

FINAL PLAT OF STONEBRIDGE SOUTH ADDITION, FIRST PLAT

RESURVEY AND REPLAT OF TRACT G, STONEBRIDGE SOUTH, SECOND PLAT, A PLATTED
SUBDIVISION OF LAND TOGETHER WITH ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION
19, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS CLS-85 on May 22, 2025, for Project No. 250563. Resurvey and replat of Tract G, STONEBRIDGE SOUTH, SECOND PLAT, a platted subdivision of land together with all that part of the Northwest Quarter of Section 19, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 19; thence S 2°03'15" E, along the West line of the Northwest Quarter of said Section 19, a distance of 1323.68 feet to the Southwest corner of the North One-half of the Northwest Quarter of said Section 19; said point also being the Southwest plot corner of STONEBRIDGE SOUTH, FIRST PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence N 87°24'28" E, along the South line of the North One-half of the Northwest Quarter of said Section 19 and the South plot line of said STONEBRIDGE SOUTH, FIRST PLAT and the South plot line of said STONEBRIDGE SOUTH, SECOND PLAT, a distance of 1266.78 feet to the Point of Beginning; thence continuing N 87°24'28" E, along the South plot line of said STONEBRIDGE SOUTH, SECOND PLAT, a distance of 56.52 feet to the Southwest corner of said Tract G, said point also being on the Eastern right-of-way line of S. Lind Street, as now established; thence Northwesterly along the Westerly line of said Tract G and the Eastern right-of-way line of said S. Lind Street, on a curve to the left, said curve having an initial tangent bearing of N 28°55'02" W and a radius of 525.00 feet, an arc distance of 50.33 feet to the West most corner of said Tract G; thence N 55°30'25" E, along the Northeast line of said Tract G, a distance of 146.89 feet to the North most corner of said Tract G, said point also being on the Eastern plot line of said STONEBRIDGE SOUTH, SECOND PLAT; thence along the Eastern plot line of said STONEBRIDGE SOUTH, SECOND PLAT, for the following two (2) courses: thence S 50°27'23" E, a distance of 13.52 feet; thence S 41°42'04" E, a distance of 144.77 feet to the Southwest plot corner of said STONEBRIDGE SOUTH, SECOND PLAT; thence S 87°24'28" W, along the South plot line of said STONEBRIDGE SOUTH, SECOND PLAT, a distance of 44.32 feet; thence S 2°34'07" E, a distance of 22.58 feet; thence S 62°50'08" W, a distance of 187.95 feet; thence Northwesterly on a curve to the right, said curve having an initial tangent bearing of N 24°12'40" W and a radius of 225.00 feet, an arc distance of 14.63 feet; thence Northwesterly on a curve to the left, said curve being tangent to the last described course and having a radius of 475.00 feet, an arc distance of 94.58 feet to the Point of Beginning, containing 0.6557 acres, more or less, of which 0.5659 acres of replatted land and 0.2895 acres, more or less of unplatted land.

DEDICATION

The undersigned proprietors of the above described tract of land have covenanted the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "STONEBRIDGE SOUTH ADDITION, FIRST PLAT".

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 an add part 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 assume 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 granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of sanitary sewer lines and surface drainage facilities, including manholes, inlets, pipes, drains, etc., upon, over and under those areas outlined hereon and designated on this plat as "Utility 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 "Utility Easement".

An easement 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 "SSE" on this plat, together with the right of ingress and egress over and through adjoining land on as may be reasonably necessary to access said easement and is hereby dedicated to Johnson County Westwester of Johnson County, Kansas or their designees. Alteration of land contours will be permitted only with the express written approval of JCW. Any planting of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation therefor.

RESTRICTIONS

All lots, parcels, tracts and properties in this subdivision shall be subject to the Declaration of Restrictions for "Stonebridge South", 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 thought fully set forth herein.

CONSENT TO LEVY

The undersigned proprietors of the above described 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 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, Stonebridge Partners, LLC, has caused this instrument to be executed on this _____ day of _____, 20____, Stonebridge Partners, LLC

By: Brian Rodrick, Manager

STATE OF KANSAS }
COUNTY OF JOHNSON }

ACKNOWLEDGEMENT

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Brian Rodrick, Manager of Stonebridge Partners, 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: _____

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 20____.

