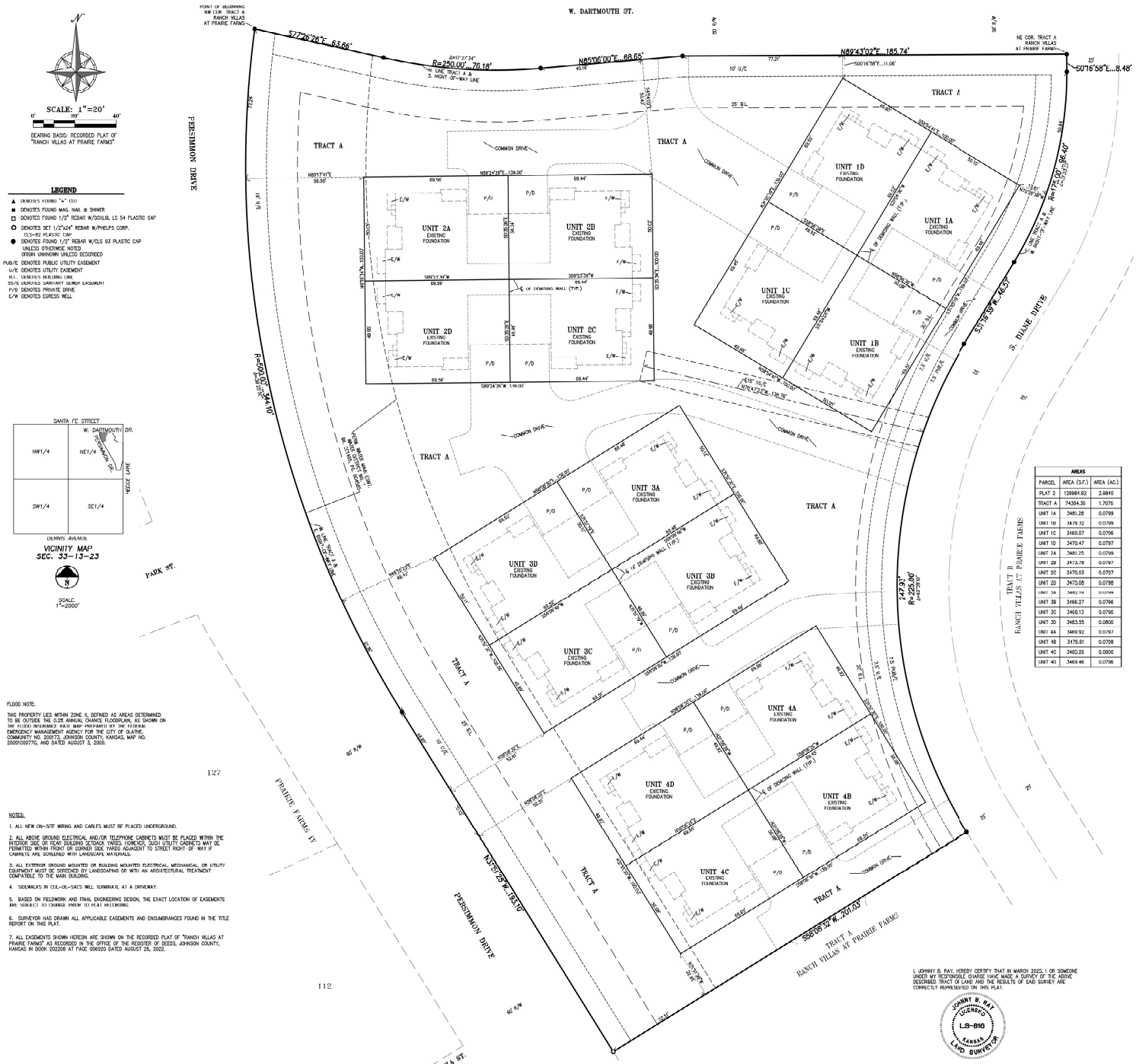
FINAL PLAT OF

RANCH VILLAS AT PRAIRIE FARMS, SECOND PLAT

A RESURVEY AND REPLAT OF PART OF TRACT A, RANCH VILLAS AT PRAIRIE FARMS, A PLATTED SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



VICINITY MAP
SEC. 33-13-23

SCALE: 1"=2000'

LEGEND

- ▲ DENOTES FOUND "4" CUT
- ■ DENOTES FOUND MAG. NAIL & SHINER
- □ DENOTES FOUND 1/2" REBAR W/SCHLGL LS 54 PLASTIC CAP
- ○ DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP
- ● DENOTES FOUND 1/2" REBAR W/CLS 93 PLASTIC CAP UNLESS OTHERWISE NOTED ORIGIN UNKNOWN UNLESS DESCRIBED

PUB/E DENOTES PUBLIC UTILITY EASEMENT
U/E DENOTES UTILITY EASEMENT
M.I. DENOTES MOUNTING IRN
SS/E DENOTES SANITARY SEWER EASEMENT
P/D DENOTES PRIVATE DRIVE
E/W DENOTES EGRESS WELL

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
PLAT 2	120984.92	2.9840
TRACT A	74304.36	1.7076
UNIT 1A	3481.28	0.0799
UNIT 1B	3479.52	0.0799
UNIT 1C	3469.07	0.0796
UNIT 1D	3470.47	0.0797
UNIT 2A	3481.25	0.0799
UNIT 2B	3473.78	0.0797
UNIT 2C	3470.03	0.0797
UNIT 2D	3473.06	0.0798
UNIT 3A	3482.19	0.0799
UNIT 3B	3466.27	0.0796
UNIT 3C	3460.13	0.0795
UNIT 3D	3483.55	0.0800
UNIT 4A	3469.92	0.0797
UNIT 4B	3475.51	0.0798
UNIT 4C	3465.29	0.0000
UNIT 4D	3469.46	0.0796

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 THE CITY OF OLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0070G, AND DATED AUGUST 3, 2009.

