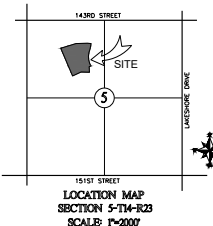
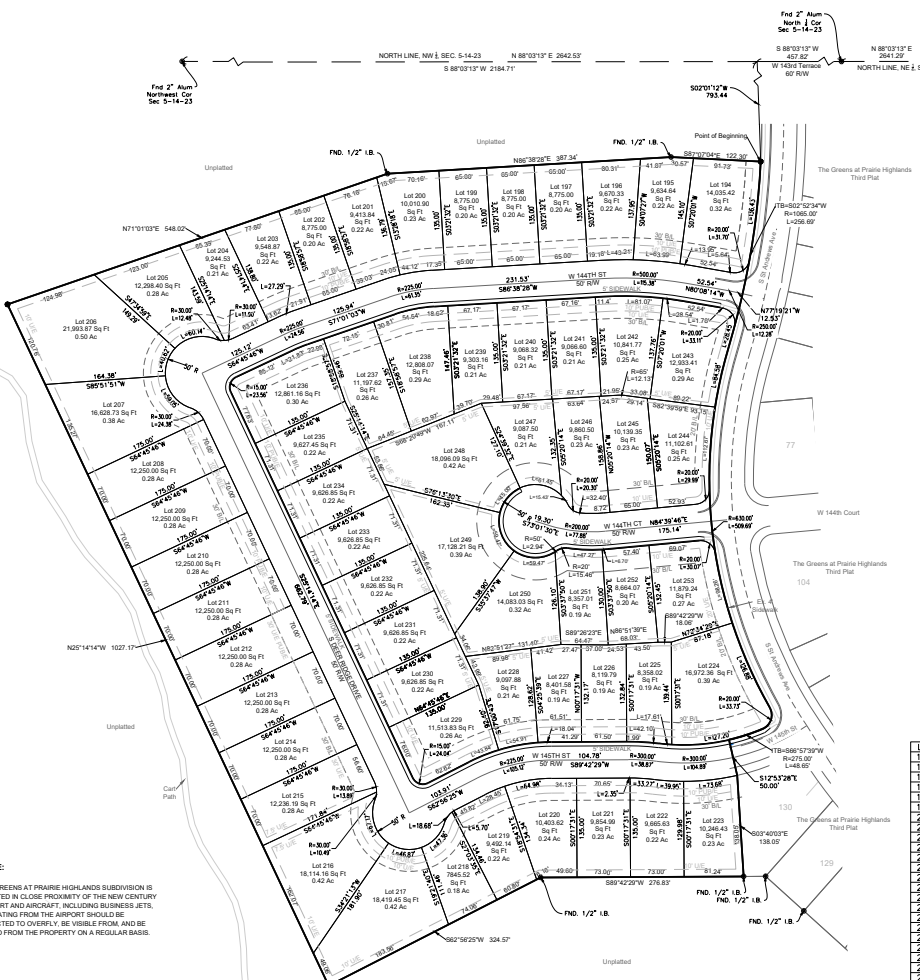


FINAL PLAT

The Greens at Prairie Highlands - Seventh Plat

Lots 194 Thru 253

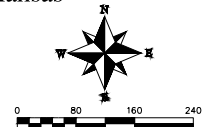
Part of the North 1/2 of Section 5, Township 14, Range 23,
all in the City of Olathe, Johnson County, Kansas



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 1/2" Rebar & Cap



PLAT BOUNDARY DESCRIPTION

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

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5, THENCE NORTH 88° 03' 13" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 218.71 FEET; THENCE SOUTH 01° 12' WEST, A DISTANCE OF 794.64 FEET TO THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 02° 34' WEST AND A RADIUS OF 1065.00 FEET; AN ARC DISTANCE OF 266.60 FEET; THENCE ALONG A REVERSE CURVE HAVING A RADIUS OF 850.00 FEET, AN ARC DISTANCE OF 50.66 FEET; THENCE ALONG A REVERSE CURVE HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 53.73 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 67° 57' WEST AND A RADIUS OF 275.00 FEET; AN ARC DISTANCE OF 48.65 FEET; THENCE SOUTH 17° 53' 28" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 02° 40' EAST, A DISTANCE OF 138.65 FEET; THENCE SOUTH 67° 42' WEST, A DISTANCE OF 276.28 FEET; THENCE SOUTH 62° 52' WEST, A DISTANCE OF 324.57 FEET; THENCE NORTH 52° 14' WEST, A DISTANCE OF 1027.17 FEET; THENCE NORTH 71° 01' EAST, A DISTANCE OF 548.02 FEET; THENCE NORTH 87° 38' EAST, A DISTANCE OF 37.34 FEET; THENCE SOUTH 07° 04' EAST, A DISTANCE OF 122.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 794,310.63 SQUARE FEET (18.23 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, AND RIGHT OF WAYS, 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 - SEVENTH PLAT"

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY SHOWN ON THIS PLAT DO HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THROUGHFARES, ALL PARCELS AND PARTS OF LAND RESICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVEWAYS, LANES, 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 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 PROMISED TO BE DEDICATED FOR PUBLIC WAYS AND THROUGHFARES OR PARTS THEREOF, FOR PUBLIC USE, FROM THE LEASE AND EFFECT OF ANY SPECIAL ASSESSMENTS AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED, SHALL REMAIN ALONE ON THE REMAINDER OF THIS LAND FRONTING AND ADJOINING ON SAID DEDICATED PUBLIC WAY OR THROUGHFARE.

