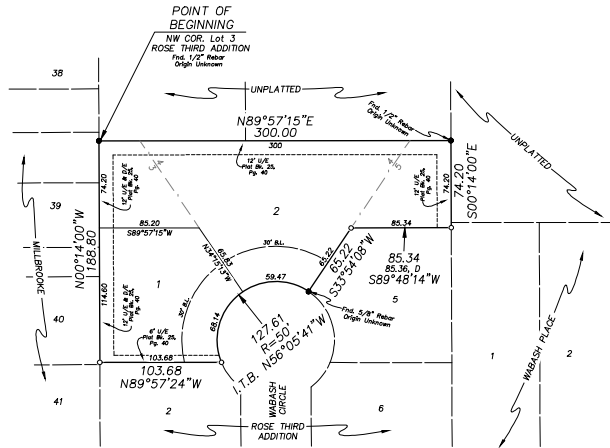


REVISIONS		
NO.	DATE	DESCRIPTION
1	1/15/24	plot & legal checked
2	1/25/24	completed
3	3/05/24	city comments

MINOR PLAT OF  
WILD ROSE ADDITION  
A Replat of All of Lots 3, 4 and  
Part of Lot 5, ROSE THIRD ADDITION

LOT AREAS	
LOT 1	11,959.2 Sq.Ft.
LOT 2	26,990.9 Sq.Ft.
TOTAL	38,950.1 Sq.Ft.



NOTES:

The minimum Side Yard Setback is 7 feet.

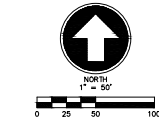
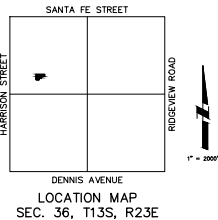
The basis for bearings on this plat is the North line of the previous plat ROSE THIRD ADDITION, Plat Book 25, Page 40.

The plat is subject to the building lines and easements, that apply, as shown on ROSE THIRD ADDITION, Plat Book 25, Page 40.

According to F.R.M. Map No. 20091000795 Johnson County, Kansas, dated August 3, 2009 this entire site is determined to be outside the 100-year floodplain.

944.85' (plot boundary distance) / 0.005' (closing distance) =  
unadjusted error of closure 1 in 188,970.00

ALL AREAS DESIGNATED ON THE PLAT AS DRAINAGE EASEMENT SHALL REMAIN FREE OF FENCES, SHRUBS, AND OTHER OBSTACLES THAT WOULD RESTRICT THE FLOW OF DRAINAGE.



LEGEND:

- O DENOTES 1/2" REBAR SET w/PAR PLASTIC CAP CLS-49
- DENOTES 1/2" REBAR FOUND w/PAR PLASTIC CAP CLS-49 (UNLESS NOTED)
- DENOTES BUILDING LINE
- DENOTES UTILITY EASEMENT
- DENOTES DRAINAGE EASEMENT
- DENOTES DEEDED
- DENOTES ORIGINAL LOT LINES BEING REPLATTED

This is a resurvey and replat of all of Lots 3, 4 and Part of Lot 5, ROSE THIRD ADDITION, a subdivision in the City of Olathe, Johnson County, Kansas, prepared by Gerald L. Carr, No. 1128, January 14, 2024, more particularly described as follows:

Beginning at the Northeast corner of Lot 3, ROSE THIRD ADDITION, a subdivision in the City of Olathe, Johnson County, Kansas; thence N 89°57'15" E along the North line of said Lot 3, ROSE THIRD ADDITION and along the North line of Lots 4 and 5, ROSE THIRD ADDITION, a distance of 300.00 feet to the Northeast corner of said Lot 5; thence S 00°14'00" E along the East line of said Lot 5 a distance of 74.20 feet; thence S 89°48'14" W a distance of 85.34 feet to a point on the Southeastery line of said Lot 4; thence S 33°54'08" W along the Southeastery line of said Lot 4 a distance of 65.22 feet to the Southeast corner of said Lot 4; thence Westerly and Southwesterly along the Southerly line of said Lot 4 and along the Southeastery line of said Lot 3, on a curve to the left, having an initial tangent bearing of N 58°05'41" W and a radius of 50.00 feet, for a distance of 127.61 feet to the Southeast corner of said Lot 3; thence N 89°57'24" W along the South line of said Lot 3, a distance of 103.68 feet to the Southwest corner of said Lot 3; thence N 00°14'00" W along the West line of said Lot 3 a distance of 188.80 feet to the POINT OF BEGINNING, containing 38,950.1 square feet more or less.

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

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.40.180, Lot Splits, of Unified Development Ordinance or by replat.

IN TESTIMONY WHEREOF, the undersigned proprietors have caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

MICHAEL PATON and EMILY PATON  
(Owners of Lot 2)

MICHAEL PATON, Husband      EMILY PATON, Wife

STATE OF \_\_\_\_\_ KANSAS )  
COUNTY OF \_\_\_\_\_ JOHNSON ) SS

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2024 before me a Notary Public in and for said County and State, came MICHAEL PATON and EMILY PATON, husband and wife, who are personally known to me to be the same persons who executed the within document of their own free will and accord and has the authority to do so.

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

Notary Public      My Appointment Expires: \_\_\_\_\_  
  
SHEILA CARR  
(Owner of Lot 1)  
  
SHEILA CARR

STATE OF \_\_\_\_\_ KANSAS )  
COUNTY OF \_\_\_\_\_ JOHNSON ) SS

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2024 before me a Notary Public in and for said County and State, came SHEILA CARR, who is personally known to me to be the same person who executed the within document of their own free will and accord and has the authority to do so.

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

Notary Public      My Appointment Expires: \_\_\_\_\_  
  
APPROVED by the Planning Commission of the City of Olathe, Kansas,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By: WAYNE JANNER, Chairman

I hereby certify that on December 6, 2023, I or someone under my direct supervision completed a field survey of the above described tract of land and this is an accurate and true plat of said survey, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Gerald L. Carr  
Kansas P.S. No. 1128

Prepared By: Payne & Brockway Engineers, P.A.  
P.O. Box 128  
Olathe, Kansas 66051  
913-782-4800

Prepared For: Michael and Emily Paton  
314 S. Wilbush  
Olathe, Kansas 66061  
913-406-4528

Date Prepared: January 22, 2024

WILD ROSE ADDITION  
SEC. 36, T13S, R23E  
JOHNSON COUNTY, KANSAS