NOTES:

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.
3. ALL EXTERIOR GROUND MOUNTED OR BUILDING MOUNTED ELECTRICAL, MECHANICAL, OR UTILITY EQUIPMENT MUST BE SCREENED BY LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE TO THE MAIN BUILDING.
4. SIDEWALKS IN CUL-DE-SACS WILL TERMINATE AT A DRIVEWAY.
5. BASED ON FIELDWORK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO PLAT RECORDING.
6. SURVEYOR HAS DRAWN ALL APPLICABLE EASEMENTS AND ENCUMBRANCES FOUND IN THE TITLE REPORT ON THIS PLAT.
7. ALL EASEMENTS SHOWN HEREON ARE SHOWN ON THE RECORDED PLAT OF "RANCH VILLAS AT PRAIRIE FARMS" AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS IN BOOK 202208 AT PAGE 006920 DATED AUGUST 25, 2022.

I, JOHNNY B. RAY, HEREBY CERTIFY THAT IN MARCH 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.

JOHNNY B. RAY
LICENSED
LS-810
KANSAS
LAND SURVEYOR

LEGAL DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS CLS-82 on February 24, 2025, for Project No. 240805. All that part of Tract A, RANCH VILLAS AT PRAIRIE FARMS, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northwest corner of said Tract A, said point being the intersection of the Southerly right-of-way line of W. Dartmouth Street, as now established and the Easterly right-of-way line of Persimmon Drive, as now established; thence along the Northerly line of said Tract A and the Southerly right-of-way line of said W. Dartmouth Street, for the following four (4) courses; thence S 77°26'26" E, a distance of 63.66 feet; thence Easterly on a curve to the left, said curve being tangent to the last described course and having a radius of 250.00 feet, an arc distance of 76.18 feet; thence N 85°06'00" E, a distance of 68.65 feet; thence N 89°43'02" E, a distance of 185.74 feet to the Northeast corner of said Tract A, said point also being at the intersection of the Southerly right-of-way line of said W. Dartmouth Street and the Westerly right-of-way line of S. Diane Drive, as now established; thence along the Easterly line of said Tract A and the Westerly right-of-way line of said S. Diane Drive, for the following four (4) courses; thence S 0°16'58" E, a distance of 8.48 feet ; thence Southerly on a curve to the right, said curve being tangent to the last described course and having a radius of 175.00 feet, an arc distance of 90.40 feet; thence S 31°19'59" W, a distance of 46.57 feet; thence Southerly on a curve to the left, said curve being tangent to the last described course and having a radius of 225.00 feet, an arc distance of 247.93 feet; thence S 68°08'32" W, a distance of 201.03 feet to a point on the Westerly line of said Tract A, said point also being on the Easterly right-of-way line of said Persimmon Drive; thence along the Westerly line of said Tract A and the Easterly right-of-way line of said Persimmon Drive, for the following two (2) courses; thence N 31°51'28" W, a distance of 193.10 feet; thence Northerly on a curve to the right, said curve being tangent to the last described course and having a radius of 500.00 feet, an arc distance of 344.10 feet to the Point of Beginning, containing 2.9840 acres, more or less, of replatted 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 "RANCH VILLAS AT PRAIRIE FARMS, SECOND 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 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 "SS/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 the City of Olathe, and other governmental entities as may be authorized by state law to use such easement for said purposes.

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 zones, etc., upon, over and under those areas outlined hereon and designated on this plat as "U/E" or "Utility Easement".

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water lines, storm pipes, sewer pipes and related facilities and structures, street trees and sidewalks upon, over and under those areas outlined and designated on this plat as "PUD/E" or "Public Easement", is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purpose.

Tract "A" shall be owned and maintained by the Prairie Farms Homes Association. Said tracts are intended to be used for landscape, monuments, trails, common drives and private open space.

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, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20___

Prairie Farms KS, LLC, owner of Tract A

By: _____
Gregory D. Priebe II, 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 Gregory D. Priebe II, Member of Prairie Farms KS, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said corporation, 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: _____

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20___

Priebe Homes, Inc, owner of Units 1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 4A, 4B, 4C and 4D

By: _____
Gregory D. Priebe II, President

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 Gregory D. Priebe II, president of Priebe Homes, Inc, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said corporation, 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_____

_____
Mayor: John W. Dacon

Attest: _____

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING: LS 82
ENGINEERING – E-961

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

PHELPS ENGINEERING, INC
PLANNING
ENGINEERING
IMPLEMENTATION
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