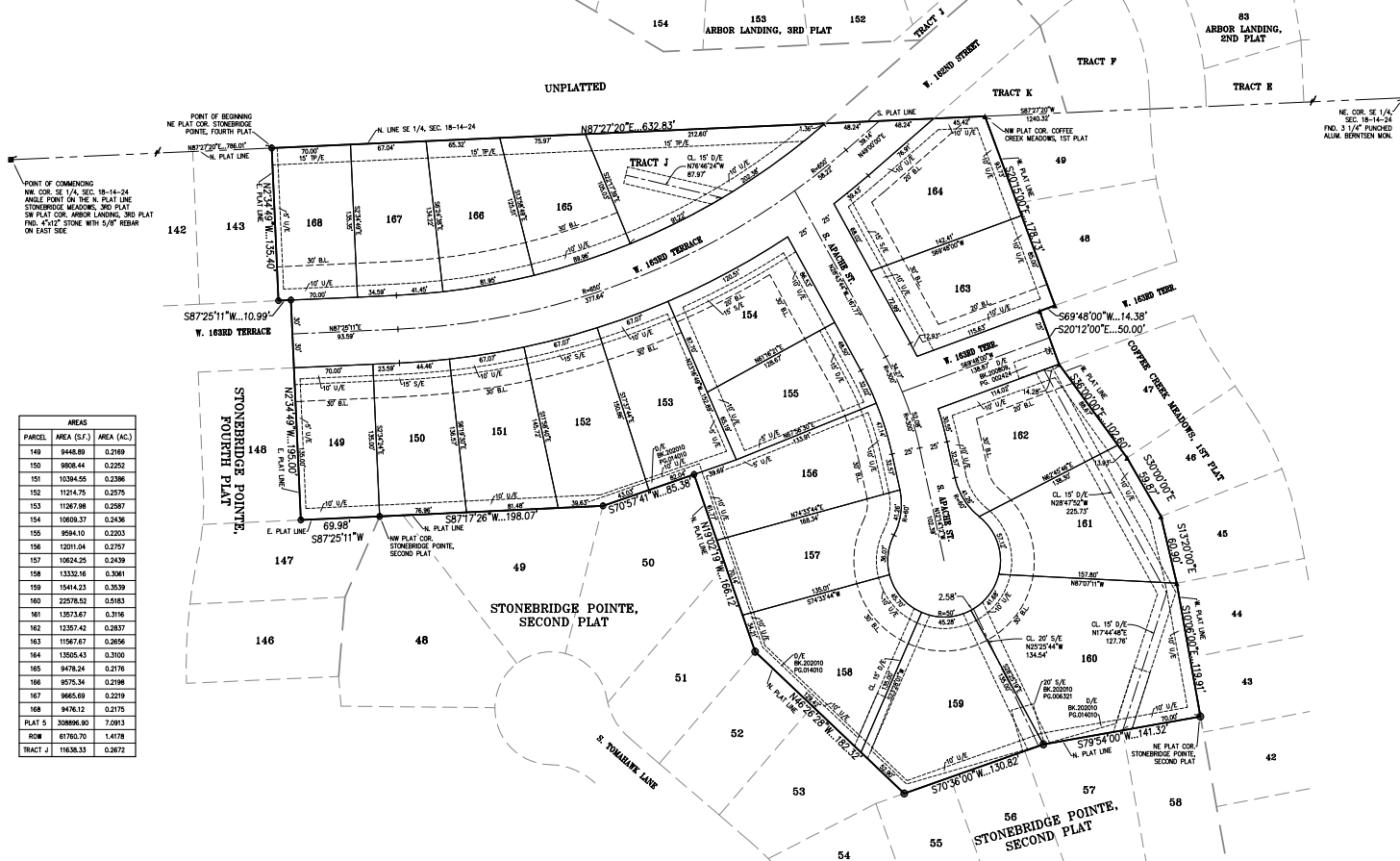


FINAL PLAT OF STONEBRIDGE POINTE, FIFTH PLAT

A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF
SECTION 18, TOWNSHIP 14 SOUTH, RANGE 24 EAST,
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

DESCRIPTION
The description was prepared by Scott G. Chrisman, KS LS #1336 on November 30, 2022, for project no. 220906. All that part of the Southeast Quarter of Section 18, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

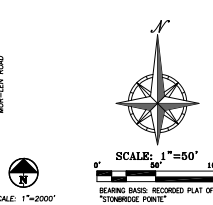
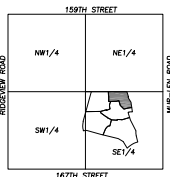


PARCEL	AREA (SQ. FT.)	AREA (AC.)
149	9448.89	0.2169
150	9008.44	0.2052
151	10294.55	0.2336
152	11244.75	0.2575
153	11267.98	0.2587
154	10609.37	0.2436
155	9594.10	0.2203
156	12011.04	0.2757
157	10624.25	0.2439
158	13332.16	0.3061
159	15414.23	0.3539
160	22576.93	0.5163
161	13273.67	0.3116
162	12367.42	0.2837
163	11567.67	0.2656
164	13505.43	0.3100
165	9478.24	0.2176
166	9575.34	0.2198
167	9665.69	0.2219
168	9494.32	0.2175
PLAT 5	32896.90	0.7513
SD#	61760.70	1.4178
TRACT J	14636.53	0.3327

NOTE: BASED ON FIELDWORK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO THE PLAT RECORDING.

FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE 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, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, PANEL NO. 20090201096, AND DATED AUGUST 3, 2009.

