MINOR PLAT OF

HIDDEN LAKE ESTATES, REPLAT OF LOTS 106 AND 107

RESURVEY AND REPLAT OF LOTS 106 AND 107, HIDDEN LAKE ESTATES, FOURTH PLAT,
A PLATTED SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY,
KANSAS

N

SCALE: 1"=30'

0' 30' 60'

BEARING BASIS: RECORDED PLAT OF "HIDDEN LAKE ESTATES, FOURTH PLAT"

LEGEND

● = FOUND SURVEY MONUMENT AS DESCRIBED

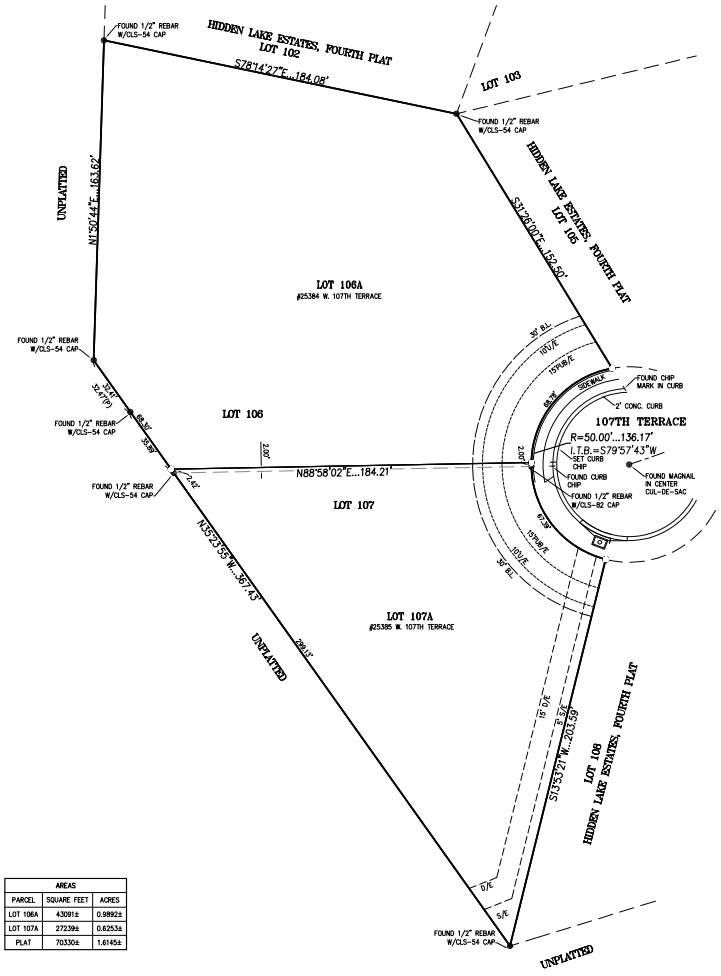
○ = SET 1/2"x24" REBAR WITH "PHELPS CLS-82" PLASTIC CAP

| = DENOTES FOUND CURB CHIP ON THE PROLONGATION OF PROPERTY LINES FOR REFERENCE ONLY UNLESS OTHERWISE NOTED

B.L. = BUILDING LINE

U/E = UTILITY EASEMENT

PUB/E = PUBLIC UTILITY EASEMENT



AREAS		
PARCEL	SQUARE FEET	ACRES
LOT 106A	43091±	0.9892±
LOT 107A	27239±	0.6253±
PLAT	70330±	1.6145±

TITLE NOTE:

NO TITLE INFORMATION PROVIDED OR RESEARCHED BY PHELPS ENGINEERING, INC.

SURVEY NOTES:

1. NOT ALL IMPROVEMENTS ARE SHOWN.

PREPARED FOR:
AUSTIN ROESER AND MICHELLE ROESER
25385 W. 107TH TERRACE
OLATHE, KS 66061

NOTE:

1. EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES' METER BANKS AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH 3-SIDED LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
2. ALL NEW WIRING AND CABLES MUST BE PLACED UNDERGROUND.
3. 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.
4. ALL EASEMENT SHOWN ARE FROM RECORDED PLAT OF "HIDDEN LAKE ESTATES, FOURTH PLAT" AS RECORDED IN THE OFFICE OF REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS, IN BOOK 202109 AT PAGE 007465.

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. 20091C0061G, AND DATED AUGUST 3, 2009.

DESCRIPTION

Resurvey and replat of Lot 106 and Lot 107, HIDDEN LAKE ESTATES, FOURTH PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, containing 1.6145 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 "HIDDEN LAKE ESTATES, REPLAT OF LOTS 106 AND 107".

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 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 the Consolidated Main Sewer District 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.

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

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___

Austin and Michelle Roeser, husband and wife, as joint tenants with the rights of survivorship, and not as tenants in common

By: _____ By: _____
Austin and Michelle Roeser Austin and Michelle Roeser

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 Austin and Michelle Roeser, husband and wife, as joint tenants with the rights of survivorship, and not as tenants in common, who are personally known to me to be such persons who executed, the within instrument and such persons 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___

25384 W. 107TH TERRACE, LLC, a Kansas limited liability company

By: _____
John M. Duggan, 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 John M. Duggan, Member, 25384 W. 107TH TERRACE, LLC, a Kansas limited liability company, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, 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

I, JOHNNY B. RAY, HEREBY CERTIFY THAT IN SEPTEMBER 2022, I OR SOMEONE UNDER MY DIRECT SUPERVISION 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-816 KANSAS LAND SURVEYOR

BY: _____
JOHNNY B. RAY, KS. LS-816

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007000128
ENGINEERING-2007026258

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

PLANNING ENGINEERING IMPLEMENTATION

PEI #230443 – 5/28/26

Error Closure: 0.000138' North: 0.0000731' East: -0.0001171' Perimeter: 1207.400' Precision 1:8471348