TITLE INFORMATION SHOWN HEREON IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. COMMITMENT NO. 21049315, EFFECTIVE OCTOBER 25, 2021 AT 8:00 AM
ALL EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT THAT AFFECT THE SUBJECT PROPERTY ARE SHOWN ON THIS PLAT.

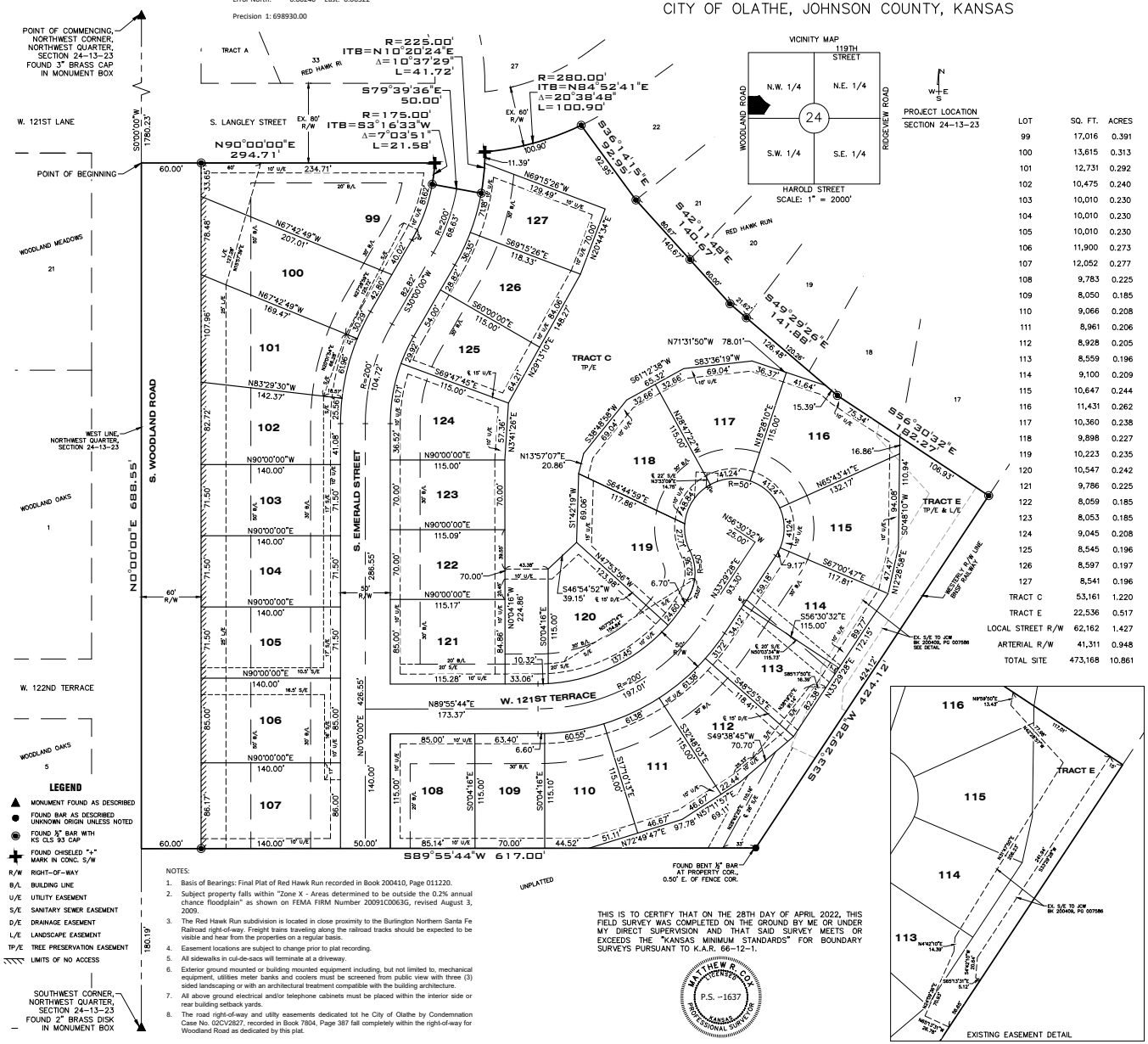
ERROR OF CLOSURE
Perimeter: 2796.35' Area: 473168.08 Sq. Ft.
Error Closure: 0.0040 Course: S53°21'50"W
Error North: -0.00240 East: -0.00322

