

FINAL PLAT OF
RANCH VILLAS AT PRAIRIE FARMS, THIRD PLAT

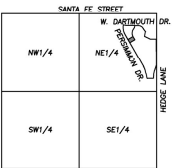
A RESURVEY AND REPLAT OF PART OF TRACT A, RANCH VILLAS AT PRAIRIE FARMS, A PLATTED
 SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 13 SOUTH,
 RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
PLAT 3	25278.50	0.5803
TRACT A	11378.36	0.2612
UNIT 5A	3473.32	0.0797
UNIT 5B	3473.20	0.0797
UNIT 5C	3476.41	0.0798
UNIT 5D	3477.21	0.0798



LEGEND

- DENOTES SET 1/2"x24" REBAR W/HELPS COMP. CLS-82 PLASTIC CAP
- DENOTES FOUND 1/2" REBAR W/LS SS PLASTIC CAP UNLESS OTHERWISE NOTED
- WITH INDIAN UNLESS RESURVED
- P/U/E DENOTES PUBLIC UTILITY EASEMENT
- U/E DENOTES UTILITY EASEMENT
- B/L DENOTES BUILDING LINE
- S/E DENOTES SANITARY SEWER EASEMENT
- P/D DENOTES PRIVATE DRIVE
- E/W DENOTES EXPRESS WALK



VICINITY MAP
 SEC. 33-13-23

SCALE:
 1"=2000'

BLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE OZG 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. 20071, JOHNSON COUNTY, KANSAS, MAP NO. 2006100072, AND DATED AUGUST 3, 2006.

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 S/SIC OR REAR BUILDING SETBACK YARDS. HOWEVER, DUAL 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 O/L-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 20888 DATED AUGUST 25, 2022.

LEGAL DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS CLS-B2 on May 5, 2025, for Project No. 250439. 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:

Commencing at the Northwest corner of said Tract A of RANCH VILLAS AT PRAIRIE FARMS, SECOND PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being the intersection of the South right-of-way line of Dartmouth Street and the Eastern right-of-way line of Perhamon Drive, both now being established, thence Southerly along the West plot line of said RANCH VILLAS AT PRAIRIE FARMS, SECOND PLAT and the Eastern right-of-way line of said Perhamon Drive on a curve to the left, said curve having an initial tangent bearing of S 72°34'22" W and a radius of 500.00 feet, on an arc distance of 344.09 feet; thence S 31°51'29" E, continuing along the West plot line of said RANCH VILLAS AT PRAIRIE FARMS, SECOND PLAT and the Eastern right-of-way line of said Perhamon Drive, a distance of 183.10 feet to the Southwest most plot corner of said RANCH VILLAS AT PRAIRIE FARMS, SECOND PLAT, said point also being on the East line of said Tract A and the West right-of-way line of Diane Drive, as now established, thence S 31°51'31" E, along the East line of said Tract A and the West right-of-way line of said Diane Drive, a distance of 125.75 feet; thence S 58°08'32" W, a distance of 201.03 feet to a point on the West line of said Tract A and the Eastern right-of-way line of said Perhamon Drive, thence N 15°14'12" W, along the West line of said Tract A and the Eastern right-of-way line of said Perhamon Drive, a distance of 125.75 feet to the Point of Beginning, containing 0.5803 acres, more or less, 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, THIRD 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, it is hereby agreed, in and to the effect, that the undersigned proprietors hereby observe 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 "SSE" on this plat, together with the right of ingress and egress over and through adjoining land so 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, 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".

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 "P/D" or "Public Driveway", 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 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 use 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 the land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors have 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

ACKNOWLEDGMENT

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 have caused this instrument to be executed on this _____ day of _____, 20____.

Prairie Homes, Inc, owner of Units 5A, 5B, 5C, 5D

By: _____
 Gregory D. Priebe II, President

ACKNOWLEDGMENT

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 Prairie 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. Bacon

Attest: _____



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

STATE OF AUTHORIZATION
 ENGINEERING - LS-B2
 ENGINEERING - E-38
 SURVEYING - LS-38
 LAND SURVEYOR - LS-38
 LAND ENGINEER - LS-38

PEI PHELPS ENGINEERING, INC.
 1220 N. Winchester
 Olathe, Kansas 66061
 (913) 393-1155
 Fax (913) 393-1166