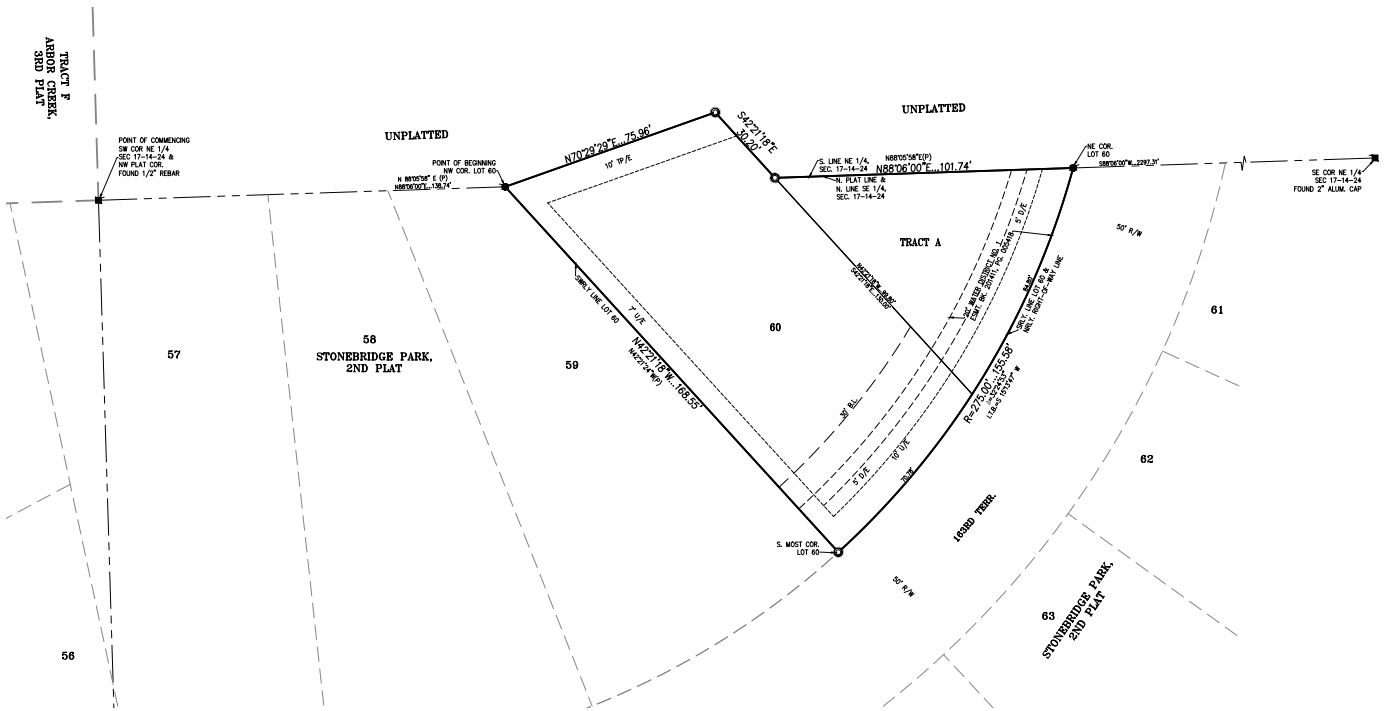
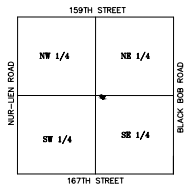
FINAL PLAT OF

STONEBRIDGE PARK, REPLAT OF LOT 60

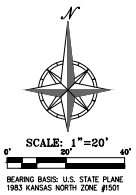
RESURVEY AND REPLAT OF LOT 60, STONEBRIDGE PARK, 2ND PLAT, A PLATTED SUBDIVISION OF LAND TOGETHER WITH ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS





LOCATION MAP
SECTION 17-14-24

0' 1000' 2000'
SCALE : 1 " = 2000'



BEARING BASIS: U.S. STATE PLANE
1983 KANSAS NORTH ZONE #1501

LEGEND

- DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP
- DENOTES FOUND 1/2" REBAR W/PAYNE & BROOKWAY CAP, UNLESS OTHERWISE NOTED
- DENOTES FOUND MONUMENT, ORIGIN UNKNOWN UNLESS DESCRIBED
- U/E DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- D/E DENOTES DRAINAGE EASEMENT
- TP/E DENOTES TREE PRESERVATION EASEMENT
- (P) DENOTES PLATTED

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
TRACT A	4046.83	0.0929
PLAT	14603.20	0.3352
UNPLATTED	1056.95	0.0243
60	10556.37	0.2423

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 AND JOHNSON COUNTY, KANSAS COMMUNITY NO. 200159, PANEL NO. 20091C0110 G, AND DATED AUGUST 3, 2009.

DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS CLS-82 on June 19, 2024, for Project No. 240556. Resurvey and replat of Lot 60, STONEBRIDGE PARK, 2ND PLAT, a platted subdivision of land together with part of the Northeast Quarter of Section 17, Township 14 South, Range 24 East all in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of said Section 17, said point also being an angle point on the North plat line of said STONEBRIDGE PARK, 2ND PLAT; thence N 88°06'00" E, along the South line of the Northeast Quarter of said Section 17 and the North plat line of said STONEBRIDGE PARK, 2ND PLAT, a distance of 138.74 feet to the Northwest corner of said Lot 60, said point also being the Point of Beginning; thence N 70°29'29" E, a distance of 75.96 feet; thence S 42°21'18" E, a distance of 30.20 feet to a point on the South line of the Northeast Quarter of said Section 17, said point also being on the North plat line of said STONEBRIDGE PARK, 2ND PLAT; thence N 88°06'00" E, along the South line of the Northeast Quarter of said Section 17 and the North plat line of said STONEBRIDGE PARK, 2ND PLAT, a distance of 101.74 feet to the Northeast corner of said Lot 60, said point also being on the Northerly right-of-way line of 163rd Terrace, as now established; thence Southwesterly along the Southeasterly line of said Lot 60 and the Northerly right-of-way line of said 163rd Terrace and on a curve to the right, said curve having an initial tangent bearing of S 15°13'47" W and a radius of 275.00 feet, an arc distance of 155.58 feet to the Southerly most corner of said Lot 60; thence N 42°21'18" W, along the Southwesterly line of said Lot 60, a distance of 168.55 feet to the Point of Beginning, containing 0.3352 acres, more or less, of which 0.3109 acres of replatted land and 0.0243 acres of 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 "STONEBRIDGE PARK, REPLAT OF LOT 60".

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 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.

Tract "A" shall be owned and maintained by Heritage Ranch Homes Association. Said tract is intended to be used for open space, homeowner amenities, landscaping, monuments, trails and private open space.

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, Heritage Ranch Developers, LLC, has caused this instrument to be executed on this _____ day of _____, 20___

By: _____
Bruce L. Rieke, Managing Member

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 Bruce L. Rieke, Managing Member of Heritage Ranch Developers, 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 Swearingian

I, SCOTT G. CHRISMAN, HEREBY CERTIFY THAT IN JUNE 2024, 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.

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-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING–2007001128
ENGINEERING–2007005058

PEI [redacted]

PEI #240566 – 8/5/2024 Error Closure: 0.00' North: 0.00' East: 0.00' Perimeter: ' Precision 1: