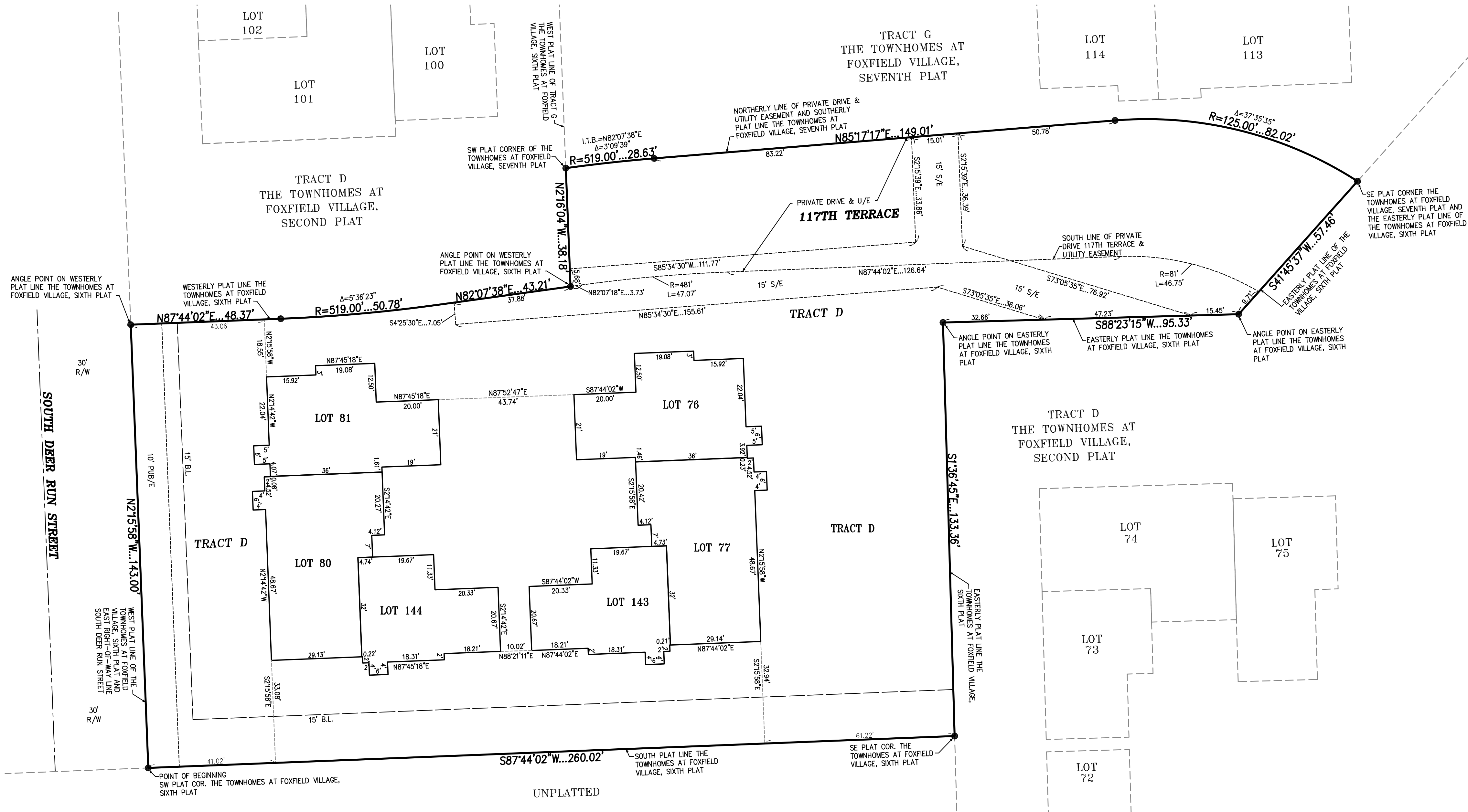


PLAT OF
**THE TOWNHOMES AT FOXFIELD VILLAGE,
EIGHTH PLAT**

(LOTS 76, 77, 80, 81, 143 & 144)

A RESURVEY AND REPLAT OF PART OF TRACT D, THE TOWNHOMES AT FOXFIELD VILLAGE, SIXTH PLAT,
A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 23
EAST IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



