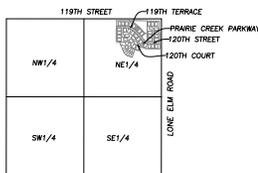


MINOR PLAT OF RANCH VILLAS AT PRAIRIE HAVEN, LOT 13

A RESURVEY AND REPLAT OF LOT 13, RANCH VILLAS AT PRAIRIE HAVEN,
A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



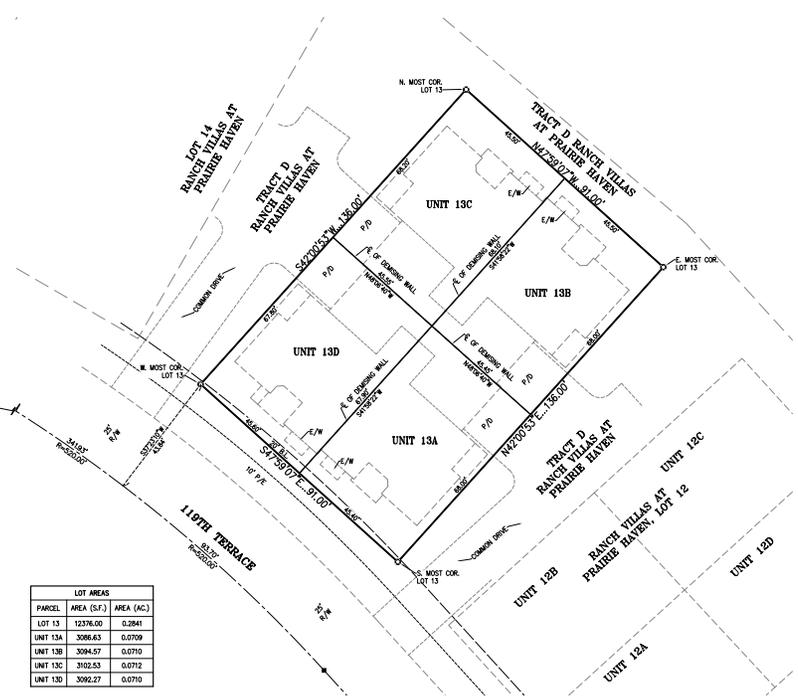
- LEGEND**
- DENOTES SET 1/2" x 24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE
 - DENOTES FOUND 1/2" REBAR FOUND IN CONCRETE (UNLESS NOTED OTHERWISE)
 - DENOTES FOUND MAG. NAIL FROM ORIGINAL CENTERLINE CONTROL POINTS SET BY GREEN ENGINEERING SERVICES ON MARCH 14, 2002
 - E/W DENOTES EGRESS WALK
 - P/W DENOTES PROPOSED DRIVE PER APPROVED SITE PLAN
 - P/L DENOTES PUBLIC EASEMENT
 - BL DENOTES BUILDING LINE



119TH STREET
VICINITY MAP
SEC. 22-13-23



PARCEL	AREA (SF)	AREA (AC)
LOT 13	12376.00	0.2841
UNIT 13A	3086.63	0.0709
UNIT 13B	3084.57	0.0710
UNIT 13C	3102.53	0.0712
UNIT 13D	3092.27	0.0710



LEGAL DESCRIPTION
A resurvey and replat of Lot 13, RANCH VILLAS AT PRAIRIE HAVEN, a subdivision of land in the Northeast Quarter of Section 22, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, containing 0.2841 acres, more or less replatted land.

DEDICATION
The undersigned proprietor of the above described tract of 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 dedicated, shall remain a lien on the remainder of this land fronting and abutting on said dedicated public way or thoroughfare.

CONSENT TO LEVY
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.

RESTRICTIONS
All lots, parcels, tracts and properties in this subdivision shall hereafter be subject to the Declaration of Restrictions for "Ranch Villas at Prairie Haven", which instrument is recorded in the Office of the Register of Deeds of Johnson County, Kansas, and which shall hereby become a part of the dedication of this plat as though fully set forth herein.

EXECUTION
IN TESTIMONY WHEREOF, PRIEB HOMES, INC., has caused this instrument to be executed by its Member this _____ day of _____, 20____.

Gregory D Prieb II, President

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 Gregory D. Prieb II, President of Prieb Homes, Inc., who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Company, and said person duly acknowledged the execution of same to be the act and deed of said company. 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

- NOTES:**
- ALL NEW ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
 - ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OF REAR BUILDING SETBACK YARDS. HOWEVER, SUCH UTILITY CABINETS MAY BE PLACED WITHIN FRONT OF CONCRETE SIDE YARDS ADJACENT TO STREET RIGHT-OF-WAY IF CABINETS ARE SCREENED WITH LANDSCAPE MATERIALS.
 - ALL EXTERIOR GROUND MOUNTED OR BUILDING MOUNTED ELECTRICAL, MECHANICAL, OR UTILITY EQUIPMENT MUST BE SCREENED BY LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE TO THE MAIN BUILDING.
 - ALL EASEMENTS SHOWN HEREON ARE SHOWN ON THE RECORDED PLAT OF "RANCH VILLAS AT PRAIRIE HAVEN" IN THE OFFICE OF THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS IN BOOK 126 AT PAGE 11 DATED AUGUST 2002.

I, Johnny B. Ray, hereby certify that in June 2024, 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
LAND SURVEYING - LS-82
ENGINEERING - E-38
CITY OF OLATHE
LAND SURVEYING - 200300128
ENGINEERING - 200300208

