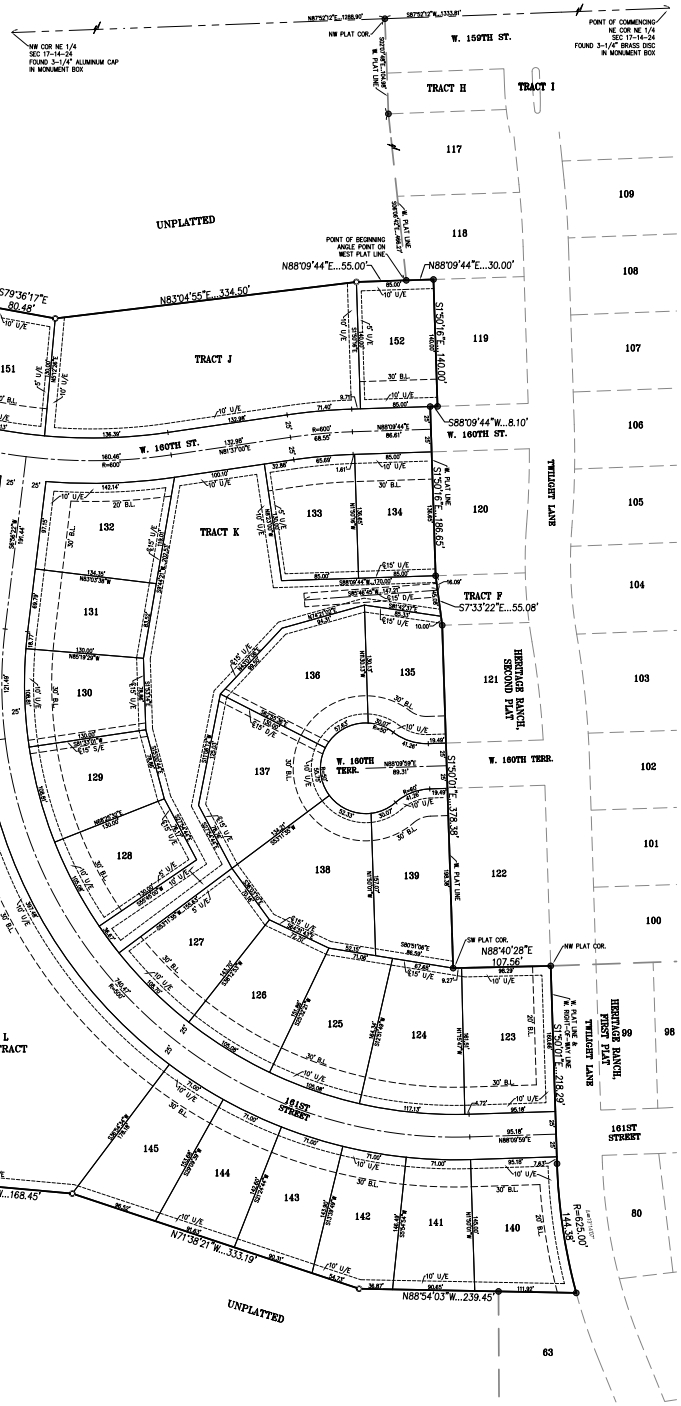
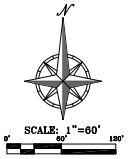
FINAL PLAT OF

HERITAGE RANCH, THIRD PLAT

A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

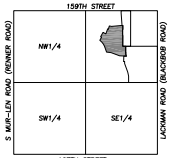




AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
ROW	100465.18	2.3064
PLAT 3	734734.91	16.8672
TRACT J	47022.53	1.0795
ROW C-D-S	10079.69	0.2314
TRACT K	51781.83	1.1887
TRACT L	103041.47	2.3655
123	15963.06	0.3665
124	15874.95	0.3644
125	13943.56	0.3201
126	13211.80	0.3033
127	13426.15	0.3082
128	11896.70	0.2732
129	12328.45	0.2830
130	12328.45	0.2830
131	11370.28	0.2610
132	14411.39	0.3308
133	12417.78	0.2851
134	11615.13	0.2666
135	11784.53	0.2705
136	15637.42	0.3590
137	16591.29	0.3809
138	17908.98	0.4111
139	15425.02	0.3541
140	14813.05	0.3401
141	11691.70	0.2684
142	11941.38	0.2741
143	11466.49	0.2632
144	11906.40	0.2733
145	13534.29	0.3107
146	34233.87	0.7859
147	10640.00	0.2443
148	11347.18	0.2605
149	14735.72	0.3383
150	15892.54	0.3648
151	12104.68	0.2779
152	11900.00	0.2732

LEGEND

- ⊙ DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP
- ● DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP, UNLESS OTHERWISE NOTED (ORIGIN UNKNOWN UNLESS DESCRIBED)
- U/E DENOTES UTILITY EASEMENT
- B/L DENOTES BUILDING LINE
- D/E DENOTES DRAINAGE EASEMENT
- L/E DENOTES LANDSCAPE EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT



VICINITY MAP
SEC. 17-14-24

SCALE: 1"=2000'

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, COMMUNITY NO. 200159, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0110G, AND DATED AUGUST 3, 2009.

