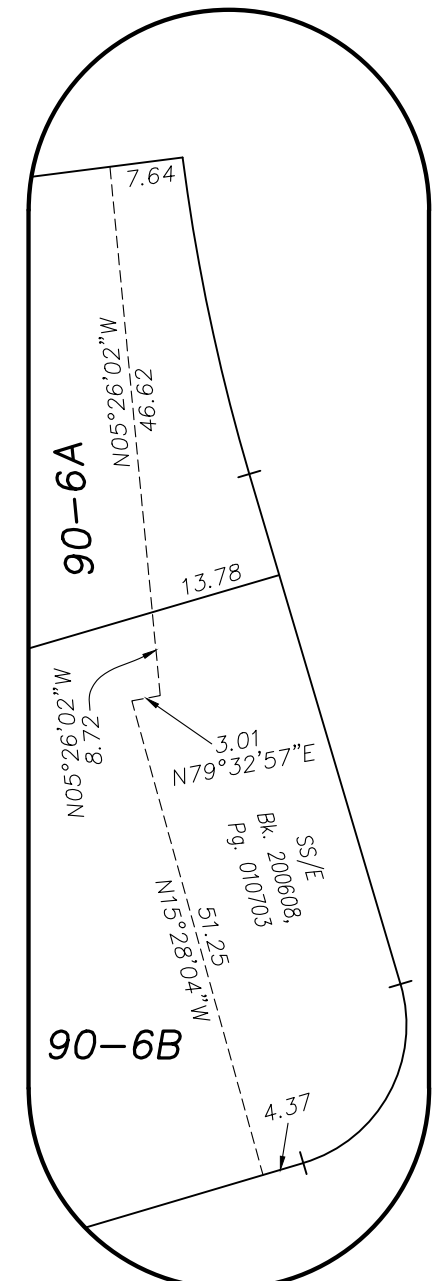
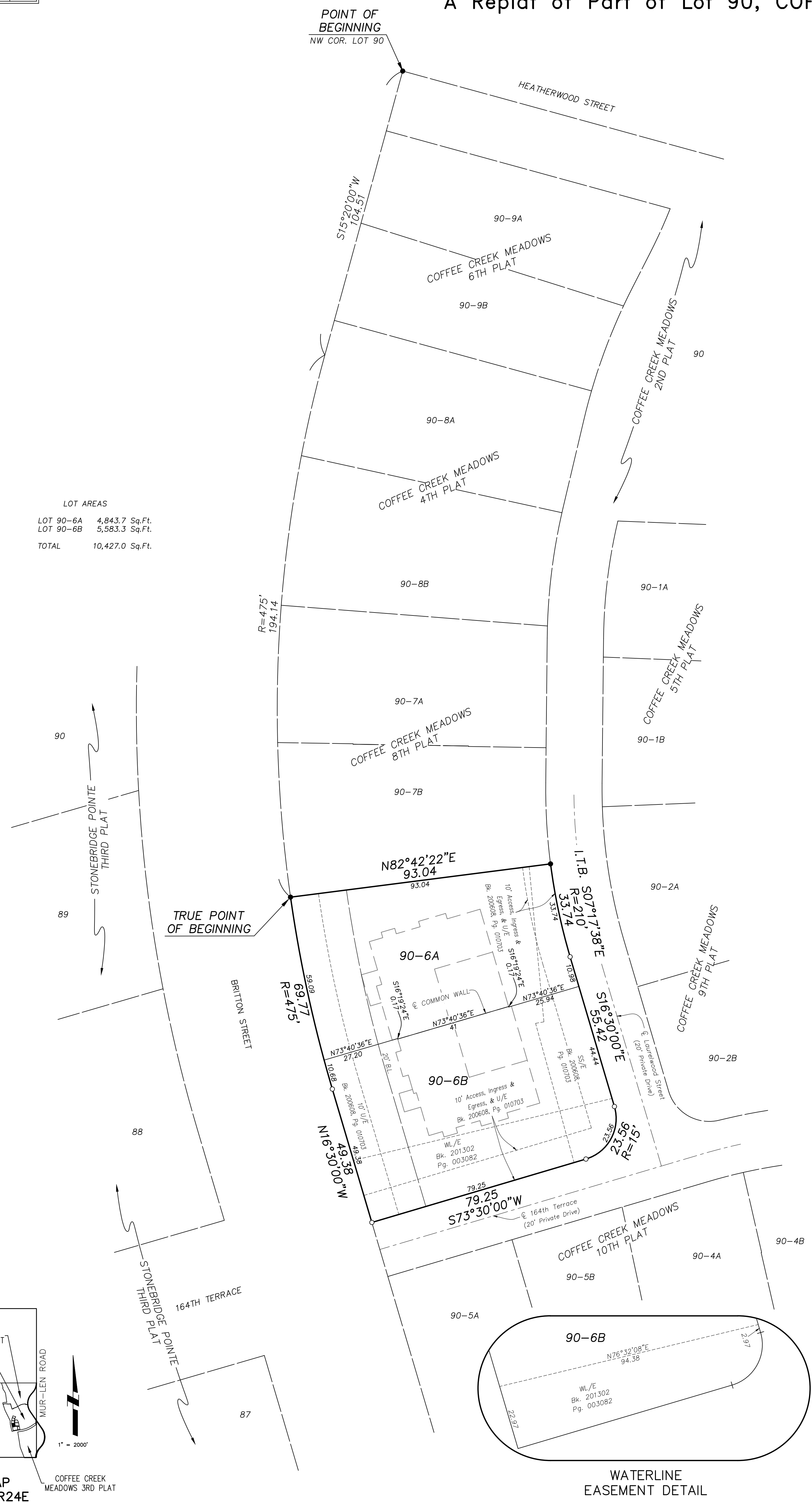
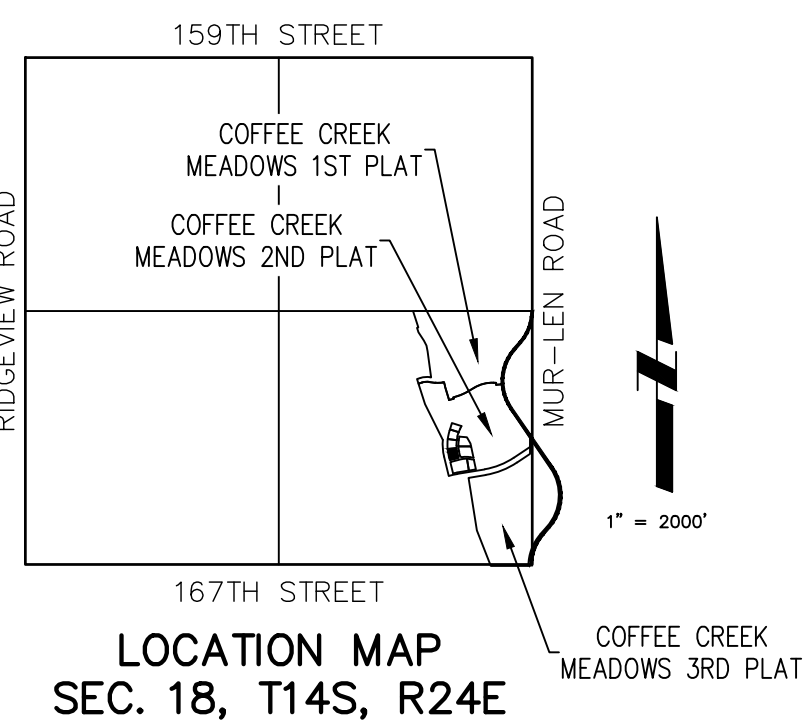


REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	1/04/24	completed	CTA
1	1/26/24	city comments	CTA

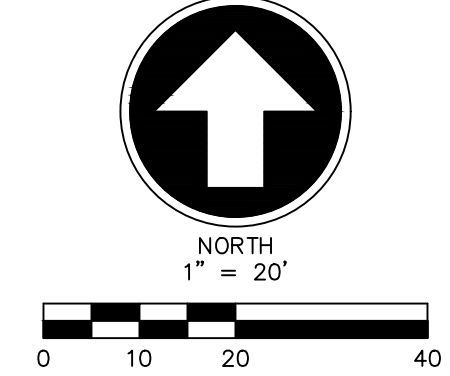
# MINOR PLAT OF COFFEE CREEK MEADOWS, 11TH PLAT

## A Replat of Part of Lot 90, COFFEE CREEK MEADOWS, 2ND PLAT

LOT AREAS	
LOT 90-6A	4,843.7 Sq.Ft.
LOT 90-6B	5,583.3 Sq.Ft.
<b>TOTAL</b>	<b>10,427.0 Sq.Ft.</b>



SANITARY SEWER EASEMENT DETAIL



- LEGEND:**
- DENOTES 1/2" REBAR SET w/P&B PLASTIC CAP CLS-49
  - DENOTES 1/2" REBAR FOUND w/P&B PLASTIC CAP CLS-49 (UNLESS NOTED)
  - BL DENOTES BUILDING LINE
  - U/E DENOTES UTILITY EASEMENT
  - SS/E DENOTES SANITARY SEWER EASEMENT
  - WL/E DENOTES WATERLINE EASEMENT
  - ▭ DENOTES EXISTING AS-BUILT BUILDING FOOTPRINTS

