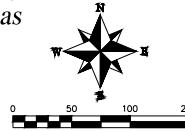


# FINAL PLAT

## The Greens at Prairie Highlands - Eighth Plat

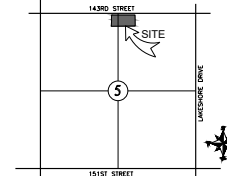
Lots 254 Thru 272, Tract K-L  
Part of the North 1/2 of Section 5, Township 14, Range 23,  
all in the City of Olathe, Johnson County, Kansas



### LEGEND

These standard symbols will be found in the drawing.

- Set 5/8" Rebar & Aluminum Cap in Concrete (LS-218)
- Set 1/2" Rebar & Cap in Concrete (LS-218)
- Found Survey Monument (As Noted)



**LOCATION MAP**  
SECTION 5-T14-R23  
SCALE: 1"=200'

REVISIONS	
DATE	BY

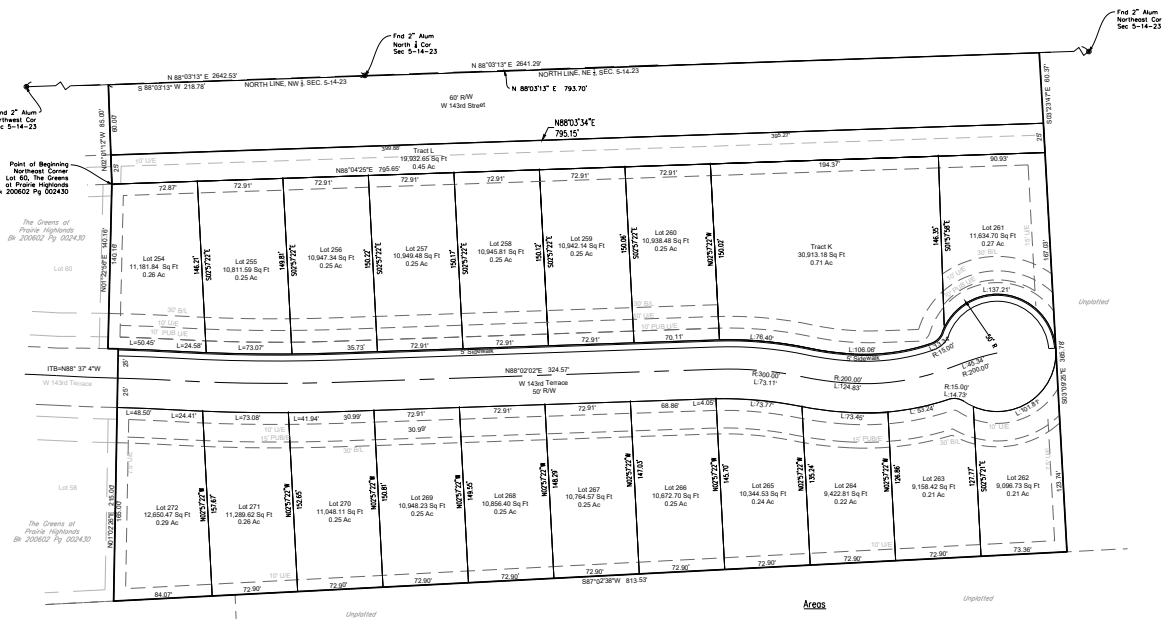
**Final Plat:**  
**The Greens at Prairie Highlands Eighth Plat**  
 Lots 254 thru 272 & Tract K-L  
 Part of the North 1/2  
 Sec. 5, Twp. 14, Rge. 23  
 Olathe, Johnson County, Kansas

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	DATE OF PREPARATION
1 OF 1	5	14	23	JOHNSON	October 25, 2023

DRAWN BY: M. SCHULTZ, PLS  
SCALE: 1"=50'

**ENGINEERING & SURVEYING SOLUTIONS**

1830 WEST STREET, SUITE 100  
Olathe, MO 64077  
PH: 816.251.7100 FAX: 816.251.7101



**BOUNDARY DESCRIPTION**

ALL THAT PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 14, RANGE 23, OLATHE, JOHNSON COUNTY, KANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 60 OF THE GREENS AT PRAIRIE HIGHLANDS SUBDIVISION AS RECORDED IN BOOK 20902 AT PAGE 020430; THENCE NORTH 02° 01' 12" WEST, A DISTANCE OF 86.00 FEET; THENCE NORTH 80° 19' 12" EAST, A DISTANCE OF 70.70 FEET; THENCE SOUTH 02° 24' 41" EAST, A DISTANCE OF 20.47 FEET; THENCE SOUTH 01° 02' 29" EAST, A DISTANCE OF 365.78 FEET; THENCE SOUTH 87° 02' 38" WEST, A DISTANCE OF 813.03 FEET; THENCE NORTH 01° 02' 29" EAST, A DISTANCE OF 216.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING AN RADIUS, TANGENT BEARING OF NORTH 88° 27' 44" WEST AND A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 8.80 FEET; THENCE NORTH 01° 22' 56" EAST, A DISTANCE OF 140.16 FEET, RETURNING TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 347,264.70 SQUARE FEET (7.97 ACRES), MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, AND RIGHT OF WAY, RECORDED OR UNRECORDED, IF ANY.

