

FINAL PLAT OF
ENCLAVE AT BOULDER CREEK
A REPLAT OF PART OF BOULDER CREEK VILLAS, FIRST PLAT
AND ALL OF BOULDER CREEK VILLAS, SECOND PLAT
IN THE NORTHEAST ONE-QUARTER OF SEC. 19-14-24 IN THE CITY OF
OLATHE, JOHNSON COUNTY, KANSAS



LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	12,936.21	19	10,122.70	37	8,264.75
2	7,005.97	20	12,237.52	38	8,236.58
3	6,777.17	21	7,170.72	39	8,461.91
4	6,628.04	22	6,395.06	40	11,077.16
5	6,617.40	23	6,755.33	R/W	63,764.19
6	7,739.69	24	7,990.49	TOTAL	306,577.38
7	6,596.25	25	6,486.87		
8	6,532.32	26	6,875.62		
9	6,507.84	27	6,843.12		
10	6,506.63	28	6,555.03		
11	7,847.83	29	7,678.28		
12	10,070.89	30	6,404.25		
13	8,084.30	31	8,399.63		
14	7,187.99	32	6,376.31		
15	6,796.07	33	6,794.72		
16	6,648.33	34	6,541.97		
17	6,550.20	35	6,723.28		
18	6,798.90	36	8,013.71		

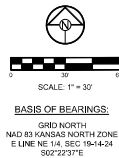
LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR WITH BRASS CAP
- UNLESS OTHERWISE NOTED
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND NOW LINES
- ACCESS EASEMENT
- BUILDING LINE
- LANDSCAPE EASEMENT
- RIGHT-OF-WAY
- SANITARY SEWER EASEMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT

FLOOD NOTE:

This property lies within Flood Zone X, defined as an area determined to be outside the 1% annual chance floodplain as shown on the Flood Insurance Rate Map 2009IC10950 Dated August 3, 2009.

- BUILDING SETBACKS:
- FRONT: 20 FEET
- REAR: 20 FEET
- INTERNAL SIDE YARD: 5 FEET



EXECUTION:

IN TESTIMONY WHEREOF, TRAVIS SCHRAM, Manager of GRATA, L.L.C., which is the Manager of DAYS LLC, a Missouri limited liability company, has caused this instrument to be executed, this ____ day of _____, 20__.

DAYS LLC,

By: TRAVIS SCHRAM, Manager

ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

BE IT REMEMBERED that on this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for said County and State, came TRAVIS SCHRAM, Manager of GRATA, L.L.C., which is the Manager of DAYS LLC, a Missouri limited liability company, who personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such fully acknowledged the execution of the same to be that of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public

My Commission Expires: _____

Print Name

DESCRIPTION:

A replat of part of BOULDER CREEK VILLAS, FIRST PLAT, recorded in Book 201904 at Page 003321 and all of BOULDER CREEK VILLAS, SECOND PLAT, recorded in Book 202031 at Page 00541, both subdivisions of land in the Northeast One-Quarter of Section 19, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas and both together being more particularly described as follows:

