

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	7/29/24	completed	CTA
2	7/25/24	minor @ replat checked	QC
3	7/26/24	checked as per checks	CTA
4	7/30/24	city comments	CTA

MINOR PLAT OF JGO1961

Replat of Part of Lots 12 and 13, Block 66, OLATHE

This is a resurvey and replat, of part of Lot 12 and Lot 13, Block 66, Olathe, a subdivision in the City of Olathe, Johnson County, Kansas, prepared by Gerald L. Conn, P.S. No. 1128, June 18, 2024, more particularly described as follows:

Beginning at the Southeast corner of Lot 12, Block 66, Olathe, a subdivision in the City of Olathe, Johnson County, Kansas; thence S 87°55'45" W along the South line of said Lot 12, Block 66 and along the South line of Lot 13, Block 66, Olathe, a distance of 109.18 feet to the Southwest corner of said Lot 13, Block 66; thence N 01°50'34" W along the West line of said Lot 13, Block 66, a distance of 100.00 feet; thence N 87°55'45" E a distance of 109.23 feet to a point on the East line of said Lot 12, Block 66; thence S 01°48'55" E along the East line of said Lot 12, Block 66, a distance of 100.00 feet to the POINT OF BEGINNING, containing 0.25070 acres more or less.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which hereafter shall be known as "JGO1961".

A perpetual easement of access over, under, across, and upon the areas designed as "Mutual Access Easement" or "A/E" is hereby reserved to the undersigned proprietor, its heirs, assigns, etc., for ingress and egress of all owners and occupants of lots and parcels depicted on this plat, their guests and invitees. Owners and occupants of adjoining lands to the North, South and West of the plat, as well as other properties within the development shall have the same right of ingress and egress as all owners and occupants of lots and parcels depicted on this plat. No obstacles or obstructions that would prohibit the free flow of traffic shall be allowed to be constructed or maintained within said "Mutual Access Easement".

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.40.180, Lot Splits, of Unified Development Ordinance or by replat. IN TESTIMONY WHEREOF, the undersigned proprietors have caused this instrument to be executed this _____ day of _____, 2024.

OLSON QUALITY CONTRACTORS, LLC

JAMES G. OLSON, Member

STATE OF KANSAS
COUNTY OF JOHNSON

BE IT REMEMBERED, that on this _____ day of _____, 2024, before me a Notary Public in and for said County and State, came JAMES G. OLSON, Member of OLSON QUALITY CONTRACTORS, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Corporation, and he duly acknowledged the execution of the same to be his act and deed of said Corporation.

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

Notary Public My Appointment Expires: _____

APPROVED by the Planning Commission of the City of Olathe, Kansas, on this _____ day of _____, 2024.

By WAYNE JANNER, Chairman

I hereby certify that on June 6, 2024, I or someone under my direct supervision completed a field survey of the above described tract of land and this is an accurate and true plat of said survey, on this _____ day of _____, 2024.

Gerald L. Conn
Kansas P.S. No. 1128

Prepared By: Payne & Brockway Engineers, P.A.
P.O. Box 128
Olathe, Kansas 66051
913-752-4900

Prepared For: Olson Quality Contractors, LLC
c/o James G. Olson, Member
15855 W 183rd Street
Olathe, Kansas 66062
913-238-7058

