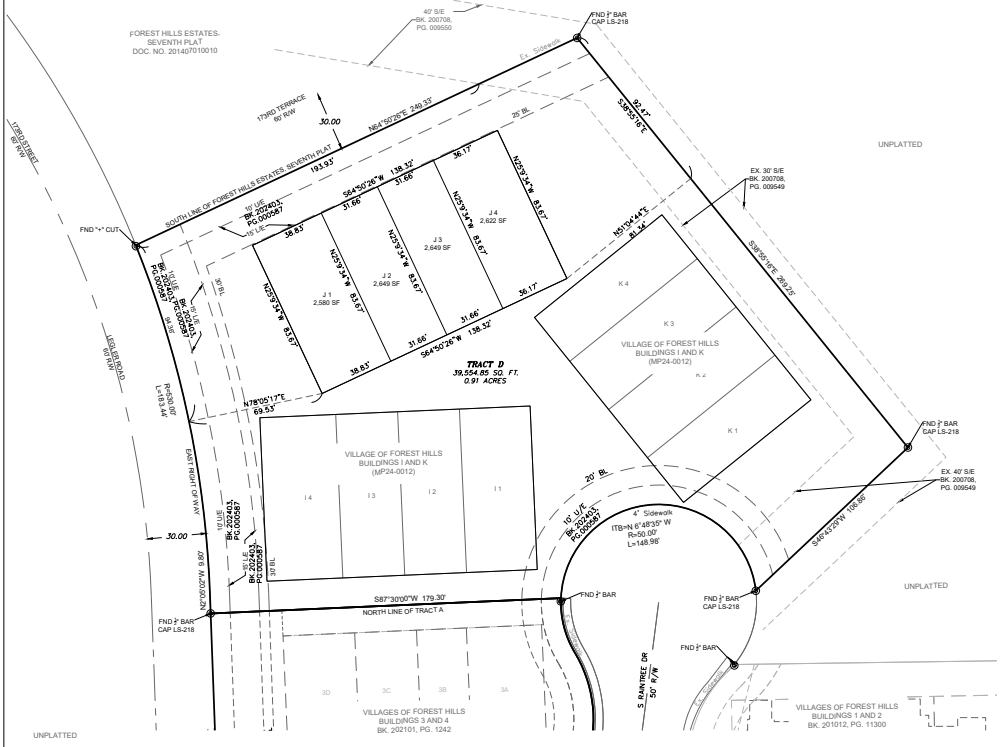
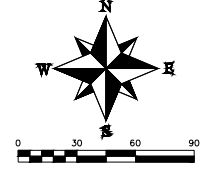


Minor Plat Villages of Forest Hills, Building J

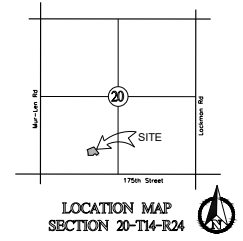
Replat of Tract D, Village of Forest Hills, Second Plat
Section 20, Township 14, Range 24
Olathe, Johnson County, Kansas

| DATE | REVISIONS |
|-----------|---------------|
| 7/2/2024 | CITY COMMENTS |
| 9/26/2024 | CITY COMMENTS |



DEVELOPER/OWNER:

SAB CONSTRUCTION LLC
200 NW COMMERCE CT
LEE'S SUMMIT, MO 64086
(816) 524-3855



LEGEND

- Set 1/2" Rebar & Cap (LS-218)
- ⊙ Found Survey Monument (As Noted)
- Exception Document Location

PLAT BOUNDARY DESCRIPTION

All of Tract D, Village of Forest Hills, Second Plat, a subdivision as recorded in Olathe, Johnson County, Kansas. Recorded in Book 202403, Page 000587. Containing 1.67 acres more or less.

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS

"VILLAGES OF FOREST HILLS, BUILDING J"

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY SHOWN ON THIS PLAT DO HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THROUGHFARES, 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 THROUGHFARES 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 THROUGHFARES, 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 THROUGHFARE.

TRACT D IS TO BE OWNED AND MAINTAINED BY THE FOREST HILLS ESTATES HOMES ASSOCIATION AND SAID TRACT WILL BE USED FOR HOMEOWNER AMENITIES, LANDSCAPING, MONUMENTS, EGRESS AND INGRESS, AND PRIVATE OPEN SPACE.

CONSENT

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 THROUGHFARES, 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 THROUGHFARE.

IN TESTIMONY WHEREOF:

SAB CONSTRUCTION, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SCOTT BAMESBERGER THIS _____ DAY OF _____, 2024.

SAB CONSTRUCTION, LLC

SCOTT BAMESBERGER, MEMBER

NOTARY CERTIFICATION

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT BAMESBERGER, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF SAB CONSTRUCTION, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS _____ DAY OF _____, 2024

CHARMAN, WAYNE JANER

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND JOINTLY ESTABLISHED BY THE KANSAS BOARD OF TECHNICAL PROFESSIONALS AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHLICHT, KPLS 1586
ENGINEERING SOLUTIONS, LLC, KS CORP LS 218-D

- SURVEY AND PLAT NOTES:**
- THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
 - a) SEMI-PERMANENT MONUMENTS
 - SET 1/2" REBAR WITH PLASTIC CAP IN CONCRETE MARKED "LS-218" AT ALL REAR LOT CORNERS AND CURVES ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
 - b) PERMANENT MONUMENTS
 - SET 5/8" REBAR WITH ALUMINUM CAP MARKED "LS-218" AT PLAT BOUNDARY CORNERS.
 - THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (SUBURBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE KANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
 - BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF VILLAGES OF FOREST HILLS, SECOND PLAT, A SUBDIVISION AS RECORDED IN OLATHE, JOHNSON COUNTY, KANSAS, RECORDED IN BOOK 202403, PAGE 000587.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITIONS, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
 - THE TITLE REPORT WAS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER Z30837093 DATED MAY 16, 2024 @ 9:51 A.M.
 - THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), PROJECT AREA IS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP NO. 200901C01050, PANEL NO. 125 OF 161, EFFECTIVE DATE, AUGUST 3, 2009, AND PER FEMA MAP NO. 2009101100, PANEL 110 OF 161, EFFECTIVE AUGUST 3, 2009.
 - PLAT DESCRIPTION CLOSURE PRECISION = 1 IN 72738437 TOTAL BOUNDARY DISTANCE = 1,146.96 FEET.

Villages of Forest Hills, Building J
Section 20, Township 14, Range 24
Olathe, Johnson County, Kansas

| SHEET | SECTION | TOWNSHIP | RANGE | COUNTY | STATE | DATE OF PREPARATION |
|-------|---------|----------|-------|---------|-------|---------------------|
| 1 | 30 | 14 | 24 | JOHNSON | MO | August 28, 2024 |

Scale: 1" = 30'

M. Schlicht, P.L.S., P.E.

PROFESSIONAL SEAL