AN EASEMENT OR LICENSE TO ENTER ON LAND, 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 SIDEWALKS, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "PUBLIC" OR "PUBLIC UTILITY EASEMENTS" IS HEREBY GRANTED TO THE CITY OF OLATHE, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW FOR SAID PURPOSE.

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 "USE" OR "UTILITY EASEMENT".

RESTRICTIONS:

ALL LOTS, PARCELS TRACTS AND PROPERTIES IN THIS SUBDIVISION SHOWN HEREAFTER BE SUBJECT TO THE DECLARATION OF RESTRICTIONS FOR "THE GREENS AT 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, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SCOTT BAMBESBERGER THIS _____ DAY OF 20____.

SOUTH SUMMIT HOMES, LLC:

SCOTT BAMBESBERGER, MEMBER

NOTARY CERTIFICATION:

STATE OF _____ SS
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT BAMBESBERGER, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME I DO SAY THAT HE IS A MEMBER OF SOUTH SUMMIT HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND IN THE FREE AND ACED MIND AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

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

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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, JOHNSON COUNTY, KANSAS, THIS _____ DAY OF _____, 20____.

APPROVED BY THE CITY ENGINEER:

MAYOR JOHN W. BACON DEPUTY CITY CLERK BRENDA M. SWEARINGEN

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 JOINTLY 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. SCHALCH, KSPEL 1586 ENGINEERING SOLUTIONS, LLC, NO CORP LS 218-D

LOT	AREA (SQ FT)	LOT	AREA (SQ FT)
194	14,035.42	224	16,972.38
195	9,634.64	225	8,358.02
196	9,670.33	226	8,119.79
197	8,775.00	227	8,401.58
198	8,775.00	228	9,097.88
199	8,775.00	229	11,513.83
200	10,010.90	230	9,626.85
201	9,413.84	231	9,626.85
202	8,775.00	232	9,626.85
203	9,548.87	233	9,626.85
204	9,244.33	234	9,626.85
205	12,295.40	235	9,626.85
206	21,993.87	236	12,861.16
207	16,628.73	237	11,197.67
208	12,250.00	238	12,802.07
209	12,250.00	239	9,303.16
210	12,250.00	240	9,065.37
211	12,250.00	241	9,065.60
212	12,250.00	242	10,841.77
213	12,250.00	243	12,933.61
214	12,250.00	244	11,102.61
215	12,236.19	245	10,139.25
216	18,114.16	246	9,865.50
217	18,419.45	247	9,087.50
218	7,845.52	248	18,006.09
219	9,492.14	249	17,128.21
220	10,403.62	250	14,083.03
221	9,854.99	251	8,357.01
222	9,665.63	252	8,664.07
223	10,246.43	253	11,879.24
TOTAL ROW AREA	118,000.00 SQ FT		
TOTAL SITE AREA	794,310.63 SQ FT		

Areas

Total Site Area 18.23 Acres (794,310.63 sq ft)
Lot Area 15.53 Acres (676,310.54 sq ft)
Proposed Right of Way Area (Site) 2.70 Acres (118,000.00 sq ft)

NOTE:

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

SURVEY AND PLAT NOTES:

1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
 - a) SEMI-PERMANENT MONUMENTS
 - b) SET 1/2" REBAR WITH PLASTIC CAP IN CONCRETE MARKED "LS-218" AT ALL REAR LOT CORNERS AND CURBS ARE NOTICED AT THE PROJECTION OF SIDE LOT LINES
 - c) PERMANENT MONUMENTS
 - d) SET 5/8" REBAR WITH ALUMINUM CAP MARKED "LS-218" AT PLAT BOUNDARY CORNERS.
2. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (SUB)URBAN PROPERTY BOUNDARY SURVEY AS DEFINED BY THE KANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
3. BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF THE GREENS AT PRAIRIE HIGHLANDS, THIRD PLAT.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY, NO ITEM IS MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
5. THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (A). PROTECTION AREA IS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP NO. 2009100091G, PANEL NO. 01 OF 01, COMMUNITY PANEL NO. 2007130091G EFFECTIVE DATE, AUGUST 3, 2009.
6. ALL STORM WATER 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.
7. INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SUCH CHANGES ARE MADE AND APPROVED BY THE CITY ENGINEER.
8. ALL KNOWN APPLICABLE EASEMENTS AND ENCUMBRANCES FOUND IN TITLE REPORT ARE ON THIS PLAT. BASED ON FIELDWORK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO THE PLAT RECORDING.

DATE	BY	REVISIONS

Lots 194 thru 253
Part of the North 1/2
Sec. 5, Twp. 14, Rge. 23
Olathe, Johnson County, Kansas

Final Plat:
The Greens at Prairie Highlands Seventh Plat

TOWNSHIP 14
RANGE 23
SECTION 5

COUNTY JOHNSON
CITY OLATHE

DATE OF PREPARATION
March 15, 2024

SCALE
1" = 80'

DRAWN BY
M. SCHALCH, P.E.S.

