easement" or "D/E".

An easement or license 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 "SSE", 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 Johnson County Minister of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCM. 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 therefor.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.40.180, Lot Splits, of Unified Development Ordinance or by writing.

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of record and will be recorded in the Office of the Register of Deeds of Johnson County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

The undersigned proprietor of the above described tract of land hereby consents and agrees 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 the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 2025.

MARTENS FAMILY ENTERPRISES, INC.
PHILIP W. MARTENS, President

STATE OF KANSAS
COUNTY OF JOHNSON

BE IT REMEMBERED, that on this _____ day of _____, 2025, before me a Notary Public in and for said County and State, came PHILIP W. MARTENS, President of MARTENS FAMILY ENTERPRISES, INC., who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Corporation, and she duly acknowledged the execution of the same to be the act and deed of said Corporation.

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

Notary Public My Appointment Expires: _____

APPROVED by the Planning Commission of the City of Olathe, Kansas, on this _____ day of _____, 2025.

By: WAYNE JANNER, Chairman

APPROVED by the Governing Body of the City of Olathe, Kansas, on this _____ day of _____, 2025.

By: JOHN W. BACON, Mayor ATTEST: BRENDA D. SWEARINGIN, City Clerk

I hereby certify that on ????, 2025, I or someone under my direct supervision and control surveyed the above described tract of land and this is accurate and true plat of said survey, on this _____ day of _____, 2025.

Gerald L. Conn
Kansas P.S. No. 1128

Prepared by: Payne & Brockway Engineers, P.A.
P. O. Box 128
Olathe, Kansas 66051
913-782-4800

Developed by: Martens Family Enterprises, Inc.
c/o Philip W. Martens
16000 W. 158th Street, Suite C
Olathe, Kansas 66062
913-782-2276

Date Prepared: November 27, 2024

TITLE INFORMATION FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 38914 G
DATED NOVEMBER 16, 2015

HEATHER RIDGE ESTATES
3RD PLAT
SEC. 24, T14S, R23E
JOHNSON COUNTY, KANSAS

Payne & Brockway P.A.
Civil Engineers & Land Surveyors
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