

MINOR PLAT OF
HILLTOP FARMS, REPLAT
LOTS 3, 4 AND TRACT E
RESURVEY AND REPLAT OF LOTS 3, 4 AND TRACT E, HILLTOP FARMS, FIRST PLAT,
A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 14
SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

LEGAL DESCRIPTION

This description was prepared by Phelps Engineering, Inc. CLS-82 on April 11, 2025, for Project No. 250433. Resurvey and replat of Lots 3, 4 and Tract E, Hilltop Farms, First Plat, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, containing 0.7028 acres, more or less, of related 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 "HILLTOP FARMS, REPLAT LOTS 3, 4 AND TRACT E".

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 poles, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and thereon are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby dissolve 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 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/S" 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 Westwelder 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 therefor.

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".

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.

Stream Corridor Notice: This property is located within or contains a Stream Corridor, as defined and regulated in the City of Olathe, Kansas, Municipal Code. Restrictions on the use or alteration of land within the Stream Corridor may apply. This property is also subject to the obligations and requirements of the Stream Corridor Maintenance Agreement (Bk. 202305, Pg. 003875) approved by the City.

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agree 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, Inspired Homes, LLC, has caused this instrument to be executed on this _____ day of _____, 20____.

By: _____
Raynard Brown, President

ACKNOWLEDGMENT

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Raynard Brown, President of Inspired Homes, 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: _____

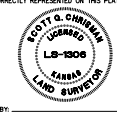
APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 2025.

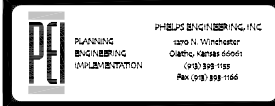
Chairman: Wayne Janier

PARCEL	AREA (S.F.)	AREA (AC)
1	2006.01	0.7028
3	12973.36	0.2878
4	17832.84	0.4048

PHILIPS ENGINEERING, INC.
1240 N. Winnebago
Olathe, Kansas 66061
(913) 845-1155
Fax (913) 845-1160



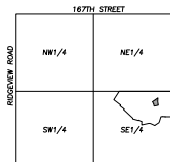
BY: SCOTT G. CHRISMAN, KS. LS-1906



SCALE: 1"=20'
BEARING BASE: RECORDED PLAT OF
"HILLTOP FARMS, FIRST PLAT"

LEGEND

- DENOTES SET 1/2" REBAR W/PHILIPS CORP. CLS-82 PLASTIC CAP
- DENOTES FOUND 1/2" REBAR W/PHILIPS CORP. CLS-82 PLASTIC CAP, UNLESS OTHERWISE NOTED
- U/E DENOTES UTILITY EASEMENT
- B/L DENOTES BUILDING LINE
- S/E DENOTES SANITARY SEWER EASEMENT
- D/E DENOTES DRAINAGE EASEMENT



SCALE: 1"=2000'
VICINITY MAP
SEC. 19-14-24

NOTE:
BASED ON FIELDWORK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO THE PLAT RECORDING.

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 JOHNSON COUNTY, KANSAS, COMMUNITY NO. 2007056, MAP NO. 200701010N, AND DATED AUGUST 3, 2009.

- NOTE:
1. EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES METER BANKS AND COOLERS MUST BE SITUATED FROM PUBLIC VIEW WITH 3'-0" MIN. 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.
 4. ALL EASEMENTS SHOWN HEREON ARE SHOWN ON THE RECORDED PLAT OF "HILLTOP FARMS, FIRST PLAT" AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS IN BOOK 202312 AT PAGE 000921 DATED DECEMBER 6, 2023.