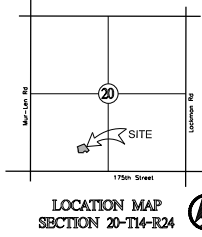
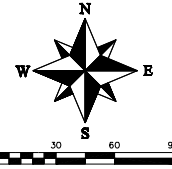


Minor Plat Villages of Forest Hills, Building I & K

Replat of Tract D, Village of Forest Hills, Second Plat Section 20, Township 14, Range 24 Olathe, Johnson County, Kansas



LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cop (LS-218)
- ⊙ Found Survey Monument (As Noted)
- ⊙ Exception Document Location

DEVELOPER/OWNER:

SAB CONSTRUCTION LLC
200 NW COMMERCE CT
LEE'S SUMMIT, MO 64086
(816) 524-3855

EX. 30' S/E BK. 200708, PG. 000549
EX. 30' S/E BK. 200708, PG. 000549

PLAT BOUNDARY DESCRIPTION

All of Tract D, Village of Forest Hills, Second Plat, a subdivision as recorded in Olathe, Johnson County, Kansas. Recorded in Book 202403, Page 000587, Containing 2.04 acres more or less.

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS

"VILLAGES OF FOREST HILLS, BUILDING I & K"

AND PUBLIC RIGHTS AND THROUGHWAYS RUNNING TO ANY PERSON, UTILITY, OR CORPORATION HAVE BEEN DEDICATED FOR PUBLIC USE AND THROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PAVES, ROADS, DRIVES, LANELS, 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 THROUGHWAYS SHALL REMAIN WHATEVER RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

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 THROUGHFARES, OR PARTS THEREOF, FOR PUBLIC USE, FROM THE JEN 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 THE LAND FRONTING AND ABUTTING ON SAID DEDICATED PUBLIC WAY OR THROUGHFARE.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONSULTS, WATER LINES, STORM DRAINAGE, SEWER LINES AND RELATED FACILITIES AND STRUCTURES, AND BELOWWALKS UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "PUBLIC" OR "PUBLIC" UTILITY EASEMENT, IS HEREBY GRANTED TO THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSE.

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OLATHE AND JOHNSON COUNTY WASTEWATER, JOHNSON COUNTY, KANSAS, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONSULTS, WATER GAS, SEWER, PIPES, POLES, LINES, SURFACE DRAINAGE FACILITIES, DUCTS, ETC., UPON, OVER AND UNDER THOSE AREAS OUTLINED HEREON AND DESIGNATED ON THIS PLAT AS "DIE" OR "DRAINAGE EASEMENT" OR "SE" OR "SANITARY EASEMENT".

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 CONSULTS, WATER GAS, SEWER, PIPES, POLES, LINES, SURFACE DRAINAGE FACILITIES, DUCTS, ETC., UPON, OVER AND UNDER THOSE AREAS OUTLINED HEREON AND DESIGNATED ON THIS PLAT AS "UE" OR "UTILITY EASEMENT".

TRACT D IS TO BE OWNED AND MAINTAINED BY THE FOREST HILLS ESTATES HOMES ASSOCIATION AND SAID TRACT WILL BE USED FOR HOMEOWNER AMENITIES, LANDSCAPING, MONUMENTS, FENCES AND BARRIERS, AND PRIVATE OPEN SPACE.

CONSENT

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 THROUGHFARES, OR PARTS THEREOF, FOR PUBLIC USE, FROM THE JEN 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 THE LAND FRONTING AND ABUTTING ON SAID DEDICATED PUBLIC WAY OR THROUGHFARE.

IN TESTIMONY WHEREOF

SAB CONSTRUCTION, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SCOTT BAMESBERGER THIS _____ DAY OF _____, 2024.

SAB CONSTRUCTION, LLC

SCOTT BAMESBERGER, MEMBER

NOTARY CERTIFICATION:

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT BAMESBERGER, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF SAB CONSTRUCTION, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY SEAL THE DATE LAST WRITTEN ABOVE.