Commencing at the Northeast corner of said Northeast One-Quarter, thence along the East line of said Northeast One-Quarter, South 02 degrees 22 minutes 37 seconds East, a distance of 750.01 feet to the Northeast corner of said BOULDER CREEK VILLAS, FIRST PLAT, thence along the North line of said BOULDER CREEK VILLAS, FIRST PLAT for the following two courses: South 17 degrees 24 minutes 20 seconds West a distance of 595.21 feet; thence South 04 degrees 20 minutes 00 seconds West a distance of 107.55 feet to the POINT OF BEGINNING, said point being the West line of Lot 19 of said BOULDER CREEK VILLAS, FIRST PLAT, thence along the Southeast line of said Lot 19, South 09 degrees 09 minutes 35 seconds East, a distance of 185.61 feet to the most Southern corner of said Lot 19, thence along the West line of Lot 20 of said BOULDER CREEK VILLAS, FIRST PLAT and its Southwesterly extension, South 43 degrees 02 minutes 03 seconds West, a distance of 176.58 feet to a point on the Southerly right of way line of West 168th Terrace, thence along said right of way line, South 40 degrees 40 minutes 54 seconds East, a distance of 145 feet to the Northwest corner of Lot 39 of said BOULDER CREEK VILLAS, FIRST PLAT, thence along the West line of said Lot 39, South 43 degrees 13 minutes 05 seconds West, a distance of 131.25 feet to a point on the Northeast line of Lot 37 of said BOULDER CREEK VILLAS, FIRST PLAT, thence along the Northeast line of Lot 37 and 38 of said BOULDER CREEK VILLAS, FIRST PLAT, North 45 degrees 52 minutes 41 seconds West, a distance of 150.00 feet to the Northeast corner of said Lot 38, thence along the Northeast line of said Lot 38, South 47 degrees 11 minutes 06 seconds West, a distance of 126.98 feet to a point of curvature on the Northerly right of way line of West 168th Terrace, thence along said Northerly right of way line for the following three courses: South 12 degrees 12 minutes 12 seconds East, a distance of 116.84 feet; South 33 degrees 34 minutes 53 seconds East, a distance of 92.16 feet to a point of curvature, thence along a curve to the left, being tangent to the previous course and having a radius of 325.00 feet, a central angle of 18 degrees 10 minutes 20 seconds and an arc length of 102.79 feet to a point on the extended Northerly line of Lot 38 of said BOULDER CREEK VILLAS, FIRST PLAT, thence South 47 degrees 49 minutes 18 seconds West, a distance of 198.35 feet to the West line of said Lot 5, said point being on the Northeast line of Tract 72 of said BOULDER CREEK VILLAS, FIRST PLAT, thence along the Northeast line of said Tract 72 for the following four courses: North 33 degrees 34 minutes 53 seconds West, a distance of 216.04 feet to a point of curvature, thence along a curve to the left, being tangent to the previous course and having a radius of 550.00 feet, a central angle of 25 degrees 38 minutes 52 seconds and an arc length of 275.50 feet; thence North 02 degrees 13 minutes 45 seconds East, a distance of 160.00 feet to a point of curvature, thence along a curve to the right, being tangent to the previous course and having a radius of 510.00 feet, a central angle of 09 degrees 20 minutes 14 seconds and an arc length of 83.11 feet to a point on the Southeast line of way line of said West 168th Terrace, thence along said Southeast line of way line for the following five courses: North 39 degrees 49 minutes 43 seconds East, a distance of 143.00 feet; thence North 38 degrees 50 minutes 51 seconds East, a distance of 80.00 feet; thence North 38 degrees 49 minutes 30 seconds East, a distance of 96.83 feet to a point of curvature, thence along a curve to the right, being tangent to the previous course and having a radius of 189.00 feet, a central angle of 14 degrees 25 minutes 09 seconds and an arc length of 45.77 feet to a point of curvature, thence along a curve to the right, having an initial tangent bearing of North 07 degrees 23 minutes 22 seconds East, a radius of 175.00 feet, a central angle of 17 degrees 01 minutes 09 seconds and an arc length of 51.98 feet to a point on the extended West line of said BOULDER CREEK VILLAS, SECOND PLAT, thence along said West line, North 20 degrees 50 minutes 15 seconds West, a distance of 205.79 feet to the Northwest corner of said BOULDER CREEK VILLAS, SECOND PLAT, thence along the North line of said BOULDER CREEK VILLAS, SECOND PLAT and said BOULDER CREEK VILLAS, FIRST PLAT for the remaining four courses: North 85 degrees 30 minutes 05 seconds East, a distance of 162.35 feet; thence South 78 degrees 21 minutes 16 seconds East, a distance of 129.78 feet; thence South 14 degrees 25 minutes 33 seconds East, a distance of 124.88 feet; thence South 47 degrees 06 minutes 38 seconds East, a distance of 180.29 feet to the Point of Beginning, and containing 8,415.55 acres, more or less.

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "ENCLAVE AT BOULDER CREEK".

The undersigned proprietor of said property shown on this plat does hereby dedicate those portions of the streets and roadways shown hereon, together with all other parcels and parts of land indicated on this plat, and not heretofore dedicated, as streets, terraces, roads, drives, lanes, avenues, courts, alleys, etc., for public use as public ways or thoroughfares, subject to the right hereby reserved to the present owner and his successors and assigns for the location, construction and maintenance of conduits, water gas and sewer pipes, poles and wires under, over and along said roadways.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ditches and culverts, and similar utility facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "UE", is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be authorized by state law to give such easement for said purposes.

A 15 foot wide minimum "Utility Easement" or "UE" is hereby dedicated to the City of Olathe, Johnson County, Kansas, adjacent to and parallel with the Right-of-Way of Interior Streets.

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 these areas designated as "Sanitary Sewer Easement" or "SSE" 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 Johnson County Wastewater of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JOW. 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 therefor.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain pipes, inlets, manholes, surface drainage facilities relative to storm water drainage and sidewalks upon, over, or under the areas outlined and designated on this plat as "Drainage Easement" or "DE".

The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been absolved except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

RESTRICTIONS:

All landscaping and related materials that are planted or constructed within the adjacent Street right-of-way shall be maintained by the Property Owners, or their authorized representatives thereof.

The use of all lots, units and properties in this subdivision shall hereafter be subject to the Dedications, which instruments are to be recorded in the Office of the Register of Deeds of Johnson County, Kansas, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

Notice: This subdivision "BOULDER CREEK VILLAS" and "ENCLAVE AT BOULDER CREEK" includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This subdivision is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

APPROVALS:

APPROVED BY the Planning Commission of the City of Olathe, Johnson County, Kansas, this ____ day of _____, 20__.

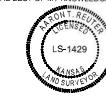
Chairman, WAYNE JANNER

APPROVED BY the Governing Body of the City of Olathe, Johnson County, Kansas, this ____ day of _____, 20__.

Mayer, JOHN W. BACON

City Clerk, BRENDA D. SWEARINGMAN

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 11-15-2024. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Aaron T. Reuter - Land Surveyor
KSP LS-1429

REV. 03.04.2024



DATE	02/02/2024	FINAL PLAT OF ENCLAVE AT BOULDER CREEK
DRAWN BY	JMT	
CHECKED BY	SOH	
PROJ. NO.	24-013	SHEET NO. 1