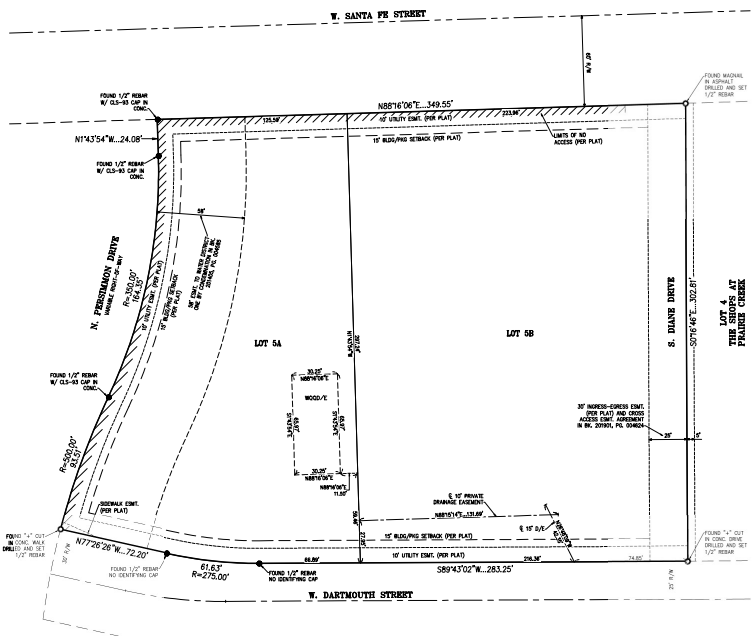
FINAL PLAT

THE SHOPS AT PRAIRIE FARMS, SECOND PLAT

A REPLAT OF LOT 5, THE SHOPS AT PRAIRIE FARMS, A SUBDIVISION IN THE NORTHEAST
QUARTER OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 23 EAST
CITY OF OLATHE, JOHNSON COUNTY, KANSAS



LEGEND

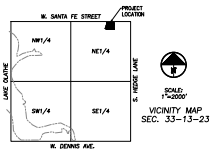
- ● = FOUND SURVEY MONUMENT AS DESCRIBED
- ○ = SET 1/2"x24" REBAR WITH "PHELPS CLS-82" PLASTIC CAP
- B.L. = DENOTES BUILDING SETBACK LINE
- D/E = DENOTES DRAINAGE EASEMENT
- SW/E = DENOTES SIDEWALK EASEMENT
- U/E = UTILITY EASEMENT
- R/W = RIGHT-OF-WAY

EASEMENT NOTE:

1. THE EASEMENTS AND SETBACKS SHOWN HEREON LABELED AS "PER PLAT" WERE PREVIOUSLY DEDICATED BY THE FINAL PLAT OF THE SHOPS AT PRAIRIE FARMS.

2. IN ACCORDANCE WITH KSA 12-512b, ALL RIGHTS, OBLIGATIONS, RESERVATIONS, EASEMENTS, OR INTEREST NOT SHOWN OR NOTED ON THIS PLAT SHALL BE VACATED BY THE FILING OF THIS PLAT AND AS TO THE EASEMENTS, RIGHTS, OBLIGATIONS, RESERVATIONS, OR INTEREST SHOWN ON THIS PLAT, THE OWNERS AND ASSIGNS, OF PROPERTY SHOWN ON THIS PLAT HEREBY ABSOLVE AND AGREE, JOINTLY AND SEVERALLY, TO INDEMNIFY THE CITY OF OLATHE, KANSAS, OF ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY EXISTING UTILITY IMPROVEMENTS HERETOFORE INSTALLED AND REQUIRED TO BE RELOCATED IN ACCORDANCE WITH PROPOSED IMPROVEMENTS DESCRIBED IN THIS PLAT.

AREAS		
PARCEL	SQUARE FEET	ACRES
LOT 5	110583±	2.5386±
LOT 5A	44539±	1.0226±
LOT 5B	66043±	1.5161±



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. 20091C0277G, AND DATED AUGUST 3, 2009.

DEVELOPMENT 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.

I, SCOTT D. CONFER, HEREBY CERTIFY THAT ON AUGUST 14, 2024, I OR SOMEONE UNDER MY RESPONSIBLE CHARGE HAS MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

BY: _____
SCOTT D. CONFER, #S. LS-1949

LEGAL DESCRIPTION

This is a resurvey and resubdivision of Lot 5, THE SHOPS AT PRAIRIE FARMS, a subdivision in the City of Olathe, Johnson County, Kansas, as recorded in Book 207701 at Page 002288 in the Office of the Register of Deeds, Johnson County, Kansas, containing 2.5386 acres, more or less.

DEDICATION

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 "THE SHOPS AT PRAIRIE FARMS, SECOND 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 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 thereon are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby obstrues 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 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 those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Olathe, Kansas.

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.

A Permanent Water Quality & Quantity Drainage Easement - WQD/E" is dedicated and shall be owned and maintained by the undersigned proprietor(s), their successors and assigns. The easement shall include Stormwater Treatment Facilities, as defined, and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of 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 of Olathe.

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 those areas outlined and designated on this plat as "Private Drainage Easement" is hereby granted to the Owner of Lot 5A.

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

N SINGH & SONS LLC, a Kansas limited liability company

By: _____
Paramjit Sandhu

ACKNOWLEDGEMENT

STATE OF)
) SS
COUNTY OF)

BE IT REMEMBERED that on this _____ day of _____, 20___, before me, the undersigned, a Notary Public in and for said County and State, came Paramjit Sandhu, Managing Member of N SINGH & SONS, 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

Approved by the Governing Body of the City of Olathe, Kansas, this _____ day of _____, 20___.

_____ Attest: _____
Mayor: John W. Bacon City Clerk: Brenda Swearington

CERTIFICATE OF AUTHORIZATION
MAJOR LAND SURVEYING - LS-82
ENGINEERING - E-307

CERTIFICATE OF AUTHORIZATION
MAJOR LAND SURVEYING-0000001128
ENGINEERING-2007000298

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