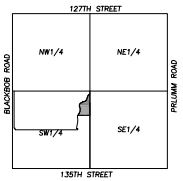
FINAL PLAT OF

ENCLAVE AT REGENCY PLACE

A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

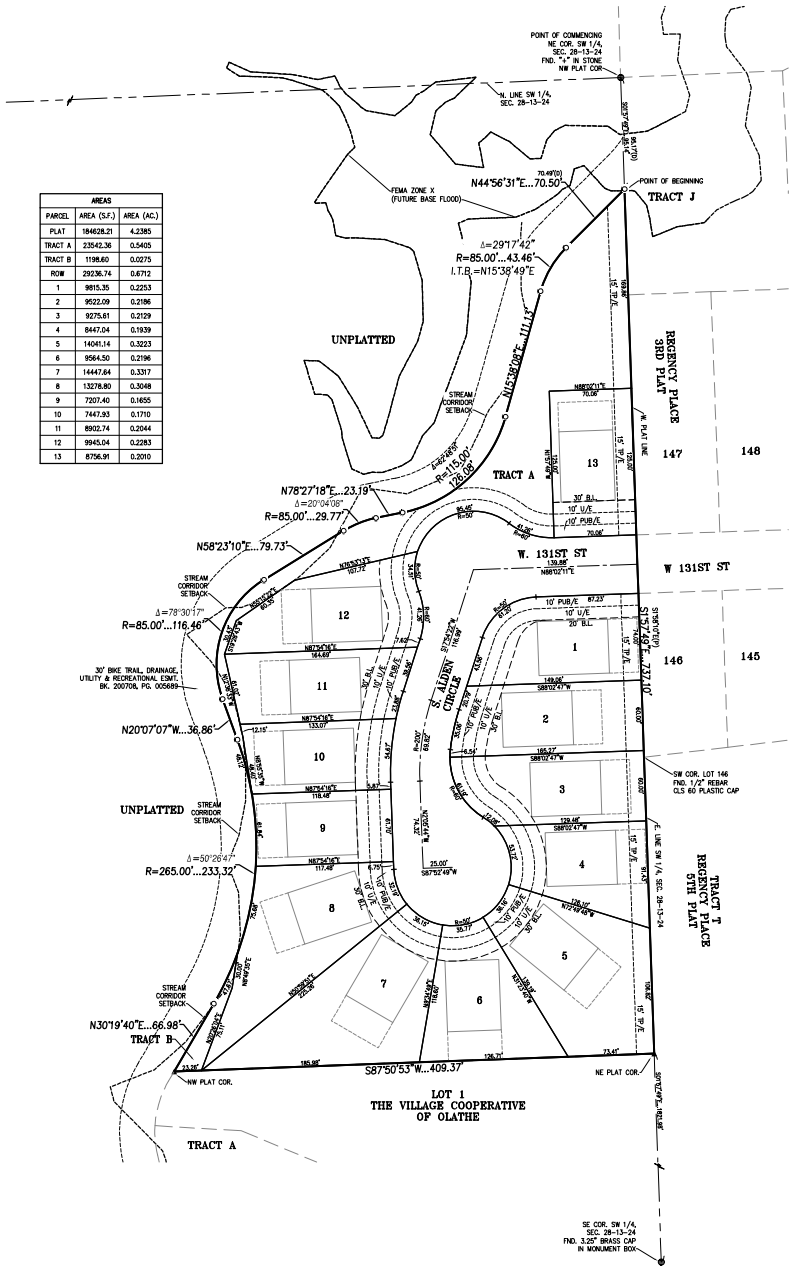


VICINITY MAP
SEC. 28-13-24

SCALE: 1"=2000'

SCALE: 1"=50'
0' 50' 100'

BEARING BASIS: RECORDED PLAT OF "THE VILLAGE COOPERATIVE OF OLATHE"



AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
PLAT	184628.21	4.2385
TRACT A	23542.36	0.5405
TRACT B	1198.60	0.0275
ROW	29236.74	0.6712
1	9815.35	0.2253
2	9522.09	0.2186
3	9275.61	0.2129
4	8447.04	0.1939
5	14041.14	0.3223
6	9564.50	0.2196
7	14447.64	0.3317
8	13278.80	0.3048
9	7207.40	0.1655
10	7447.93	0.1710
11	8902.74	0.2044
12	9945.04	0.2283
13	8756.91	0.2010

