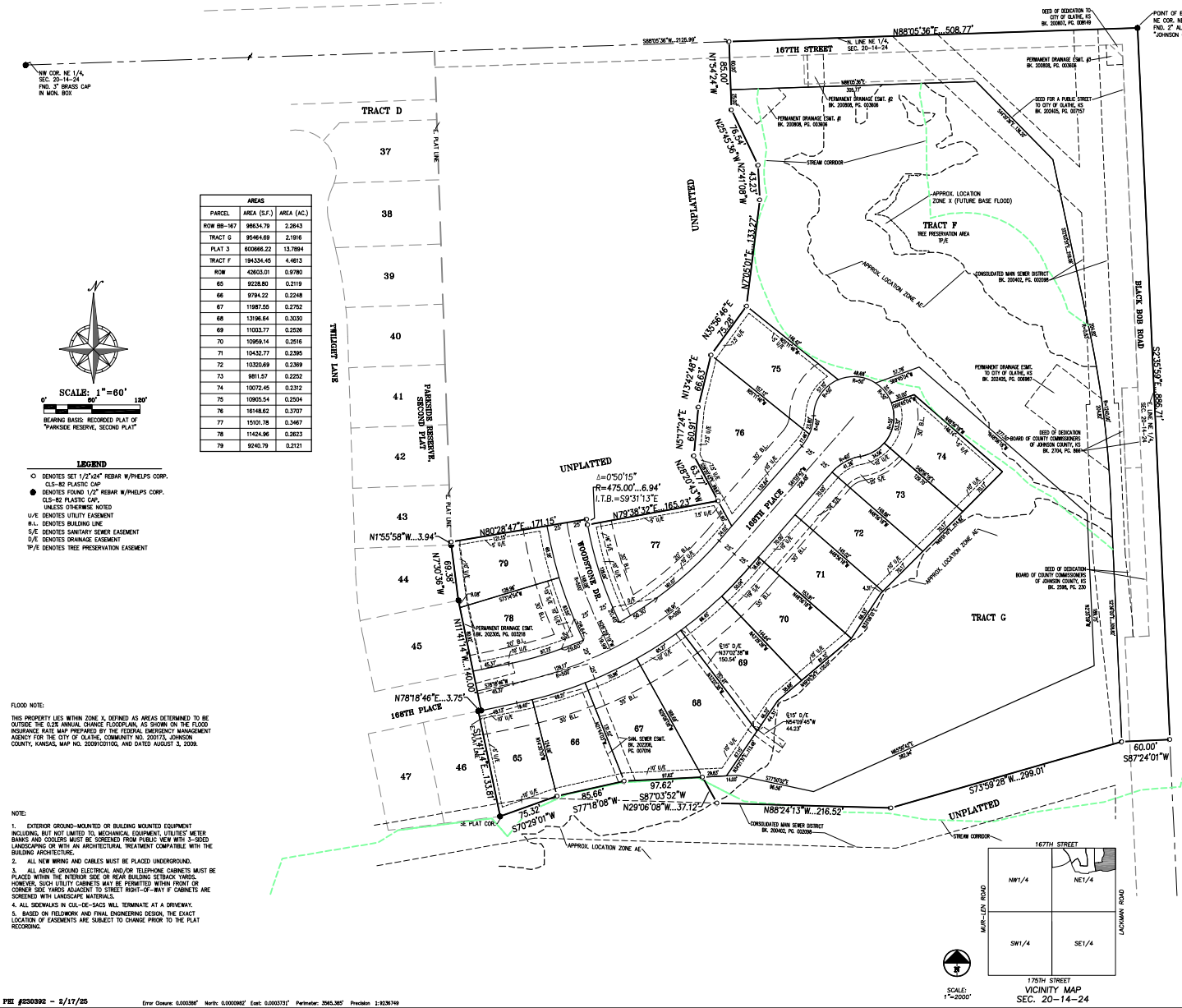
FINAL PLAT OF

PARKSIDE RESERVE, THIRD PLAT

A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
ROW BB-167	98634.79	2.2643
TRACT G	95464.69	2.1916
PLAT 3	600666.22	13.7894
TRACT F	194334.45	4.4613
ROW	42603.01	0.9780
65	9228.80	0.2119
66	9794.22	0.2248
67	11987.55	0.2752
68	13196.64	0.3030
69	11003.77	0.2526
70	10959.14	0.2516
71	10432.77	0.2395
72	10320.69	0.2369
73	9811.57	0.2252
74	10072.45	0.2312
75	10905.54	0.2504
76	16148.62	0.3707
77	15101.78	0.3467
78	11424.96	0.2623
79	9240.79	0.2121

LEGEND

- ○ DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP
- ● DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP, UNLESS OTHERWISE NOTED
- U/E DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- S/E DENOTES SANITARY SEWER EASEMENT
- D/E DENOTES DRAINAGE EASEMENT
- TP/E DENOTES TREE PRESERVATION EASEMENT

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0110G, AND DATED AUGUST 3, 2009.

