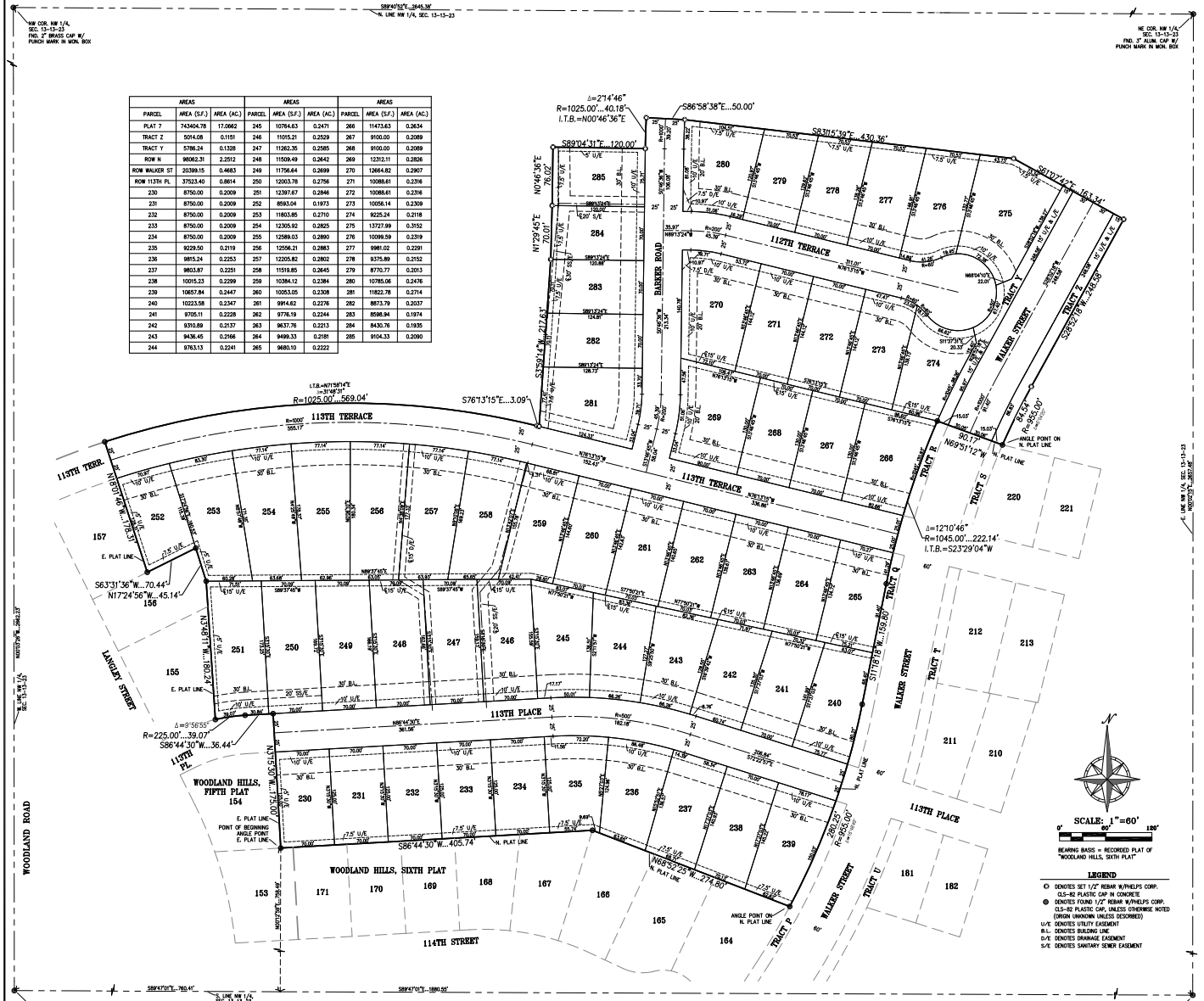
FINAL PLAT OF

WOODLAND HILLS, SEVENTH 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



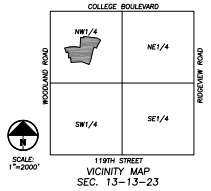
AREAS			AREAS			AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)
PLAT 7	743404.78	17.0662	245	10764.63	0.2471	266	11473.63	0.2634
TRACT Z	5014.08	0.1151	246	11015.21	0.2529	267	9100.00	0.2089
TRACT Y	5786.24	0.1328	247	11262.35	0.2585	268	9100.00	0.2089
ROW N	98062.31	2.2512	248	11509.49	0.2642	269	12312.11	0.2826
ROW WALKER ST	20359.15	0.4673	249	11756.64	0.2699	270	12664.82	0.2907
ROW 113TH PL	37523.40	0.8614	250	12003.78	0.2756	271	10088.61	0.2316
230	8750.00	0.2009	251	12397.67	0.2846	272	10088.61	0.2316
231	8750.00	0.2009	252	8583.04	0.1973	273	10056.14	0.2309
232	8750.00	0.2009	253	11803.85	0.2710	274	9225.24	0.2118
233	8750.00	0.2009	254	12305.92	0.2825	275	13727.99	0.3152
234	8750.00	0.2009	255	12589.03	0.2890	276	10099.59	0.2319
235	9229.50	0.2119	256	12556.21	0.2883	277	9981.02	0.2291
236	9815.24	0.2253	257	12205.82	0.2802	278	9375.89	0.2152
237	9803.87	0.2251	258	11519.85	0.2645	279	8770.77	0.2013
238	10015.23	0.2299	259	10384.12	0.2384	280	10785.06	0.2476
239	10657.84	0.2447	260	10053.05	0.2308	281	11822.78	0.2714
240	10223.58	0.2347	261	9914.62	0.2276	282	8873.79	0.2037
241	9705.11	0.2228	262	9776.19	0.2244	283	8598.94	0.1974
242	9310.89	0.2137	263	9637.76	0.2213	284	8430.76	0.1935
243	9436.45	0.2166	264	9498.33	0.2181	285	9104.33	0.2090
244	9763.13	0.2241	265	9680.10	0.2222			

NOTE:

1. ALL NEW ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.

2. 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 SUBJECT TO UDO 18.30.130.

