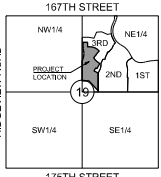


FINAL PLAT OF BOULDER CREEK, FOURTH PLAT

A REPLAT OF LOTS 107 THRU 113, 117 THRU 132, 146 THRU 147, TRACTS "N" AND "P" AND PARTS OF S. ILLUSION STREET AND W. 169TH PLACE, AS PLATTED IN BOULDER CREEK, THIRD PLAT, A SUBDIVISION IN THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 24 EAST IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

LOT #	AREA (SF)	LOT #	AREA (SF)
107	9,570.41	124	9,395.07
108	14,145.25	125	9,195.64
109	12,351.18	126	9,043.75
110	11,897.72	127	8,862.95
111	11,833.00	128	8,772.14
112	10,850.09	129	13,631.37
113	10,593.36	130	9,991.92
117	8,822.73	131	9,283.97
118	8,923.46	132	8,815.44
119	9,119.55	146	8,741.44
120	9,237.79	147	10,622.35
121	10,169.82	RW	55,504.42
122	11,306.88	TRACT "N"	303,138.78
123	11,271.72	TRACT "P"	18,083.85
TOTAL REPLAT			633,076.08



LOCATION MAP
SCALE 1" = 2000'

- LEGEND:**
- FOUND MONUMENT AS NOTED
 - FOUND 1/2" REBAR W/LS4 CAP UNLESS OTHERWISE NOTED
 - SET 1/2" REBAR W/LS4 CAP UNLESS OTHERWISE NOTED
 - EXISTING PLAT AND ROW LINES
 - EXISTING LOT AND PROPERTY LINES
 - ACCESS
 - BL BUILDING LINE
 - LNA LIMITS OF NO ACCESS
 - DIE DRAINAGE EASEMENT
 - SE SANITARY SEWER EASEMENT

DESCRIPTION:

A replat of Lots 107 thru 113, 117 thru 132, 146 thru 147, Tracts "N" and "P" and parts of South Illusion Street and West 169th Place, as platted in Boulder Creek, Third Plat, a subdivision in the Northeast One-Quarter of Section 19, Township 14 South, Range 24 East in the City of Olathe, Johnson County, Kansas, although being more particularly described as follows:

Commencing at the Southwest corner of said Northeast One-Quarter; thence along the West line of said Northeast One-Quarter, North 02 degrees 24 minutes 44 seconds West, a distance of 379.89 feet to the Point of Beginning, said point being the Southwest corner of said Tract "N"; thence along the West line of said Tracts "N" and "P" for the following five courses, North 02 degrees 24 minutes 44 seconds West, a distance of 683.76 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of North 31 degrees 08 minutes 42 seconds East, a radius of 360.00 feet, a central angle of 41 degrees 31 minutes 54 seconds and an arc length of 203.95 feet; thence North 02 degrees 24 minutes 44 seconds West, a distance of 170.29 feet to a point of curvature; thence along a curve to the right, being tangent to the previous course and having a radius of 300.00 feet, a central angle of 07 degrees 38 minutes 28 seconds and an arc length of 41.75 feet; thence North 02 degrees 24 minutes 44 seconds West, a distance of 162.78 feet to the Northwest corner of said Tract "P"; thence along the North line of said Tract "P" and said Lot 147 for the following two courses, North 87 degrees 34 minutes 52 seconds East, a distance of 147.11 feet to a point of curvature; thence along a curve to the right, being tangent to the previous course and having a radius of 675.00 feet, a central angle of 00 degrees 37 minutes 38 seconds and an arc length of 7.39 feet to the Northeast corner of said Lot 147; thence along the East line of said Lots 146 and 147, North 02 degrees 24 minutes 44 seconds East, a distance of 144.20 feet; thence along the North line of said Lot 129 and its Westerly extension, North 87 degrees 05 minutes 47 seconds East, a distance of 133.39 feet; thence continuing along the North line of said Lot 129 and the North lines of Lots 130, 131 and 132 for the following three courses, South 72 degrees 27 minutes 59 seconds East, a distance of 82.40 feet; thence South 42 degrees 02 minutes 10 seconds East, a distance of 70.78 feet; thence South 59 degrees 54 minutes 12 seconds East, a distance of 134.15 feet to the East corner of said Lot 113; thence along the East line of said Lot 132, South 39 degrees 25 minutes 19 seconds West, a distance of 123.62 feet to the Southwest corner thereof; thence South 27 degrees 13 minutes 30 seconds West, a distance of 51.15 feet to the East corner of said Lot 107; thence along the East line of said Lots 107, 109, 110, 111, 112 and 113 for the following four courses, South 39 degrees 25 minutes 59 seconds West, a distance of 122.20 feet; thence South 35 degrees 30 minutes 10 seconds East, a distance of 82.40 feet; thence South 42 degrees 02 minutes 10 seconds East, a distance of 70.78 feet; thence South 59 degrees 54 minutes 12 seconds East, a distance of 134.15 feet to the East corner of said Lot 113; thence along the Southeastly line of said Lot 113 and its Southeastly extension, South 24 degrees 53 minutes 02 seconds West, a distance of 193.78 feet to a point on the Southeastly right of line of said South Illusion Street; thence along said Southeastly right of way for the following two courses, North 65 degrees 03 minutes 58 seconds West, a distance of 44.60 feet to a point of curvature; thence along a curve to the right, being tangent to the previous course and having a radius of 825.00 feet, a central angle of 00 degrees 25 minutes 00 seconds and an arc length of 8.00 feet to the Northeast corner of said Lot 111; thence along the East line of said Lot 111, South 25 degrees 18 minutes 02 seconds West, a distance of 25.00 feet to the Southwest corner of said Lot 111; said point also being a corner point on the North line of said Tract "N"; thence along said North line of said Tract "N", South 65 degrees 03 minutes 58 seconds East, a distance of 156.00 feet to the Northeast corner of said Tract "N"; thence along the East line of said Tract "N", South 02 degrees 20 minutes 21 seconds East, a distance of 892.30 feet to the East corner of said Tract "N"; thence along the Southeastly line of said Tract "N" for the remaining two courses, North 46 degrees 13 minutes 20 seconds West, a distance of 457.29 feet; thence South 87 degrees 36 minutes 33 seconds West, a distance of 225.56 feet to the Point of Beginning, and containing 14,534 acres, more or less.