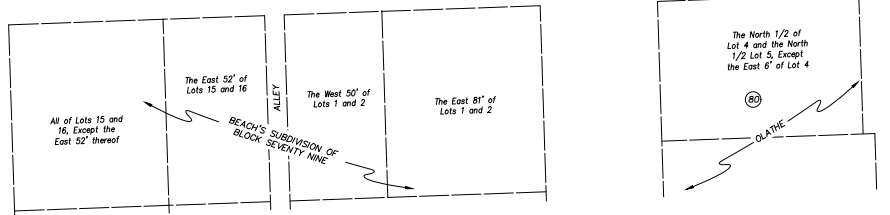
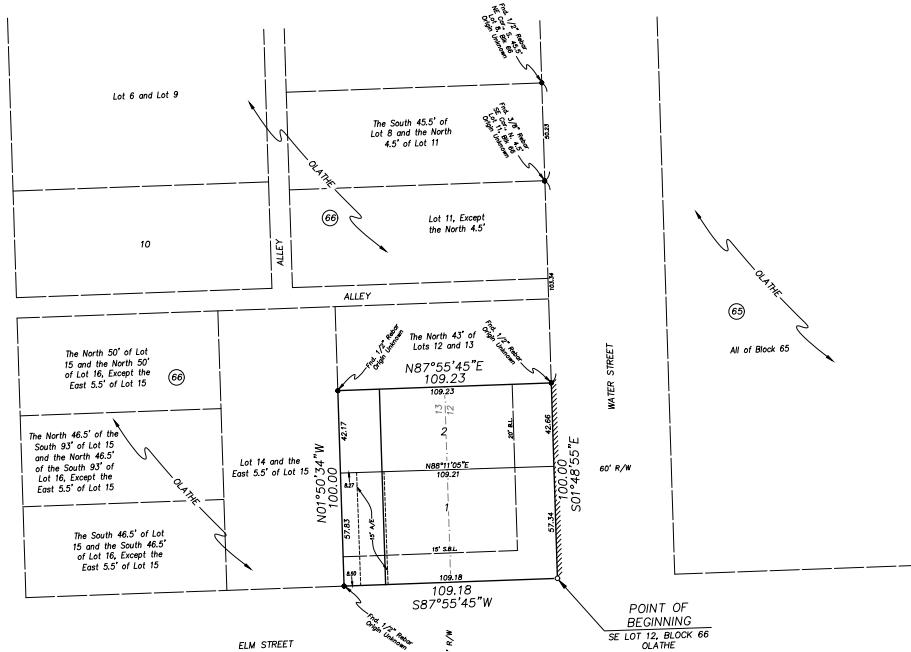
Date Prepared: July 9, 2024

TITLE INFORMATION FURNISHED BY
ACCURATE TITLE INSURANCE COMPANY
COMMITMENT No.
08-19-431006-15377833
DATED SEPTEMBER 21, 2023

JGO1961
SEC. 35 T13S, R23E
JOHNSON COUNTY, KANSAS

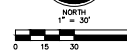
Payne & Brockway P.A.
Civil Engineers & Land Surveyors
425 SOUTH KANSAS AVE., OLAHE, KANSAS 66061
PH: (913) 800-7400 FAX: (913) 800-0907
WWW.PAYNE-BROCKWAY.COM

LOT AREAS	
LOT 1	6,287.6 Sq.Ft.
LOT 2	4,632.7 Sq.Ft.
TOTAL	10,920.3 Sq.Ft.



NOTES:

- The basis for bearings for this plat is NAD83, Kansas North Zone.
- The plat is subject to the building lines and easements, that apply, as shown on OLATHE, Plat Book 1, Page 1.
- Lots 1 and 2 shall have No Direct Vehicular Access to Water Street.
- According to F.I.R.M. Map No. 2009100786 Johnson County, Kansas, dated August 3, 2009 this entire site is determined to be outside the 100-year floodplain.
- 418.41' (plat boundary distance) / 0.0020' (closing distance) = unadjusted error of closure 1 in 209,205.00



LEGEND:

- DENOTES 1/2" REBAR SET w/P#8 PLASTIC CAP CLS-49
- DENOTES 1/2" REBAR FOUND w/P#8 PLASTIC CAP CLS-49 (UNLESS NOTED)
- W/W DENOTES RIGHT-OF-WAY
- BL DENOTES BUILDING LINE
- S.B.L. DENOTES SEE BUILDING LINE
- DENOTES MUTUAL ACCESS EASEMENT
- ||||| DENOTES LIMITS OF NO ACCESS
- - - - DENOTES ORIGINAL LOT LINES BEING REPLATED
- (66) DENOTES BLOCK AS PLATTED