LEGAL DESCRIPTION
Resurvey and replat of Part of Tract D, THE TOWNHOMES AT FOXFIELD VILLAGE, SIXTH PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Southwest plot corner of said THE TOWNHOMES AT FOXFIELD VILLAGE, SIXTH PLAT, said point also being on the East right-of-way line of South Deer Run Street, as now established; thence N 2°15'58" W, along the West plat line of said THE TOWNHOMES AT FOXFIELD VILLAGE, SIXTH PLAT and along the East right-of-way line of said South Deer Run Street, a distance of 143.00 feet to an angle point on the Westerly plat line of said THE TOWNHOMES AT FOXFIELD VILLAGE, SIXTH PLAT; thence along the Westerly plat line of said THE TOWNHOMES AT FOXFIELD VILLAGE, SIXTH PLAT, for the following four (4) courses; thence N 87°44'02" E, a distance of 48.37 feet; thence Easterly on a curve to the left, said curve being tangent to the last described course and having a radius of 519.00 feet, an arc distance of 50.78 feet; thence N 82°07'38" E, a distance of 43.21 feet; thence N 2°18'04" W, a distance of 38.18 feet to the Southwest plot corner of THE TOWNHOMES AT FOXFIELD VILLAGE, SEVENTH PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Southerly plat line of said THE TOWNHOMES AT FOXFIELD VILLAGE, SEVENTH PLAT and the Northerly line of a platted private drive and Utility Easement, for the following three (3) courses; thence Easterly on a curve to the right, said curve having an initial tangent bearing of N 82°07'38" E and a radius of 519.00 feet, an arc distance of 28.63 feet; thence N 85°17'17" E, a distance of 149.01 feet; thence Easterly on a curve to the right, said curve being tangent to the last described course and having a radius of 125.00 feet, an arc distance of 82.02 feet to the Southeast plot corner of said THE TOWNHOMES AT FOXFIELD VILLAGE, SEVENTH PLAT, said point also being on the Easterly plat line of said THE TOWNHOMES AT FOXFIELD VILLAGE, SIXTH PLAT; thence along the Easterly plat line of said THE TOWNHOMES AT FOXFIELD VILLAGE, SIXTH PLAT, for the following three (3) courses; thence S 41°45'37" W, a distance of 57.46 feet; thence S 88°23'15" W, a distance of 95.33 feet; thence S 1°36'45" E, a distance of 133.36 feet to the Southeast plot corner of said THE TOWNHOMES AT FOXFIELD VILLAGE, SIXTH PLAT; thence S 87°44'02" E, along the South plat line of said THE TOWNHOMES AT FOXFIELD VILLAGE, SIXTH PLAT, a distance of 260.02 feet to the point of beginning, containing 1.1589 acres, more or less, replatted land.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "THE TOWNHOMES AT FOXFIELD VILLAGE, EIGHTH PLAT".

DEDICATION

The undersigned proprietors of the property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, avenues, and alleys, not heretofore dedicated.

The undersigned proprietors of said property shown on this plat do hereby certify 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 absorbed except that same person, utility or corporation shall retain whatever rights they would have if located in a public street.

Tract "D" shall be owned and maintained by The Retreat at Foxfield Village Homeowners Association, Inc. Said tract is intended to be used for homeowner amenities, landscaping, monuments, common drives and private open space.

CONSENT TO LEVY

The undersigned proprietors of the above described tract of 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 ways 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 dedicated, shall remain a lien on the remainder of this land fronting and abutting on said dedicated public way or thoroughfare.

RESTRICTIONS

All lots, parcels, tracts and properties in this subdivision shall hereafter be subject to the Declaration of Restrictions for "The Townhomes at Foxfield Village", which instrument is 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.

EXECUTION

IN TESTIMONY WHEREOF, AAG INVESTMENTS INC., a Kansas Corporation, has caused this instrument to be executed by its Member this _____ day of _____, 20____.

Jib Felter, 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 Jib Felter, Managing Member of AAG Investments, Inc., a Kansas Corporation, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Company, and said person duly acknowledged the execution of same to be the act and deed of said company. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