NOTE:
1) SURVEY NOTE: A 4'-0" FOOT BENCHMARK IS REQUIRED ON AT LEAST ONE SIDE OF ALL LOCAL STREETS, PER IOD 183.180. ALL PRIVATE SHOWERS LOCATED ON TRACT J SHALL BE 3'-0" FOOT DEEP, CONTRACTED WITH CONCRETE.
2) UTILITY NOTE: UTILITY WIRES AND CABLES SHALL BE PLACED UNDERGROUND, PER IOD 183.202. ALL ABOVE-GROUND ELECTRICAL AND/OR TELEPHONE CABLES SHALL BE PLACED WITHIN THE REAR YARD OR REAR BEARING BACK YARD. PER IOD 183.202.2. EXTERIOR LIGHT FIXTURES AND BUILDING MOUNTED EQUIPMENT MUST BE SCHEDULED FROM PUBLIC WORKS PER IOD 183.151.3.
3) MAINTENANCE NOTE: 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.



- LEGEND**
- DENOTES SET 1/2" OR 3/4" REBAR W/PHLEPS CORR. 3/8" OR 1/2" REBAR W/PHLEPS CORR. LS-82
 - DENOTES FOUND 1/2" REBAR W/PHLEPS CORR. LS-82
 - DENOTES FOUND 1/2" REBAR W/PHAS CORR. CLS-49
 - UNLESS OTHERWISE NOTED
 - DENOTES FOUND MONUMENT
 - ORDER UNKNOWN UNLESS DESCRIBED
 - DENOTES UTILITY EASEMENT
 - DENOTES BUILDING LINE
 - DENOTES DRAINAGE EASEMENT
 - DENOTES SANITARY SEWER EASEMENT
 - DENOTES TREE PRESERVATION EASEMENT

Commencing at the Northeast Corner of the Southeast Quarter of said Section 18, said point also being an angle point on the North plat of STONEBRIDGE MEADOWS, 3RD PLAT and the South plat of the ARBOR LANDING, 3RD PLAT; both being platted subdivisions of land in the City of Olathe, Johnson County, Kansas; thence N 87°27'20" E, along the North line of the Southeast Quarter of said Section 18 and the North plat of said STONEBRIDGE MEADOWS, 3RD PLAT and the South plat of said ARBOR LANDING, 3RD PLAT; and the North plat line of said STONEBRIDGE POINTE, FOURTH PLAT, a plat of subdivision of land in the City of Olathe, Johnson County, Kansas, a distance of 786.01 feet to the Northeast plat corner of said STONEBRIDGE POINTE, FOURTH PLAT, said point also being the Point of Beginning; thence continuing N 87°27'20" E, along the North line of the Southeast Quarter of said Section 18 and the South plat line of said ARBOR LANDING, 3RD PLAT, a distance of 62.82 feet to the Northeast plat corner of COFFEE CREEK MEADOWS, 1ST PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Westerly plat line of said COFFEE CREEK MEADOWS, 1ST PLAT, for the following sewer (7) courses; thence S 20°15'00" E, a distance of 178.73 feet; thence S 69°45'00" W, a distance of 14.38 feet; thence S 20°12'00" E, a distance of 50.00 feet; thence S 36°00'00" E, a distance of 102.60 feet; thence S 90°00'00" E, a distance of 59.87 feet; thence S 13°20'00" E, a distance of 40.00 feet; thence S 10°00'00" E, a distance of 119.91 feet to the Northeast plat corner of STONEBRIDGE POINTE, SECOND PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the North line of said STONEBRIDGE POINTE, SECOND PLAT, for the following six (6) courses; thence S 79°54'00" W, a distance of 341.32 feet; thence S 70°36'00" W, a distance of 130.82 feet; thence N 46°28'28" W, a distance of 182.32 feet; thence N 19°02'19" W, a distance of 166.12 feet; thence S 70°57'41" W, a distance of 85.38 feet; thence S 87°17'20" W, a distance of 188.07 feet to the Northeast plat corner of said STONEBRIDGE POINTE, SECOND PLAT, said point also being on the Eastern plat line of said STONEBRIDGE POINTE, FOURTH PLAT; thence along the Eastern plat line of said STONEBRIDGE POINTE, FOURTH PLAT, for the following four (4) courses; thence S 87°25'11" W, a distance of 69.98 feet; thence N 2°34'49" W, a distance of 135.00 feet; thence S 87°25'11" W, a distance of 10.99 feet; thence N 2°34'49" W, a distance of 135.40 feet to the point of beginning, containing 7,091.93 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 "STONEBRIDGE POINTE, FIFTH PLAT".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, of parks and parts of land indicated on this plat as streets, terraces, plazas, 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 thereon and thereon are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby absolve 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 "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 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.

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, conduits, 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 "TPE". Trees shall not be removed from the 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 home 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" is to be used and dedicated as private open space, common areas and may include landscaping, fencing, subdivision monuments and amenities and to be owned and maintained by the Home Association.

RESTRICTIONS
All lots, parcels, tracts and properties in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be 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 though 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 uses and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, 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 Rodrock, Manager

ACKNOWLEDGMENT
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 Brian Rodrock, Manager of Stonebridge Partners, LLC, who is personally known to me to be such person who executes, as such officer, the within instrument on behalf of said partnership, and such party 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____.

Attest:
Mayor: John W. Bacon City Clerk: Brenda Swearington

PHILIPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 898-1158
Fax: (913) 898-1160

SCOTT G. CHRISMAN, REGISTERED PROFESSIONAL SURVEYOR
LS-1336
LAND SURVEYOR

PHILIPS ENGINEERING, INC.
ENGINEERING
IMPLEMENTATION
ENGINEERING-202201028
ENGINEERING-202202005