NOTE:

1. 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 3-SIDED LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
2. ALL NEW WIRING AND CABLES MUST BE PLACED UNDERGROUND.
3. 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.
4. ALL SIDEWALKS IN CUL-DE-SACS WILL TERMINATE AT A DRIVEWAY.
5. BASED ON FIELDWORK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO THE PLAT RECORDING.

DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS CLS-82 on December 3, 2024, for Project No. 230392. All that part of the Northeast Quarter of Section 20, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 20; thence S 2°35'59" E, along the East line of the Northeast Quarter of said Section 20, a distance of 886.71 feet; thence S 87°24'01" W, a distance of 60.00 feet; thence S 73°59'28" W, a distance of 299.01 feet; thence N 88°24'13" W, a distance of 216.52 feet; thence N 29°06'08" W, a distance of 37.12 feet; thence S 87°03'52" W, a distance of 97.62 feet; thence S 77°18'08" W, a distance of 85.66 feet; thence S 70°29'01" W, a distance of 75.32 feet to the Southeast plat corner of PARKSIDE RESERVE, SECOND PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Easterly plat line of said PARKSIDE RESERVE, SECOND PLAT, for the following five (5) courses; thence N 11°41'14" W, a distance of 133.81 feet; thence N 78°18'46" E, a distance of 3.75 feet; thence N 11°41'14" W, a distance of 140.00 feet; thence N 7°30'36" W, a distance of 69.38 feet; thence N 1°55'58" W, a distance of 3.94 feet; thence N 80°28'47" E, a distance of 171.15 feet; thence Southerly on a curve to the left, said curve having an initial tangent bearing of S 9°31'13" E and a radius of 475.00 feet, an arc distance of 6.94 feet; thence N 79°38'32" E, a distance of 165.23 feet; thence N 28°20'43" W, a distance of 63.77 feet; thence N 51°24'24" E, a distance of 60.91 feet; thence N 13°42'48" E, a distance of 66.63 feet; thence N 35°56'46" E, a distance of 75.28 feet; thence N 7°05'01" E, a distance of 133.27 feet; thence N 2°41'08" W, a distance of 43.23 feet; thence N 25°45'36" W, a distance of 78.54 feet; thence N 1°54'24" W, a distance of 85.00 feet to a point on the North line of the Northeast Quarter of said Section 20; ; thence N 88°05'36" E, along the North line of the Northeast Quarter of said Section 20, a distance of 508.77 feet to the Point of Beginning, containing 13.7894 acres, more or less, unplatted land.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "PARKSIDE RESERVE, THIRD PLAT".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby absolves and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over, and under these areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Olathe, Kansas.

An easement 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 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, pipes, poles, wires, surface drainage facilities, ducts cables, etc., upon, over and under those areas outlined hereon and designated on this plat as "U/E" or "Utility Easement".

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 as "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 developer and/or the homes association shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead or diseased trees or trees posing a threat to the public or adjacent property. No structure will encroach within/over a tree preservation easement.

Tract "F" shall be owned and maintained by Parkside Reserve Homes Association. Said tract is intended to be used for stormwater treatment facilities, stormwater detention, open space, homeowner amenities, landscaping, monuments, trails and private open space.

Tract "G" shall be owned and maintained by Parkside Reserve Homes Association. Said tract is intended to be used for stormwater treatment facilities, stormwater detention, open space, homeowner amenities, landscaping, and private open space.

Notice: 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.

Notice: This site contains a protected Stream Corridor, as defined and regulated in city of Olathe, Kansas, Municipal Code. Restrictions on the use or alteration of the Stream Corridor may apply. This property is also subject to the obligations and requirements of the Stream Corridor Maintenance Agreement approved by the City.

CONSENT TO LEVY

The undersigned proprietors of the above described 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 assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, 167 Partners, LLC, has caused this instrument to be executed on this _____ day of _____, 20___.

167 Partners, LLC,

By: _____
Brian Rodrock, 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 Brian Rodrock, Manager of 167 Partners, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said partnership, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Approved by the Governing Body of the City of Olathe, Kansas, this _____ day of_____, 20___.

_____ Attest: _____
Mayor: John W. Bacon City Clerk: Brenda Swearingen

I, SCOTT G. CHRISMAN, HEREBY CERTIFY THAT IN DECEMBER 2024, I OR SOMEONE UNDER MY RESPONSIBLE CHARGE HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

SCOTT G. CHRISMAN LICENSED LS-1306 KANSAS LAND SURVEYOR

BY: SCOTT G. CHRISMAN, KS. LS- 1306

CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING – LS-82 ENGINEERING – E-39

CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING- 2007001128 ENGINEERING- 2007005208

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1244

PEI #230392 – 2/17/25

Error Closure: 0.000386' North: 0.0000982' East: 0.0003731' Perimeter: 3565.385' Precision 1: 9236749