NOTE:

1. ALL NEW ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.

2. 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 UDO 18.30.130.

3. SURVEYOR HAS DRAWN ALL APPLICABLE EASEMENTS AND ENCUMBRANCES FOUND IN THE TITLE REPORT OF THIS PLAT.

LEGAL DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS CLS-82 on October 24, 2024, for Project No. 240994. All that part of the Northeast Quarter of Section 17, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 17; thence S 87°52'12" W, along the North line of the Northeast Quarter of said Section 17 and along the North plat line of HERITAGE RANCH, SECOND PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas and its Easterly extension, a distance of 1333.81 feet to the Northwest plat corner of said HERITAGE RANCH, SECOND PLAT; thence along the Westerly plat line of said HERITAGE RANCH, SECOND PLAT, for the following two (2) courses; thence S 2°07'48" E, a distance of 104.98 feet; thence S 6°06'42" E, a distance of 466.27 feet to the Point of Beginning; thence along the Westerly plat line of said HERITAGE RANCH, SECOND PLAT, for the following six (6) courses; thence N 88°09'44" E, a distance of 30.00 feet; thence S 1°50'16" E, a distance of 140.00 feet; thence S 88°09'44" W, a distance of 8.10 feet; thence S 1°50'16" E, a distance of 186.65 feet; thence S 7°33'22" E, a distance of 55.08 feet; thence S 1°50'01" E, a distance of 378.38 feet to the Southwest plat corner of said HERITAGE RANCH, SECOND PLAT; thence N 88°40'28" E along the South plat line of said HERITAGE RANCH, SECOND PLAT, a distance of 107.56 feet to the Northwest plat corner of HERITAGE RANCH, FIRST PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Westerly plat line of said HERITAGE RANCH, FIRST PLAT, for the following three (3) courses; thence S 1°50'01" E, a distance of 218.29 feet; thence Southerly on a curve to the left, said curve being tangent to the last described course and having a radius of 625.00 feet, an arc distance of 144.36 feet; thence N 88°54'03" W, a distance of 239.45 feet; thence N 71°38'21" W, a distance of 333.19 feet; thence N 84°51'34" W, a distance of 168.45 feet; thence N 21°36'11" W, a distance of 230.33 feet; thence N 29°47'08" W, a distance of 93.52 feet; thence N 40°24'40" W, a distance of 93.52 feet; thence N 50°39'43" W, a distance of 91.31 feet; thence N 27°05'19" E, a distance of 130.00 feet; thence N 62°54'41" W, a distance of 39.06 feet; thence N 27°05'19" E, a distance of 183.00 feet; thence S 62°54'41" E, a distance of 117.86 feet; thence N 18°13'56" E, a distance of 189.36 feet; thence Easterly on a curve to the left, said curve having an initial tangent bearing of S 71°46'04" E and a radius of 575.00 feet, an arc distance of 26.58 feet; thence N 15°35'00" E, a distance of 130.00 feet; thence S 79°36'17" E, a distance of 80.46 feet; thence N 83°04'55" E, a distance of 334.50 feet; thence N 88°09'44" E, a distance of 55.00 feet to the Point of Beginning, containing 16.8672 acres, more or less, 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 "HERITAGE RANCH, THIRD 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 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 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 "S/E" 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 JCW. 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 thereof.

Notice: This site 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 property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

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".

Tracts "K" and "L" 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.

Tract "J" shall be owned and maintained by Heritage Ranch Homes Association. Said tract is intended to be used for stormwater detention and stormwater treatment facilities.

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 March 19, 2025, I OR SOMEONE UNDER MY 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.

SCOTT G. CHRISMAN LICENSED LS-1306 KANSAS LAND SURVEYOR

BY: _____
SCOTT G. CHRISMAN, KS. LS-1306

CERTIFICATE OF AUTHORIZATION
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007002058

PE PLANNING ENGINEERING IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

Error Closure: 0.003587 North: 0.0001506° East: 0.0035773' Perimeter: 3804.072' Precision 1:1062499