Precision 1: 698930.00

FINAL PLAT OF

RED HAWK RUN V

A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 23 EAST, CITY OF OLATHE, JOHNSON COUNTY, KANSAS



VICINITY MAP

HAROLD STREET
SCALE: 1" = 2000'

PROJECT LOCATION
SECTION 24-13-23

LOT	SQ. FT.	ACRES
99	17,016	0.391
100	13,615	0.313
101	12,731	0.292
102	10,475	0.240
103	10,010	0.230
104	10,010	0.230
105	10,010	0.230
106	11,900	0.273
107	12,052	0.277
108	9,783	0.225
109	8,050	0.185
110	9,066	0.208
111	8,961	0.206
112	8,928	0.205
113	8,559	0.196
114	9,100	0.209
115	10,647	0.244
116	11,431	0.262
117	10,360	0.238
118	9,898	0.227
119	10,223	0.235
120	10,547	0.242
121	9,786	0.225
122	8,059	0.185
123	8,053	0.185
124	9,045	0.208
125	8,545	0.196
126	8,597	0.197
127	8,541	0.196
TRACT C	53,161	1.220
TRACT E	22,536	0.517
LOCAL STREET R/W	62,162	1.427
ARTERIAL R/W	41,311	0.948
TOTAL SITE	473,168	10.861

LEGEND

- MONUMENT FOUND AS DESCRIBED
- FOUND BAR AS DESCRIBED UNKNOWN ORIGIN UNLESS NOTED
- FOUND ½" BAR WITH KS CLS 93 CAP
- FOUND CHISELED "+" MARK IN CONC. S/W
- R/W — RIGHT-OF-WAY
- B/L — BUILDING LINE
- U/E — UTILITY EASEMENT
- S/E — SANITARY SEWER EASEMENT
- D/E — DRAINAGE EASEMENT
- L/E — LANDSCAPE EASEMENT
- TP/E — TREE PRESERVATION EASEMENT
- LIMITS OF NO ACCESS

NOTES:

1. Basis of Bearings: Final Plat of Red Hawk Run recorded in Book 200410, Page 011220.
2. Subject property falls within "Zone X - Areas determined to be outside the 0.2% annual chance floodplain" as shown on FEMA FIRM Number 20091C0063G, revised August 3, 2009.
3. The Red Hawk Run subdivision is located in close proximity to the Burlington Northern Santa Fe Railroad right-of-way. Freight trains traveling along the railroad tracks should be expected to be visible and hear from the properties on a regular basis.
4. Easement locations are subject to change prior to plat recording.
5. All sidewalks in cul-de-sacs will terminate at a driveway.
6. Exterior ground mounted or building mounted equipment including, but not limited to, mechanical equipment, utilities meter banks and coolers must be screened from public view with three (3) sided landscaping or with an architectural treatment compatible with the building architecture.
7. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear building setback yards.
8. The road right-of-way and utility easements dedicated tot he City of Olathe by Condemnation Case No. 02CV2827, recorded in Book 7804, Page 387 fall completely within the right-of-way for Woodland Road as dedicated by this plat.

THIS IS TO CERTIFY THAT ON THE 28TH DAY OF APRIL 2022, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.A.R. 66-12-1.

