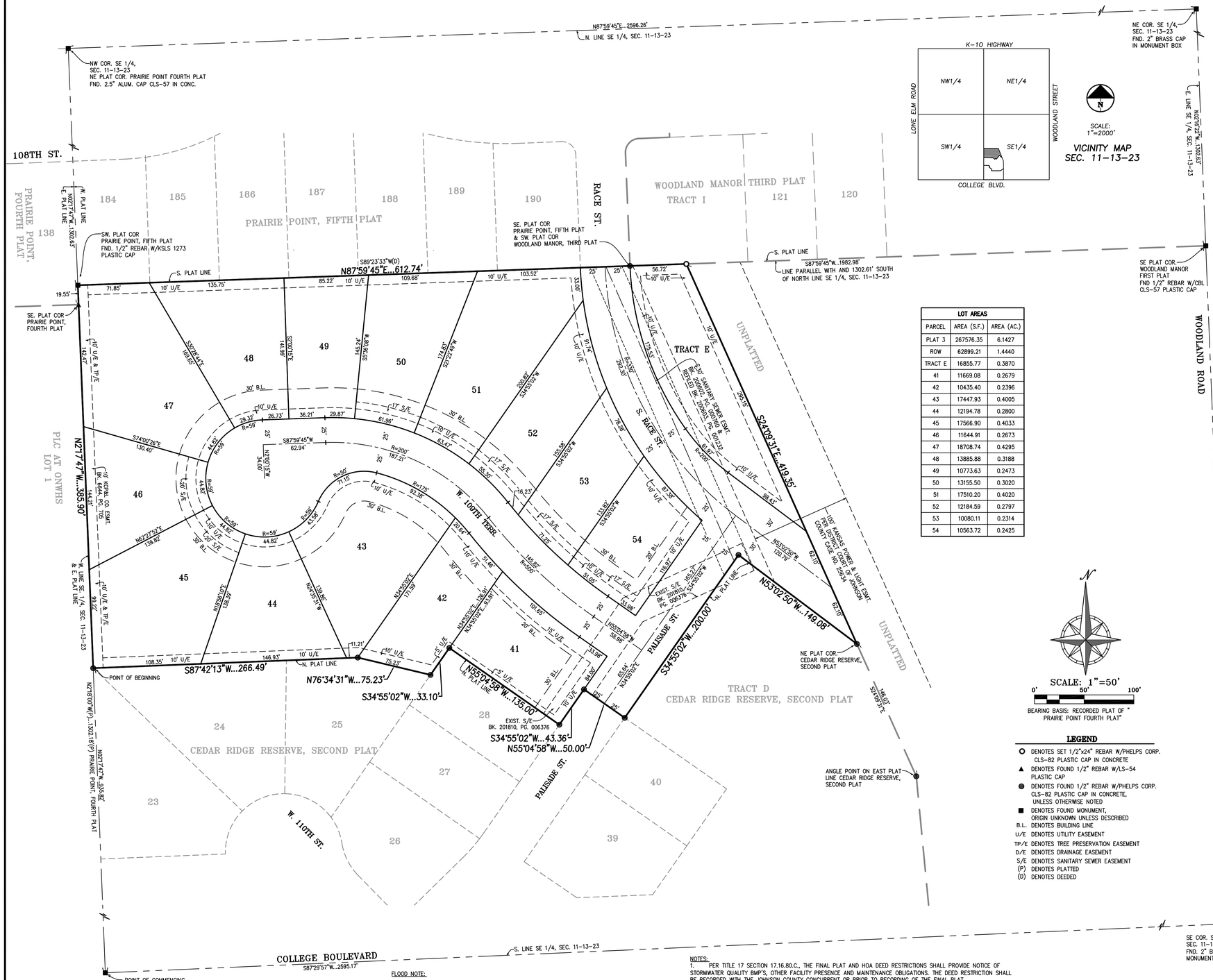
FINAL PLAT OF

CEDAR RIDGE RESERVE, THIRD PLAT

A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER SECTION 11, TOWNSHIP 13 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
PLAT 3	267576.35	6.1427
ROW	62899.21	1.4440
TRACT E	16855.77	0.3870
41	11669.08	0.2679
42	10435.40	0.2396
43	17447.93	0.4005
44	12194.78	0.2800
45	17566.90	0.4033
46	11644.91	0.2673
47	18708.74	0.4295
48	13885.88	0.3188
49	10773.63	0.2473
50	13155.50	0.3020
51	17510.20	0.4020
52	12184.59	0.2797
53	10080.11	0.2314
54	10563.72	0.2425

