

Asbury Centre - 4TH Plat

A REPLAT OF TRACT "A", ASBURY CENTRE - A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

DESCRIPTION

A replat of all of Tract "A", ASBURY CENTRE a subdivision in the City of Olathe, Johnson County, Kansas containing 1,10117 acres more or less.

DEDICATION

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: ASBURY CENTRE - 3RD PLAT

The undersigned proprietor of said property shown on this plat does hereby dedicate over, under and through all parcels of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways and avenues not heretofore dedicated, a perpetual easement for the purpose of constructing, using, replacing, and maintaining public roadways, public ways and thoroughfares, including storm sewer, street lighting, sidewalks, trails, and appurtenant work in any part of the easement, including the right to clean, repair, maintain and replace the roadway, and for any future expansion of such facilities within the area of the easement together with the right of access to the easement and over the easement for these purposes. 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 thereis are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City of Olathe, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construction, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Olathe, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstruction that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

A perpetual easement over, under and through the areas outlined and designated on this plat as "Drainage Easement" or "D/E" for the purpose of construction, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facilities, together with the right of access for the same, is hereby granted to the City of Olathe, Kansas. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

CONSENT TO LEVY

The undersigned proprietor of the above described tract of 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, the undersigned proprietor has caused this instrument to be executed on this _____ day of _____, 20____.

Jacobson-Campbell Excavation, Inc.

JOSEPH W. CAMPBELL, President

STATE OF _____)
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me a Notary Public in and for said County and State, came Joseph W. Campbell, President of Jacobson-Campbell Excavation, Inc., who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Company, and he duly acknowledged the execution of the same to be the act and deed of said Company.

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

Notary Public: _____ My Appointment Expires: _____

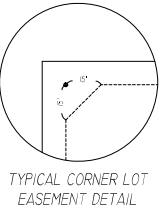
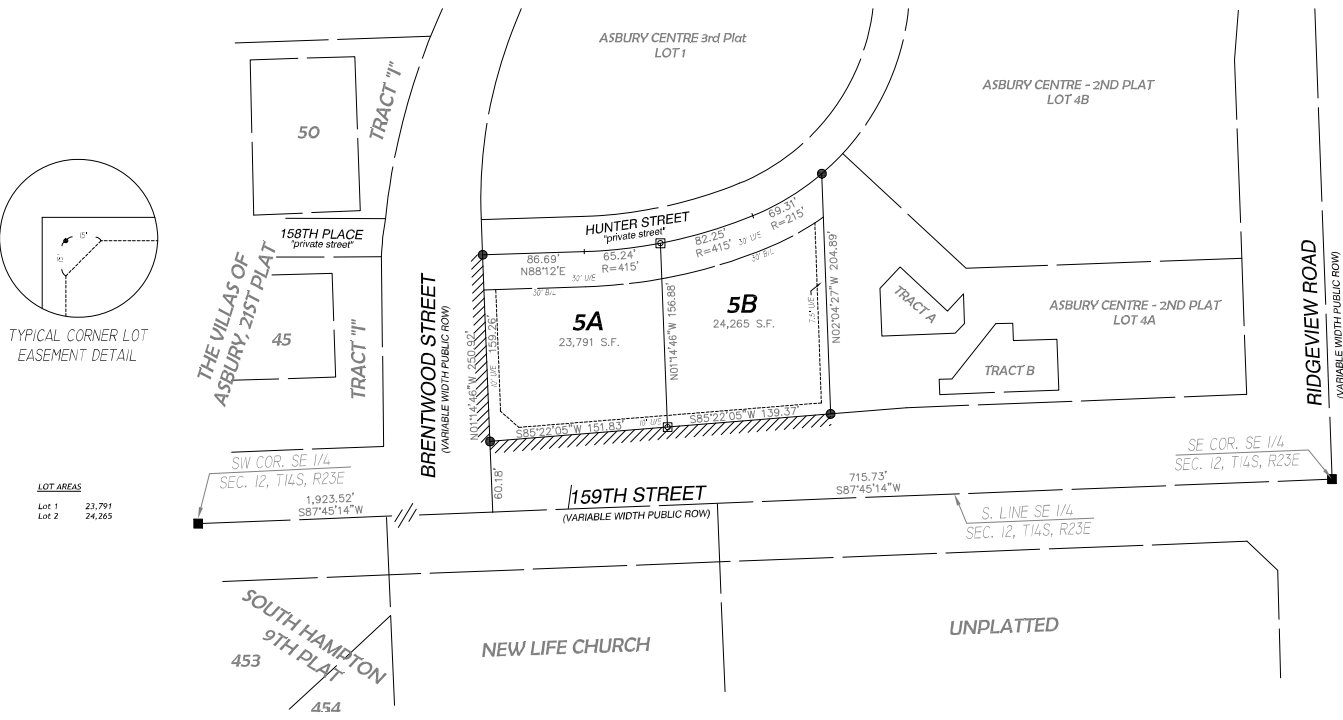
APPROVALS

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

Wayne Janner, Chairman

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

John Bacon, Mayor _____ Attest: _____
Brenda D. Swearingin, City Clerk



LOT AREAS

Lot 1	23,791
Lot 2	24,265

NOTES

1. Base of Bearings: Final Plat of ASBURY CENTRE, Plat Book 131, Page 49
2. Error of Closure: 1 part in _____
3. All bearings and distances shown on this plat are plotted and measured unless otherwise noted.
4. Flood Plain Note: According to the F.E.A. Flood Insurance Rate Map Number 200902006, Revised August 3, 2009, this tract geographically lies in the OTHER AREAS, ZONE L, defined as areas determined to be outside the 0.2% annual-chance floodplain.
5. Easement locations are subject to change prior to plat recording.
6. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to 660.16.30.130.
7. Lots 1 and 2 shall have no direct vehicular access to 159th Street.
8. Lot 1 shall have no direct vehicular access to Brentwood Street.
9. Be advised on fieldwork and final engineering design, the exact location of easements is subject to change prior to the plat recording.

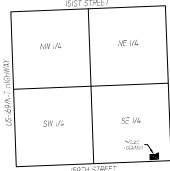
LEGEND

- DENOTES EXISTING MONUMENT BOX APPROVED BRASS CAP
- DENOTES 1/2" REBAR SET W/CAP
- DENOTES 1/2" REBAR (UNLESS NOTED) PLACED IN CONCRETE
- DENOTES BUILDING LINE
- DENOTES UTILITY EASEMENT
- DENOTES PUBLIC UTILITY EASEMENT
- DENOTES SANITARY EASEMENT
- DENOTES DRAINAGE EASEMENT
- DENOTES LANDSCAPE EASEMENT
- /// DENOTES 1/4" MTS OF NO ACCESS



I hereby certify that during _____, 20____, this field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current Kansas Minimum Standards for Boundary Surveys as established by the Kansas Board of Technical Professions.

Land Surveyor, Kansas PS-7468 _____



LOCATION MAP
SECTION 12-24-23

DATE PREPARED: SEPTEMBER 24, 2024
REV. FOR CITY COMMENTS: OCTOBER 21, 2024

Hometown Engineering

15720 S Keeler St, Ste 100 Olathe, KS, 66062
913-256-5296 Certificate of Authorization: E-3749

ASBURY CENTRE - 4TH PLAT
SEC. 12, T14S, R23E
JOHNSON COUNTY
OLATHE, KANSAS