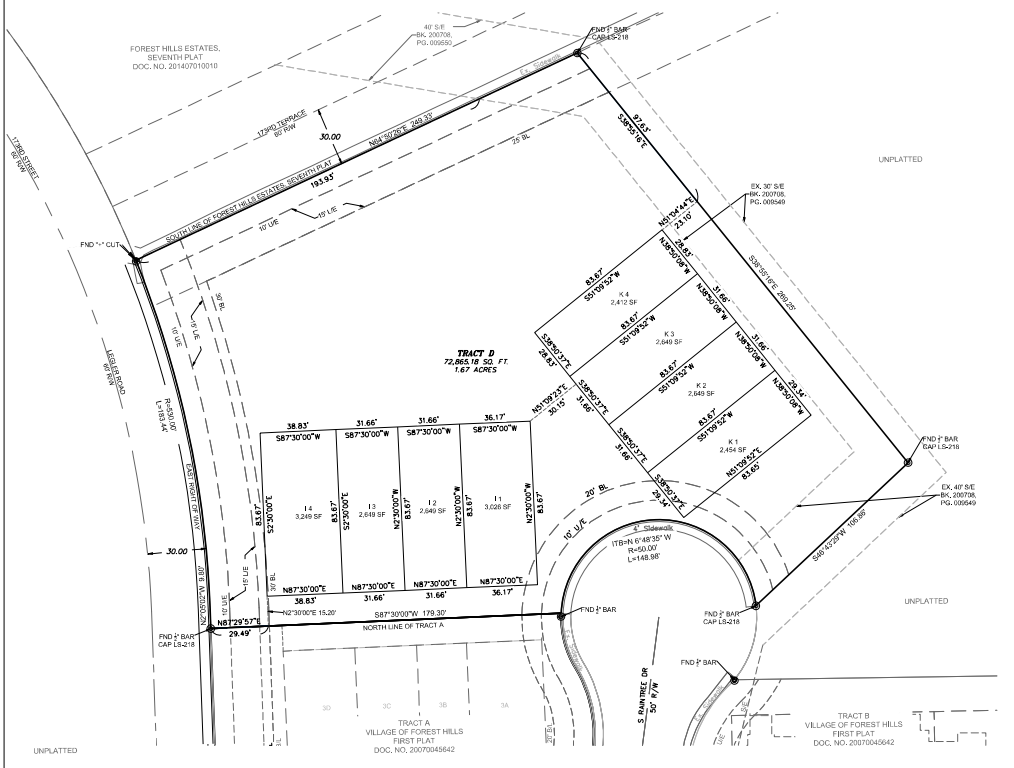
MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN, WHICH MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AS AUTHORITY ESTABLISHED BY THE KANSAS BOARD OF TECHNICAL PROFESSIONALS AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHEIDT, KSPLS 1596
ENGINEERING SOLUTIONS, LLC, KS CORP. LS 2160



NOTE:

1. All exterior corners must be set in accordance with section 56-2001, Measurement of exterior corners, type definitions.
- (a) All exterior corners on the boundary of a subdivision of land shall be monumented prior to recording of the plat submitted for recording after the effective date of this edition. The monuments shall be a metallic bar or pipe which is in accordance with Kansas law at the time the survey is made.

APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS _____ DAY OF _____, 2024.

CHAIRMAN, WAYNE JAMER

SURVEY AND PLAT NOTES:

1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
 - a) SEMI-PERMANENT MONUMENTS
 - b) SET 1/2" REBAR WITH ALUMINUM CAP OR CONCRETE MARKED "LS-218" AT ALL NEAR LOT CORNERS AND CURVES ARE NOTICED AT THE PROJECTION OF SIDE LOT LINES.
 - c) PERMANENT MONUMENTS
 - SET 5/8" REBAR WITH ALUMINUM CAP MARKED "LS-218" AT PLAT BOUNDARY CORNERS.
2. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (SUBURBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE KANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
3. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF VILLAGE OF FOREST HILLS, SECOND PLAT, A SUBDIVISION AS RECORDED IN OLATHE, JOHNSON COUNTY, KANSAS, RECORDED IN BOOK 202403, PAGE 000587, A SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO INQUIRY OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND OR OVERHEAD CONDUITS, CABLES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITIONS, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
4. THE TITLE REPORT WAS FURNISHED BY COPPELL LAND TITLE E.G. COMMITMENT NUMBER 2100443 DATED: JULY 07, 2021 @ 8:00 A.M.
5. THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE X1, PROJECT AREA IS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER FEMA MAP NO. 2009/01250, PANEL NO. 129 OF 161, EFFECTIVE DATE AUGUST 3, 2009, AND PER FEMA MAP NO. 2008/01100, PANEL 110 OF 161, EFFECTIVE AUGUST 3, 2006.
7. INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
8. PLAT DEDICATION CLOSURE PRECISION = 1 IN 2028/6.48 TOTAL BOUNDARY DISTANCE = 128.61 FEET.

REVISIONS	DATE	7/17/24	DTT	COMMENTS

Villages of Forest Hills, Building I & K
Section 20, Township 14, Range 24
Olathe, Johnson County, Kansas

DATE	BY WH	COUNTY	SCALE	DATE
April 19, 2024 <td> </td> <td> </td> <td> </td> <td> </td>				

PROFESSIONAL SEAL



MATTHEW J. SCHEIDT, KSPLS 1596
ENGINEERING SOLUTIONS, LLC, KS CORP. LS 2160