LEGAL DESCRIPTION

All that part of the Southeast Quarter of Section 11, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 11; thence N 2°17'47" W, along the West line of the Southeast Quarter of said Section 11 and along the West plat line of CEDAR RIDGE RESERVE and CEDAR RIDGE RESERVE, SECOND PLAT and the East Plat line of PLC AT ONWHS all being platted subdivisions of land in the City of Olathe, Johnson County, Kansas, a distance of 935.82 feet to the point of beginning; thence continuing N 2°17'47" W, along the West line of the Southeast Quarter of said Section 11 and along the East plat line of said PLC AT ONWHS and the East plat line of PRAIRIE POINT, FOURTH PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, a distance of 385.90 feet to the Southwest plat corner of PRAIRIE POINT, FIFTH PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence N 87°59'45" E, along the South plat line of said PRAIRIE POINT, FIFTH PLAT, and the South plat line of WOODLAND MANOR THIRD PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, a distance of 612.74 feet; thence S 24°09'31" E, a distance of 419.35 feet to the Northeast plat corner of said CEDAR RIDGE RESERVE, SECOND PLAT; thence along the Northerly plat line of said CEDAR RIDGE RESERVE, SECOND PLAT, for the following eight (8) courses; thence N 53°02'50" W, a distance of 149.08 feet; thence S 34°55'02" W, a distance of 200.00 feet; thence N 55°04'58" W, a distance of 50.00 feet; thence S 34°55'02" W, a distance of 43.36 feet; thence N 55°04'58" W, a distance of 135.00 feet; thence S 34°55'02" W, a distance of 33.10 feet; thence N 76°34'31" W, a distance of 75.23 feet; thence S 87°42'13" W, a distance of 266.49 feet to the point of beginning, containing 6.1427 acres, more or less, of unplatted land.

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 "CEDAR RIDGE RESERVE, THIRD PLAT".

DEDICATION

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 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.

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 the Consolidated Main Sewer District 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 surface drainage facilities, including manholes, inlets, pipes, drains, etc., upon, over, and under those areas outlined hereon and designated on this plat as "D/E" or "Drainage Easement".

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".

Tract "E" shall be owned and maintained by the CEDAR RIDGE RESERVE Homes Association. Said tract is intended to be used for storm water detention and storm water quality BMP's.

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, undersigned proprietors has caused this instrument to be executed on this _____ day of _____ 20___

By: _____
Tom Bickimer , President

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 Tom Bickimer of Bickimer Construction, Inc., a Kansas Corporation, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said corporation, 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: C.S. Vakas

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

_____ Attest: _____
Mayor: Michael E. Copeland City Clerk: Brenda D. Long

LEGEND

- ○ DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE
- ▲ DENOTES FOUND 1/2" REBAR W/LS-54 PLASTIC CAP
- ● DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE, UNLESS OTHERWISE NOTED
- ■ DENOTES FOUND MONUMENT, ORIGIN UNKNOWN UNLESS DESCRIBED
- B.L. DENOTES BUILDING LINE
- U/E DENOTES UTILITY EASEMENT
- TP/E DENOTES TREE PRESERVATION EASEMENT
- D/E DENOTES DRAINAGE EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT
- (P) DENOTES PLATTED
- (D) DENOTES DEEDED

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. 20091C0063G, AND DATED AUGUST 3, 2009.

NOTES:

1. PER TITLE 17 SECTION 17.16.80.C., THE FINAL PLAT AND HOA DEED RESTRICTIONS SHALL PROVIDE NOTICE OF STORMWATER QUALITY BMP'S, OTHER FACILITY PRESENCE AND MAINTENANCE OBLIGATIONS. THE DEED RESTRICTION SHALL BE RECORDED WITH THE JOHNSON COUNTY CONCURRENT OR PRIOR TO RECORDING OF THE FINAL PLAT.
2. ALL ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
3. ALL ABOVE GROUND ELECTRICAL EQUIPMENT AND/OR TELEPHONE CABINETS MUST BE PLACED IN THE REAR YARD.
4. SIDEWALKS IN CUL-DE-SACS WILL TERMINATE AT A DRIVEWAY.

I, THOMAS D. PHELPS, HEREBY CERTIFY THAT IN JANUARY 2019, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

THOMAS DWAYNE PHELPS LICENSED LS-1075 KANSAS LAND SURVEYOR

BY: _____
THOMAS D. PHELPS, KS. LS-1075

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING – LS-82
ENGINEERING – E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING–2007001128
ENGINEERING–2007005058

PEI
PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

PEI #181188 – 6/2/20

Error Closure: 0.000650' North: 0.001869' East: -0.0006226' Perimeter: 2370.25' Precision 1: 3646535