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "BOULDER CREEK, FOURTH PLAT".

The undersigned proprietor of said property shown on this plat does hereby dedicate those portions of the streets and roadways shown hereon, together with all other parcels and parts of land indicated on this plat, and not heretofore dedicated, as streets, avenues, courts, places, etc., for public use as public ways or thoroughfares, subject to the right hereby reserved to the present owner and its successors and assigns for the location, construction and maintenance of conduits, water, gas and sewer pipes, poles and wires under, over and along said roadways.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", 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 purposes.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", 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 purposes.

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 "SSE" on this plat, together with the right of ingress and egress over and through adjoining lands as may be reasonably necessary to access said easement and is hereby dedicated to the Johnson County Wastewater of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCOW. Any planting of structures, landscaping and related materials or planting of trees on lands within the street right-of-way will be done at the risk of subsequent damage thereto without compensation herefrom.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain pipes, inlets, manholes, surface drainage facilities relative to storm water drainage and sidewalks upon, over, or under the areas outlined and designated on this plat as "Drainage Easement" or "D/E". Tract "P" is dedicated as "Landscape and Access Easement" or "L/AE" & "L/AE".

The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares resulting to any person, entity or corporation have been abated except that same person, entity or corporation shall retain whatever easement rights they would have as if located in a public street.

RESTRICTIONS:

All landscaping and related materials that are planted or constructed within the adjacent Street right-of-way shall be maintained by the Property Owners, or their authorized representatives thereof.

Tract "N" shall be owned and maintained by City of Olathe, Kansas. Tract "P" will be used for trails, landscaping and open space.

Tract "P" shall be owned and maintained by the Homeowners Association or their authorized representatives thereof and will be used for landscaping and open space.

The use of all lots, units and properties in this subdivision shall hereafter be subject to the Declarations, which instruments are to be recorded in the Office of the Register of Deeds of Johnson County, Kansas, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

Notes: 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.

Notice: This site lies within a protected Stream Corridor, as defined and regulated in City of Olathe, Kansas, Municipal Code. Restrictions on the use or alteration of the Stream Corridor may apply. This site is also subject to the obligations and requirements of the Stream Corridor Maintenance Agreement approved by the City.

BUILDING SETBACKS:

FRONT YARD: 30'
REAR YARD: 25'
SIDE YARD: 7'
CORNER SIDE YARD: 20'

FLOOD NOTE:

A portion of this property lies within flood zone (ZONE AE - Base Flood Elevations Determined) as on the Flood Insurance Rate Map 2009IC0105G Dated August 3, 2009.

CONSENT TO LEVY:

The undersigned proprietor of the above described tract of 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 assessments, 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 pending or abating on said dedicated public way or thoroughfare.

EXECUTION:

IN TESTIMONY WHEREOF, TRAVIS SCHRAM, Manager of GRATA, L.L.C., which is the Manager of BOULDER CREEK DEVELOPMENT COMPANY L.L.C., a Missouri Limited liability company, has caused this instrument to be executed, this _____ day of _____, 2022.

BOULDER CREEK DEVELOPMENT COMPANY L.L.C.

By: TRAVIS SCHRAM, Manager

ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

Notary Public _____ My Commission Expires: _____

Print Name _____

City of Olathe, Johnson County, Kansas, Owner of Tract "N"

APPROVALS:

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

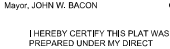
Chairman, WAYNE JANNER

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

Mayor, JOHN W. BACON City Clerk, BRENDA D. SWEARINGIN

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN SEPTEMBER 2017 AND REVISED DECEMBER 2021. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Aaron T. Reaser, Land Surveyor
KSI LS-1429



BE FURTHER REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came TRAVIS SCHRAM, Manager of GRATA, L.L.C., which is the Manager of BOULDER CREEK DEVELOPMENT COMPANY L.L.C., a Missouri Limited liability company, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

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

Notary Public _____ My Commission Expires: _____

Print Name _____



DATE: 3/6/2024
DRAWN BY: JMT
CHECKED BY: SCH
PROJ. NO. 203-037
SHEET NO. 1

**FINAL PLAT OF
BOULDER CREEK
FOURTH PLAT**

REV. 1 - 03.21.2024