3. BASED ON FIELDWORK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO THE PLAT RECORDING.



VICINITY MAP
SEC. 13-13-23

LEGEND

- ○ DENOTES SET 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE
- ● DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP, UNLESS OTHERWISE NOTED (ORIGIN UNKNOWN UNLESS DESCRIBED)
- U/E DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- D/E DENOTES DRAINAGE EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT

DESCRIPTION

This description was prepared by Scott G. Chrisman, KS LS #1306 on May 31, 2023, for project no. 230171. All that part of the Northwest Quarter of Section 13, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 13; thence S 89°47'01" E, along the South line of the Northwest Quarter of said Section 13, a distance of 760.41 feet; thence N 0°12'59" E, a distance of 758.49 feet to an angle point on the Easterly plat line of WOODLAND HILLS, FIFTH PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being the Point of Beginning; thence along the Easterly plat line of said WOODLAND HILL, FIFTH PLAT, for the following seven (7) courses; thence N 3°15'30" W, a distance of 175.00 feet; thence S 86°44'30" W, a distance of 36.44 feet; thence Westerly on a curve to the left, said curve being tangent to the last described course and having a radius of 225.00 feet, an arc distance of 39.07 feet; thence N 3°48'11" W, a distance of 180.24 feet; thence N 17°24'56" W, a distance of 45.14 feet; thence S 63°31'36" W, a distance of 70.44 feet; thence N 18°01'46" W, a distance of 178.31 feet to the Northeast plat corner of said WOODLAND HILLS, FIFTH PLAT; thence Easterly on a curve to the right, said curve having an initial tangent bearing of N 71°58'14" E and a radius of 1025.00 feet, an arc distance of 569.04 feet; thence S 76°13'15" E, a distance of 3.09 feet; thence N 3°59'14" E, a distance of 217.63 feet; thence N 1°29'45" E, a distance of 70.01 feet; thence N 0°46'36" E, a distance of 76.02 feet; thence S 89°04'31" E, a distance of 120.00 feet; thence Northerly on a curve to the right, said curve having an initial tangent bearing of N 0°46'36" E and a radius of 1025.00 feet, an arc distance of 40.18 feet; thence S 86°58'38" E, a distance of 50.00 feet; thence S 83°15'39" E, a distance of 430.36 feet; thence S 61°07'42" E, a distance of 163.34 feet; thence S 28°52'18" W, a distance of 248.58 feet; thence Southwesterly on a curve to the left, said curve being tangent to the last described course and having a radius of 955.00 feet, an arc distance of 84.54 feet to an angle point on the Northerly plat line of WOODLAND HILL, SIXTH PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Northerly plat line of said WOODLAND HILLS, SIXTH PLAT, for the following six (6) courses; thence N 69°51'12" W, a distance of 90.17 feet; thence Southerly on a curve to the left, said curve having an initial tangent bearing of S 23°29'04" W and a radius of 1045.00 feet, an arc distance of 222.14 feet; thence S 11°18'18" W, a distance of 159.80 feet; thence Southerly on a curve to the right, said curve being tangent to the last described course and having a radius of 955.00 feet, an arc distance of 280.25 feet; thence N 68°52'25" W, a distance of 274.80 feet; thence S 86°44'30" W, a distance of 405.74 feet to the Point of Beginning, containing 17.0662 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 "WOODLAND HILLS, SEVENTH 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, 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.

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, 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" with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the easement rights or interfere with the use and/or maintenance of public utilities located within the easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over, and under these areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Olathe, Kansas.

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/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 Johnson County Wastewater of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation thereof.

An easement or license is hereby granted and reserved by the undersigned proprietor of the above described land unto itself and the developer and/or the homes association to enter upon, plant, replace, replant, mow, clip, trim, spray, chemically treat, repair, and otherwise maintain, and to authorize any such maintenance of any and all grasses, trees, shrubs, plants and other landscaping and all fences and monuments installed by the undersigned proprietor and the developer and/or homes association upon, over or under those areas outlined and designated on this plat as "Landscape Easement" or "L/E".

Tracts "Y" and "Z" shall be owned and maintained by the Woodland Hills Homes Association. Said tracts are intended to be used for landscaping, monuments, trails, amenities and private open space.

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 assessments, 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 _____, 2024.

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 _____, 2024.

_____
Chairman: Wayne Janner

Approved by the Governing Body of the City of Olathe, Kansas, this ____ day of _____, 2024.

_____ Attest: _____
Mayor: John W. Bacon City Clerk: Brenda D. Swearingen

I, SCOTT G. CHRISMAN, HEREBY CERTIFY THAT IN MAY 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.

BY: _____
SCOTT G. CHRISMAN, KS/LS-1306

SCOTT G. CHRISMAN LS-1306 KANSAS LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING – LS-82 ENGINEERING – E-38

CERTIFICATE OF AUTHORIZATION MO: LAND SURVEYING- 2007001128 ENGINEERING- 2007000208

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

PEI #230171 – 8/1/2024

Error Closure: 0.002254' North: -0.0000985' East: 0.0022517' Perimeter: 4230.338' Precision 1:1872917