LEGEND

- O DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP
- ⊕ DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP, UNLESS OTHERWISE NOTED
- ▲ DENOTES FOUND 1/2" REBAR W/SCHLG PLASTIC CAP
- B.L. DENOTES BUILDING LINE
- U/E DENOTES UTILITY EASEMENT
- PUB/E DENOTES PUBLIC UTILITY EASEMENT
- TP/E DENOTES TREE PRESERVATION EASEMENT
- D/E DENOTES DRAINAGE EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT
- (D) DENOTES DEEDED
- (P) DENOTES PLATTED

PROJECT NOTES:

1. EASEMENT LOCATIONS ARE SUBJECT TO CHANGE PRIOR TO PLAT RECORDING.
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, SUBJECT TO UDO 18.30.130

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X(FUTURE BASE FLOOD), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE 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. 20091C0080G, AND DATED AUGUST 3, 2009.

DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS CLS-82 on October 14, 2024, for Project No. 240933. All that part of the Southwest Quarter of Section 28, Township 13 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 28, said point also being the Northwest plat corner of REGENCY PLACE, 3RD PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence S 1°57'49" E, along the East line of the Southwest Quarter of said Section 28 and along the West plat line of said REGENCY PLACE, 3RD PLAT, a distance of 95.14 feet, to the Point of Beginning; thence continuing S 1°57'49" E, along the East line of the Southwest Quarter of said Section 28 and along the West plat line of said REGENCY PLACE, 3RD PLAT and its Southerly extension, a distance of 737.10 feet to the Northeast plat corner of THE VILLAGE COOPERATIVE OF OLATHE, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence S 87°50'53" W, along the North line of said THE VILLAGE COOPERATIVE OF OLATHE, a distance of 409.37 feet to the Northwest corner of said THE VILLAGE COOPERATIVE OF OLATHE; thence N 30°19'40" E, a distance of 66.98 feet; thence Northerly on a curve to the left, said curve being tangent to the last described course and having a radius of 265.00 feet, an arc distance of 233.32 feet; thence N 20°07'07" W, a distance of 36.86 feet; thence Northerly on a curve to the right, said curve being tangent to the last described course and having a radius of 85.00 feet, an arc distance of 116.46 feet; thence N 58°23'10" E, a distance of 79.73 feet; thence Easterly on a curve to the right, said curve being tangent to the last described course and having a radius of 85.00 feet, an arc distance of 29.77 feet; thence N 78°27'18" E, a distance of 23.19 feet; thence Northeasterly on a curve to the left, said curve being tangent to the last described course and having a radius of 115.00 feet, an arc distance of 126.08 feet; thence N 15°38'08" E, a distance of 111.13 feet; thence Northeasterly on a curve to the right, said curve having an initial tangent bearing of N 15°38'49" E and a radius of 85.00 feet, an arc distance of 43.46 feet; thence N 44°56'31" E, a distance of 70.50 feet, to the Point of Beginning, containing 4.2385 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 "ENCLAVE AT REGENCY PLACE".

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 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, sewer, pipes, poles, wires, surface drainage facilities, ducts cables, etc., upon, over and under those areas outlined hereon and designated on this plat as "U/E" or "Utility Easement" with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

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 "S/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 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 placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation thereof.

Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

Tracts "A" and "B" shall be owned and maintained by Villas at Regency Place Homes Association. Said tracts are reserved for the stormwater management facilities associated with the proposed development, open space, homeowner amenities, landscaping, monuments, trails and private open space.

Tract "A" shall also be dedicated as a pedestrian access easement to provide a pedestrian link from the public street right-of-way to the existing walking trail adjacent to the west side of the subdivision.

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, Regency Place Partners, LLC, has caused this instrument to be executed on this _____ day of _____, 20___

By: _____
Jeremy Applebaum, Member

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

BE IT REMEMBERED that on this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for said County and State, came Jeremy Applebaum, Member of Regency Place Partners, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said partnership, 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___

_____ Attest: _____
Mayor: John W. Bacon City Clerk: Brenda Swearingen

I, SCOTT G. CHRISMAN, HEREBY CERTIFY THAT IN JANUARY 2023, 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.

SCOTT G. CHRISMAN LICENSED LS-1306 KANSAS LAND SURVEYOR

BY: _____
SCOTT G. CHRISMAN, KS. LS-1306

CERTIFICATE OF AUTHORIZATION KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-36

CERTIFICATE OF AUTHORIZATION MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

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

PEI #240933 - 11/22/2024 Error Closure: 0.001726' North: -0.0005430' East: -0.0016385' Perimeter: 2083.952' Precision 1:1183943