MATTHEW R. COX LICENSED P.S. -1637 KANSAS PROFESSIONAL SURVEYOR

LEGAL DESCRIPTION

All that part of the Northwest Quarter of Section 24, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, described by Matthew R. Cox, PS-1637 on January 10 as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 24, thence S0°00'00"W, along the West line of the Northwest Quarter of said Section 24, a distance of 1780.23 feet to the Southwest corner of Red Hawk Run, a subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being the point of beginning; thence along the Southerly line of said Red Hawk Run for the following nine courses; thence N90°00'00"E, a distance of 294.71 feet; thence Southerly along a curve to the right having a radius of 175.00 feet, an initial tangent bearing of S3°16'33"W, a central angle of 7°03'51" a distance of 21.58 feet; thence S79°39'36"E, a distance of 50.00 feet; thence Northerly along a curve to the left having a radius of 225.00 feet, an initial tangent bearing of N10°20'24"E, a central angle of 10°37'29", a distance of 41.72 feet; thence Easterly along a curve to the left having a radius of 280.00 feet, an initial tangent bearing of N84°52'41"E, a central angle of 20°38'48", a distance of 100.90 feet; thence S36°14'15"E, a distance of 92.95 feet; thence S42°11'48"E, a distance of 140.67 feet; thence S49°29'26"E, a distance of 141.88 feet; thence S56°30'32"E, a distance of 182.27 feet to a point on the Westerly right-of-way line of the Burlington Northern and Santa Fe Railroad; thence S33°29'28"W, along the Westerly right-of-way line of said railroad, a distance of 424.12 feet; thence S89°55'44"W, a distance of 617.00 feet to a point on the West line of the Northwest Quarter of said Section 24; thence N0°00'00"E, along the West line of the Northwest Quarter of said Section 24, a distance of 688.55 feet to the point of beginning, containing 10.86 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 hereafter shall be known as "RED HAWK RUN V".

The undersigned proprietors of said property shown on this plat do hereby dedicate to public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, avenues, lanes, and alleys.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, poles, wires, drainage facilities, ducts and cables, and similar facilities, and sidewalks upon, over and under those areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Olathe, Johnson County, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to Johnson County Wastewater of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation thereof.

An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct, and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, surface drainage facilities, etc., upon, over, and across those areas outlined and designated on this plat as "Drainage Easement" or "D/E".

An easement is hereby granted and reserved by the undersigned proprietor of the above described land unto itself and the Red Hawk Run Homes Association to enter upon, plant, replace, replat, mow, clip, trim, spray, chemically treat, repair, and otherwise maintain, and to authorize any such maintenance of any and all grass, trees, shrubs, plants, and other landscaping and all fences and monuments installed by the undersigned proprietor and by the Red Hawk Run Homes Association upon, over, or under those areas outlined and designated on this plat as "Landscape Easement" or "L/E".

An easement or license is hereby dedicated to the City of Olathe to enter upon, over and across those areas outlined and designated on this plat at "Tree Preservation Easement" or "TP/E". Trees shall not be removed from a tree preservation easement without the City of Olathe's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The Red Hawk Run Homes Association, or their designees, shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead, diseased trees or trees posing a threat to the public or adjacent property.

Tracts C and E are to be used and dedicated as private open space and common areas. Tracts shall be owned and maintained by the Red Hawk Run Homes association.

All existing easements or rights-of-way heretofore dedicated shall remain and be unaffected with the filing of this plat.

RESTRICTIONS

All lots, parcels, tracts, and properties in this subdivision shall hereafter be subject to the Declaration of Restrictions for "Red Hawk Run", 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.

CONSENT TO LEVY

The undersigned proprietor of the above described land hereby consents and agrees 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 use from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting and abutting on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, RED HAWK RUN DEVELOPMENT COMPANY, LLC, a Missouri limited liability company, has caused this instrument to be executed this _____ day of _____ 20___.

By: GRATA, LLC, a Kansas limited liability company
Manager of Red Hawk Run Development Company, LLC

By: _____
Travis Schram, Manager

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 Travis Schram, Manager of GRATA, LLC, who is personally known to me to be such person who executed the within instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public: _____ My appointment expires: _____

APPROVALS

APPROVED BY the Planning Commission of the City of Olathe, Kansas, this _____ day of _____ 20___.

By: _____
Wayne Janner, Chairman

APPROVED BY the Governing Body of the City of Olathe, Kansas, this _____ day of _____ 20___.

By: _____ Attest: _____
John W. Bacon, Mayor Brenda Swearingian, City Clerk

NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

RED HAWK RUN V

CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635
14 W. PEORIA
PAOLA, KANSAS 66071
PHONE: (913) 557-1076
FAX: (913) 557-6904

AD PROJECT #36903 **24-13-23** **FINAL PLAT**