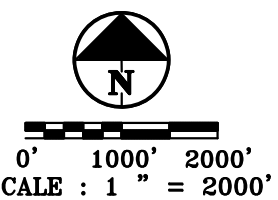
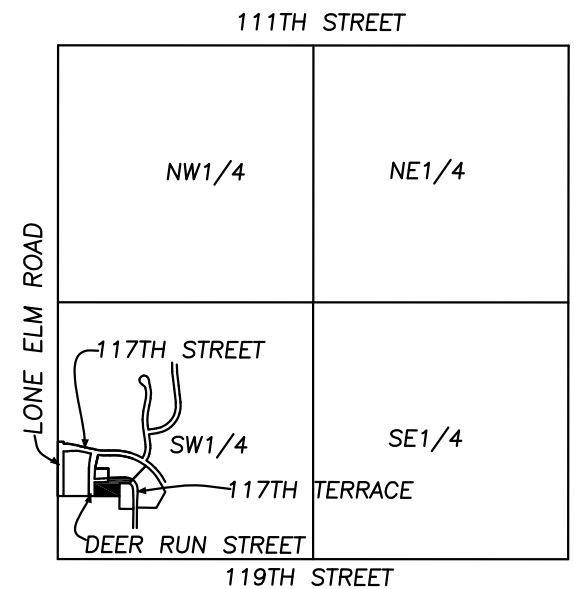
NOTARY PUBLIC: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

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

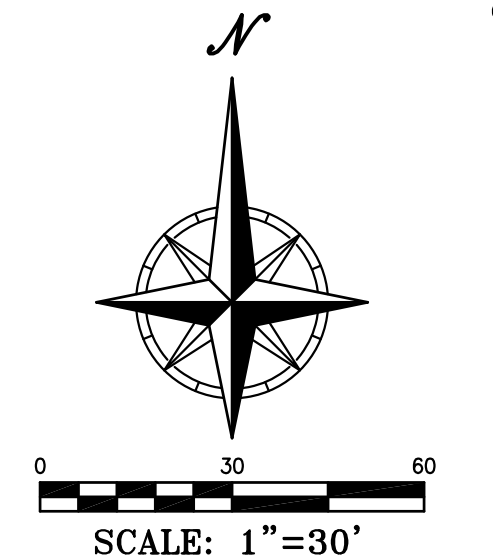
Chairman: C.S. Vakas



- LEGEND**
- DENOTES SET 1/2" X 24" REBAR W/PHELPS CORP CLS-82 PLASTIC CAP IN CONCRETE
 - DENOTES FOUND 1/2" REBAR W/PHELPS CORP CLS-82 PLASTIC CAP IN CONCRETE (UNLESS NOTED OTHERWISE)
 - S/E DENOTES SANITARY SEWER EASEMENT
 - PUB/E DENOTES PUBLIC UTILITY EASEMENT
 - B.L. DENOTES BUILDING LINE

NOTE: ALL EXTERIOR FOUNDATION WALLS LAY WITHIN LOT LINES

LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
LOT 76	1627.25	0.0374
LOT 77	1969.04	0.0452
LOT 80	1963.23	0.0451
LOT 81	1632.60	0.0375
LOT 143	1277.65	0.0293
LOT 144	1277.92	0.0293
TRACT D	40735.11	0.9351
PLAT BOUNDARY	50482.80	1.1589

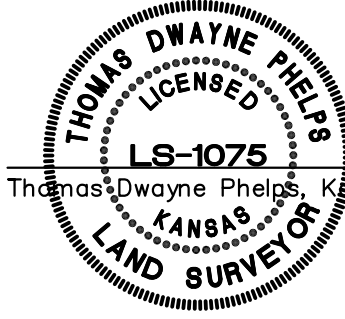


BEARING BASIS="THE TOWNHOMES AT FOXFIELD VILLAGE, SIXTH PLAT".

NOTE:

RESIDENTS WITHIN THE TOWNHOMES AT FOXFIELD VILLAGE ARE REQUIRED TO PLACE THEIR "SMART-CART" TRASH CONTAINERS AT THE CURB OF PUBLIC STREETS FOR COLLECTION. WITHIN THIS DEVELOPMENT, THE RESIDENTIAL UNITS ARE ACCESSIBLE BY PRIVATE, DEAD-END DRIVES OFF OF PUBLIC STREETS AND CUL-DE-SACS. "SMART-CART" TRASH CONTAINERS WILL BE COLLECTED ALONG THE PUBLIC STREETS AND CUL-DE-SACS AND WILL NOT BE COLLECTED ALONG THE PRIVATE OR DEAD-END DRIVES.

I, Thomas Dwayne Phelps, hereby certify that in April 2018, I or someone under my direct supervision have made a survey of the above described tract of land and the results of said survey are correctly represented on this plat.



Thomas Dwayne Phelps, Kansas R.L.S. # 1075



PLANNING
ENGINEERING
IMPLEMENTATION

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