**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

**"THE GREENS AT PRAIRIE HIGHLANDS - EIGHTH PLAT"**

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY SHOWN ON THIS PLAT DO HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THROUGHWAYS, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TURNPIKES, 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 THROUGHWAYS REMAINING TO ANY PERSON, UTILITY, OR CORPORATION HAVE BEEN ACCEPTED 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 THROUGHWAYS OR PARTS THEREOF FOR PUBLIC USE, FROM THE LEASE AND EFFECT OF ANY SPECIAL ASSESSMENTS AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS, SHALL REMAIN ALIEN ON THE REMAINDER OF THIS LAND FRONTING AND ADJUTING ON SAID DEDICATED PUBLIC WAY OR THROUGHWAY.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER LINES, STORM PIPES, SEWER PIPES AND RELATED FACILITIES AND STRUCTURES, AND SPOWLAWS UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "PUBLIC" OR "PUBLIC UTILITY EASEMENT" 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 PURPOSE.

AN EASEMENT 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 SANITARY SEWER LINES AND SURFACE DRAINAGE FACILITIES, INCLUDING MANHOLES, INLETS, PIPES, DRAINS, ETC., UPON, OVER AND UNDER THESE AREAS OUTLINED HEREON AND DESIGNATED ON THIS PLAT AS "SE" OR "SANITARY EASEMENT".

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, SEWER, PIPES, POLES, WIRES, SURFACE DRAINAGE FACILITIES, CABLES, ETC., UPON, OVER AND UNDER THESE AREAS OUTLINED HEREON AND DESIGNATED ON THIS PLAT AS "UE" OR "UTILITY EASEMENT".

TRACT K & L ARE TO BE OWNED AND MAINTAINED BY THE GREENS OF PRAIRIE HIGHLANDS HOMEOWNERS ASSOCIATION AND SAID TRACT WILL BE USED FOR A PERMANENT WATER QUALITY EASEMENT AND MAINTENANCE OF DRAINAGE FACILITIES INCLUDING WATER QUALITY FEATURES IN SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOA.

ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS SHALL 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 SUCH CABINETS ARE SCREENED WITH LANDSCAPE MATERIALS.

**RESTRICTIONS:**

ALL LOTS, PARCELS, TRACTS AND PROPERTIES IN THIS SUBDIVISION SHALL HEREAFTER BE SUBJECT TO THE DECLARATION OF RESTRICTIONS FOR "THE GREENS OF PRAIRIE HIGHLANDS" 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.

IN TESTIMONY WHEREOF, SOUTH SUMMIT HOMES, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SCOTT BAMESBERGER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SCOTT BAMESBERGER, MEMBER

NOTARY CERTIFICATION:

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 SOUTH SUMMIT HOMES, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS ITS FREE AND SOLE COMPANY.

IN WITNESS THEREOF:

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEY AND PLAT NOTES:**

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
  - SEMI-PERMANENT MONUMENTS
  - SET 1/2" REBAR WITH PLASTIC CAP IN CONCRETE MARKED "LS-218" AT ALL NEAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
  - 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 RECORDED PLAT OF THE GREENS AT PRAIRIE HIGHLANDS, THIRD PLAT.
- 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 FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXTENSION, SIZE, DEPTH, CONDITIONS, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- THE SUBJECT PROPERTY SURVEY 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. 2009010091G, PANEL NO. 91 OF 91, COMMUNITY PANEL NO. 20072001091G EFFECTIVE DATE: AUGUST 3, 2009.
- ALL STORMWATER CONVEYANCE, RETENTION, DETENTION OR WATER QUALITY (BMP) FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE "COVENANTS, CONDITIONS AND RESTRICTIONS" REFER TO THE "COVENANTS, CONDITIONS AND RESTRICTIONS" ASSOCIATED WITH THIS DEVELOPMENT FOR REQUIREMENTS.
- INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
- PLAT DESCRIPTION CLOSURE PRECISION = 1 IN 302750 TOTAL BOUNDARY DISTANCE + 2363.42 FEET

**DEVELOPER/OWNER:**

SOUTH SUMMIT HOMES, L.L.C.  
P.O. BOX 142  
LEES SUMMIT, MO 64039  
(816) 928-9393

**NOTE:**

All above ground electrical and/or telephone cabinets shall 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 such cabinets are screened with landscape materials.

**NOTE:**

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.

Exact location of easements are subject to change prior to recording based on fieldwork and final design

**NOTE:**

THE GREENS AT PRAIRIE HIGHLANDS SUBDIVISION IS LOCATED IN CLOSE PROXIMITY OF THE NEW CITY AIRPORT AND AIRCRAFT, INCLUDING BUSINESS JETS, OPERATING FROM THE AIRPORT SHOULD BE EXPECTED TO OVERFLY, BE VISIBLE FROM, AND BE HEARD FROM THE PROPERTY ON A REGULAR BASIS.

**AREAS**

Lot Area	4.70 Acres (204,595.53 sq ft)
Proposed Right of Way Area (Site)	1.01 Acres (44,118.24 sq ft)
Tract L Area	0.46 Acres (19,932.65 sq ft)
Tract K Area	0.71 Acres (30,896.93 sq ft)
Total Site Area	6.88 Acres (299,533.35 sq ft)

**APPROVALS:**

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHARMAN, WAYNE JANNER

APPROVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR, JOHN BACON DEPUTY CITY CLERK, BRENDA SWENGRAND

**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" AS CONTY 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.

DATE \_\_\_\_\_

MATTHEW J. SCHLICHT, KSPLS 1586

REV. 3/21/2024