This is a resurvey and replat of part of Lot 90, COFFEE CREEK MEADOWS, 2ND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, prepared by Gerald L. Conn, P.S. No. 1128, December 11, 2023, more particularly described as follows:

Beginning at Northwest corner of Lot 90, COFFEE CREEK MEADOWS, 2ND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence S15°20'00"W along the Westerly line of said Lot 90, and along Westerly line of Lots 90-9A and 90-9B, COFFEE CREEK MEADOWS, 6TH PLAT, a subdivision in the City of Olathe, Johnson County, Kansas and along the Westerly line of Lot 90-8A, COFFEE CREEK MEADOWS, 4TH PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, a distance of 104.51 feet; thence Southerly, continuing along the Westerly line of said Lot 90-8A and along the Westerly line of 90-8B, COFFEE CREEK MEADOWS, 4TH PLAT, and along the Westerly line of Lots 90-7A and 90-7B, COFFEE CREEK MEADOWS, 8TH PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, on a curve to the left, having a radius of 475.00 feet, for a distance of 194.14 feet to the Southwest corner of said Lot 90-7B, said corner also being the TRUE POINT OF BEGINNING; thence N82°42'22"E along the Southerly line of said Lot 90-7B, a distance of 93.04 feet to the Southeast corner of said Lot 90-7B; thence Southerly, on a curve to the left, having an initial tangent bearing of S07°17'38"E and a radius of 210.00 feet, for a distance of 33.74 feet; thence S16°30'00"E, a distance of 55.42 feet; thence Southwesterly, on a curve to the right, having a radius of 15.00 feet, for a distance of 23.56 feet; thence S73°30'00"W a distance of 79.25 feet to a point on the Westerly line of said Lot 90, COFFEE CREEK MEADOWS, 2ND PLAT; thence N16°30'00"W along the Westerly line of said Lot 90, a distance of 49.38 feet; thence Northerly, continuing along the Westerly line of said Lot 90 on a curve to the right, having a radius of 475.00 feet, for a distance of 69.77 feet to the TRUE POINT OF BEGINNING, containing 10,427 square feet more or less.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "COFFEE CREEK MEADOWS, 11TH PLAT".

The undersigned proprietor reserves unto itself, its grantees, agents, successors and assigns, a permanent easement for the purpose of locating, constructing and maintaining or authorizing the location, construction and maintenance of underground conduits for water, electricity, sewer and gas mains, or all or any of them under or upon all lots in this plat. This easement is designed to allow for the placement of a single main for each of the aforesaid utilities to service all dwelling units in the building constructed on this plat. Said easement shall be in gross and shall be permanent in nature and duration, and the owner of any dwelling unit shall commit no act or omission that will preclude the making and maintenance of the aforesaid improvements.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.40.18, Lot Splits, of Unified Development Ordinance or by replat.

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Johnson County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

The undersigned proprietor of the above described tract of 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 ways and thoroughfares or parts thereof, 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 or abutting on said dedicated public way or thoroughfare.

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

MARTENS FAMILY ENTERPRISES, INC.

PHILIP W. MARTENS, President

STATE OF KANSAS  
COUNTY OF JOHNSON

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me a Notary Public in and for said State and State, came PHILIP W. MARTENS, President of MARTENS FAMILY ENTERPRISES, INC., who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Corporation, and she duly acknowledged the execution of the same to be the act and deed of said Corporation.

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 September 26, 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. Conn  
Kansas P.S. No. 1128

**NOTES:**

The basis for bearings on this plat is Grid North, Kansas North Zone, Derived from Johnson County Survey Control Network 1998.

The plat is subject to the building lines and easements, that apply, as shown on COFFEE CREEK MEADOWS, 2ND PLAT, Book 200608, Page 010703.

All interior lot lines on this plat are coincident with a common building wall.

Front setbacks of buildings from private drives shall be no less than 20' and side setbacks from private drives shall be no less than 15'.

Set monuments were established from original control and coordinates of the COFFEE CREEK MEADOWS, 2ND PLAT, recorded in Book 200608, Page 010703.

The common area outside of the lots will be maintained by Martens Family Enterprises, Inc. or their grantees, agents, successors and assigns.

According to F.I.R.M. Map No. 20091C0109G Johnson County, Kansas, dated August 3, 2009 this entire site is determined to be outside the 100-year floodplain.

404.17' (plat boundary distance) / 0.0019' (closing distance) = unadjusted error of closure 1 in 212,715.79

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

Developed By: Martens Family Enterprises, Inc.  
c/o Philip W. Martens  
19000 W. 158th Street, Suite C  
Olathe, Kansas 66062  
913-732-2276

Date Prepared: January 4, 2024

**COFFEE CREEK MEADOWS  
11TH PLAT  
SEC. 18, T14S, R24E  
JOHNSON COUNTY, KANSAS**