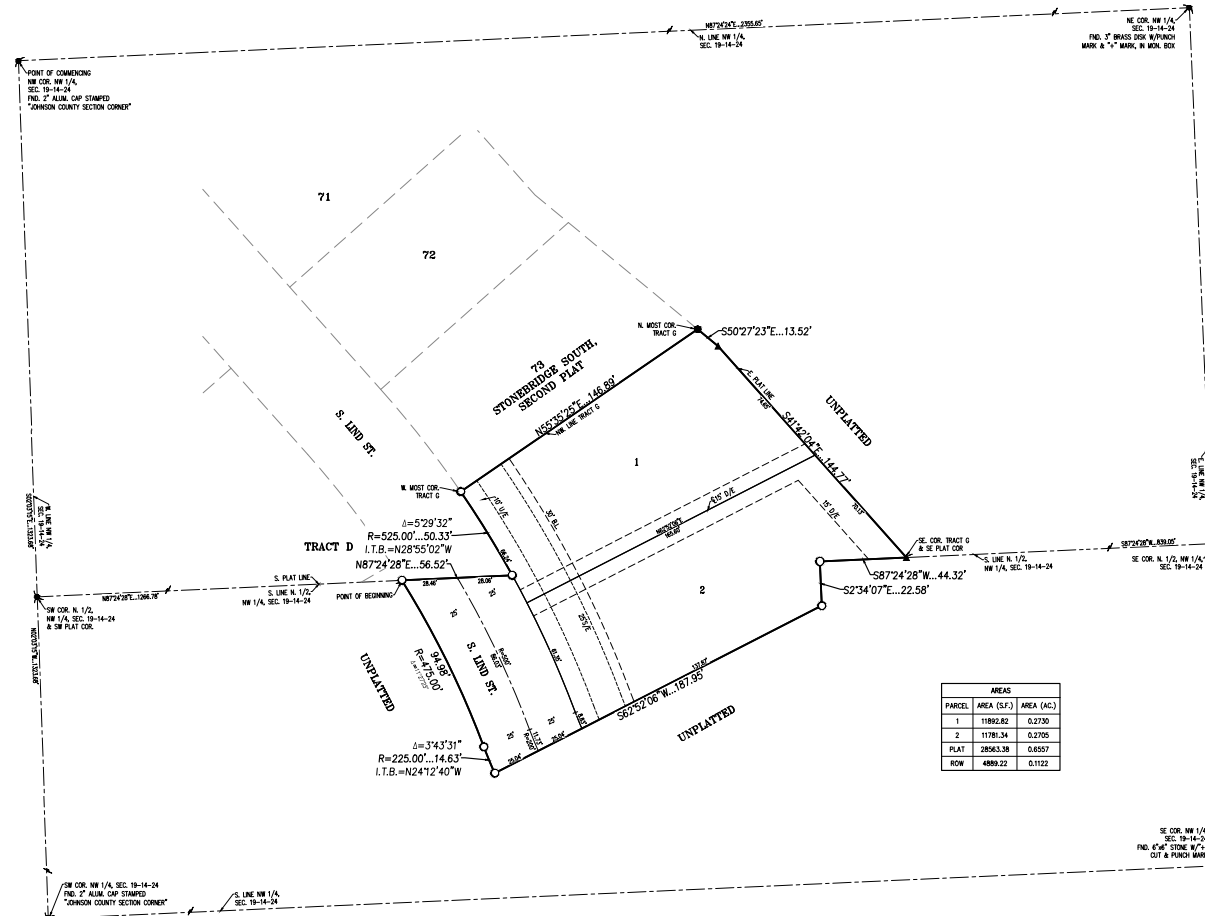
Chairman: Wayne Janner

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

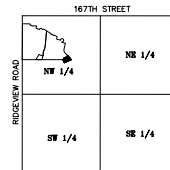
Mayor: John W. Bacon Attest: _____ City Clerk: Brenda Swearingin

I, SCOTT C. CHESMAN, KERRY GERTY that in MAY 2025, I, ON THE ONE HAND BY RESPONSIBLE CHARGE HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

OFFICIAL OF SURVEYOR
KANSAS
EXPIRING - 12-31-26
SCOTT C. CHESMAN
KERRY GERTY
KANSAS
EXPIRING - 03/03/2028



PARCEL	AREA (S.F.)	AREA (AC.)
1	11892.82	0.2730
2	11781.34	0.2705
PLAT	236643.58	0.6557
TOTAL	45912.74	0.1122



LOCATION MAP
SECTION 19-14-24

FLOOD NOTE:
A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THIS PROPERTY LIES WITHIN ZONE X, ZONED AS AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, JOHNSON COUNTY NO. 200713, JOHNSON COUNTY, KANSAS, PAINT NO. 200901030, AND DATED AUGUST 3, 2009.

UTILITY NOTE:
A. ALL ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
B. EXTERIOR GRADING MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITIES METER BANKS, AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPE OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
C. ABOVE GROUND ELECTRICAL EQUIPMENT AND TELEPHONE CABINETS MUST BE PLACED IN THE REAR YARD.

- LEGEND**
- DENOTES SET 1/2"x24" REBAR W/PHILIPS CORP. CLS-42 PLASTIC CAP
 - DENOTES FOUND 1/2" REBAR W/PHILIPS CORP. CLS-42 PLASTIC CAP, UNLESS OTHERWISE NOTED
 - ▲ DENOTES FOUND 1/2" REBAR W/PHILIPS CORP. CLS-49 UNLESS OTHERWISE NOTED
 - U/E DENOTES UTILITY EASEMENT
 - N/L DENOTES BUILDING LINE
 - D/E DENOTES DRAINAGE EASEMENT
 - S/E DENOTES SANITARY SEWER EASEMENT