

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	1/04/24	completed	CTA
2	1/26/24	city comments	CTA

MINOR PLAT OF
COFFEE CREEK MEADOWS, 10TH PLAT
A Replat of Part of Lot 90, COFFEE CREEK MEADOWS, 2ND PLAT



LOT AREAS	
LOT 90-4A	5,821.0 Sq.Ft.
LOT 90-4B	5,751.7 Sq.Ft.
LOT 90-5A	5,668.4 Sq.Ft.
LOT 90-5B	4,420.6 Sq.Ft.
TOTAL	21,661.7 Sq.Ft.

NOTES:

The basis for bearings on this plat is Grid North, Kansas North Zone, Derived from Johnson County Survey Control Network 1998.

The plat is subject to the building lines and easements, that apply, as shown on COFFEE CREEK MEADOWS, 2ND PLAT, Book 200608, Page 010703.

All interior lot lines on this plat are coincident with a common building wall.

Setbacks of buildings from private drives shall be no less than 20'.

Set monuments were established from original control and coordinates of the COFFEE CREEK MEADOWS, 2ND PLAT, recorded in Book 200608, Page 010703.

The common area outside of the lots will be maintained by Martens Family Enterprises, Inc. or their grantees, agents, successors and assigns.

According to F.I.R.M. Map No. 20091C0109G Johnson County, Kansas, dated August 3, 2009 this entire site is determined to be outside the 100-year floodplain.

590.50' (plat boundary distance) / 0.0076' (closing distance) = unadjusted error of closure 1 in 77,697.37

This is a resurvey and replat of part of Lot 90, COFFEE CREEK MEADOWS, 2ND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, prepared by Gerald L. Conn P.S. No. 1128, December 11, 2023, more particularly described as follows:

Beginning at the Southwest corner of Lot 90, COFFEE CREEK MEADOWS, 2ND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence N16°30'00\"/>

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "COFFEE CREEK MEADOWS, 10TH PLAT".

The undersigned proprietor reserves unto itself, its grantees, agents, successors and assigns, a permanent easement for the purpose of locating, constructing and maintaining or authorizing the location, construction and maintenance of underground conduits for water, electricity, sewer and gas mains, or all or any of them under or upon all lots in this plat. This easement is designed to allow for the placement of a single main for each of the aforesaid utilities to service all dwelling units in the building constructed on this plat. Said easement shall be in gross and shall be permanent in nature and duration, and the owner of any dwelling unit shall commit no act or omission that will preclude the making and maintenance of the aforesaid improvements.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.40.18, Lot Splits, of Unified Development Ordinance or by replat.

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Johnson County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

The undersigned proprietor of the above described tract of land hereby consents and agrees 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 the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 2024.

MARTENS FAMILY ENTERPRISES, INC.

PHILIP W. MARTENS, President

STATE OF _____ KANSAS)
COUNTY OF _____ JOHNSON) SS

BE IT REMEMBERED, that on this _____ day of _____, 2024, before me a Notary Public in and for said County and State, came PHILIP W. MARTENS, President of MARTENS FAMILY ENTERPRISES, INC., who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Corporation, and she duly acknowledged the execution of the same to be the act and deed of said Corporation.

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

Notary Public

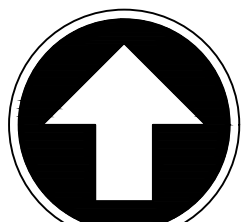
My Appointment Expires: _____

APPROVED by the Planning Commission of the City of Olathe, Kansas, on this _____ day of _____, 2024.

By _____
WAYNE JANNER, Chairman

I hereby certify that on October 18, 2023, I or someone under my direct supervision completed a field survey of the above described tract of land and this is an accurate and true plat of said survey, on this _____ day of _____, 2024.

Gerald L. Conn
Kansas P.S. No. 1128



LEGEND:

- DENOTES 1/2" REBAR SET w/P&B PLASTIC CAP GLS-49
- DENOTES 1/2" REBAR FOUND w/P&B PLASTIC CAP GLS-49 (UNLESS NOTED)
- B/L DENOTES BUILDING LINE
- U/E DENOTES UTILITY EASEMENT
- SS/E DENOTES SANITARY SEWER EASEMENT
- DENOTES EXISTING AS-BUILT BUILDING FOOTPRINTS

Prepared By: Payne & Brockway Engineers, P.A.
P.O. Box 128
Olathe, Kansas 66051
913-782-4800

Developed By: Martens Family Enterprises, Inc.
c/a Philip W. Martens
19000 W. 158th Street, Suite C
Olathe, Kansas 66062
913-732-2276

Date Prepared: January 4, 2024

COFFEE CREEK MEADOWS
10TH PLAT
SEC. 18, T14S, R24E
JOHNSON COUNTY, KANSAS



Payne & Brockway P.A.
CIVIL ENGINEERS & LAND SURVEYORS
426 SOUTH KANSAS AVE. OLATHE, KANSAS 66061
PH: 913-782-4800 FAX: 913-782-5997
WWW.PAYNE-BROCKWAY.COM