Final Plat Asbury Centre, Third Plat

A replat of Lots 1 and 2, Asbury Centre, a subdivision in the City of Olathe, Johnson County, Kansas, lying in the Southeast Quarter of Section 12, Township 14 South, Range 23 East

olsson All of Lots 1 and 2, Asbury Centre, a subdivision in the City of Clathe, Johnson County, Kansas, Iying in the Southeast Quarter of Section 12, Township 14 South, Range 23 East, containing 183,159 Square Feet or 3.7456 Kares, more or less. sson - Survey insas COA #LS-114 N87'59'24'E 256.75" 9.82" (S/E Tie) Tract C is intended to be a Stormwater Treatment Facility, and is to be owned and maintained by the Location of easements may be subject to change, as needed, due to field work, but only prior to recording 25' Building Setback Line Per Plat of Asbury Centre Public Utility Easement Per Plat of Asbury Centre € 15' Sanitary Easement Per Plat of Asbury Centre - 10' Utility Easement Bk. 7384, Pg. 394 Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Clathe Municipal Code. Restrictions on the use or alteration of the sold Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City. 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 UID 18.30.130. IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed his name. OWNER - Primrose School Franchising SPF Lot 2 Asbury Centre 8k, 131, Pa. 48 S. Line, Lot 2, Asbury Centre N. Line, Lot 1, Asbury Centre In witness whereof, I have hereunto subscribed my name and affixed my notorial seal this day and year last above written. € 15' Sanitary Easement Per Plat of Asbury Centre My appointment expires: 25' Building Setback Line Per Plat of Asbury Centre =17.94" Limits of Access 4. Subject Property was last conveyed in Sheriff's Deed recorded in Book 202103, Page 003001. 7 20 Water Easement Bk. 201804, Pg. 004478 88'40'18"E 126.82" 5. Subject Property is subject to a blanket Water Easement, as established in Book 7588, Page 974 l and 2, Asbury Centre, a subdivision in the Southeast Section 12, Township 14 South, Range 23 East Tract C nwater Treatment Fi 3.523 S.F. 0.0809 Acres, ± Lot 1A 77,615 S.F. 1.7818 Acres. # NB7'45'14'E 283.96' Area Summary Table 77,615 S.F. 1.7818 Ac. Lot 1A Lot 2A S76 47 59 E 6.21 LEGEND 3,523 S.F. 0.0809 Ac Total 163,159 S.F. 3.7456 Ac. 15' Landscape Easement Per Plat of Asbury Centre SET 1/2"x24" REBAR W/LC 114 CA FOUND MONUMENT AS NOTED MEASURED DIMENSION - THIS PLAT Asbury PREMIUM Y DI ATTEN DIMENSION - 10" Public Utlity Easement Per Plat of Asbury Centre PERMANENT DRAINAGE EASEMENT RIGHT OF WAY SANITARY SEWER EASEMENT SUBSURFACE UTILITY EASEMENT WATER LINE EASEMENT Section 12, T14S, R23E VICINITY MAP 30' Utility Easement Per Plat of Asbury Centre. ĕ APPROVED BY, the Planning Commission of the City of Olathe, Johnson County, Kansas, this ______ day of _______, 2024. SW Cor., Lot 1, Asbury Wayne Janner, Chairperson APPROVED BY, the Governing Body of the City of Olathe, Johnson County, Kansas, this

ATTEST: Brenda D. Swearingian, City Clerk

John W. Bacon, Mayor

SHEET