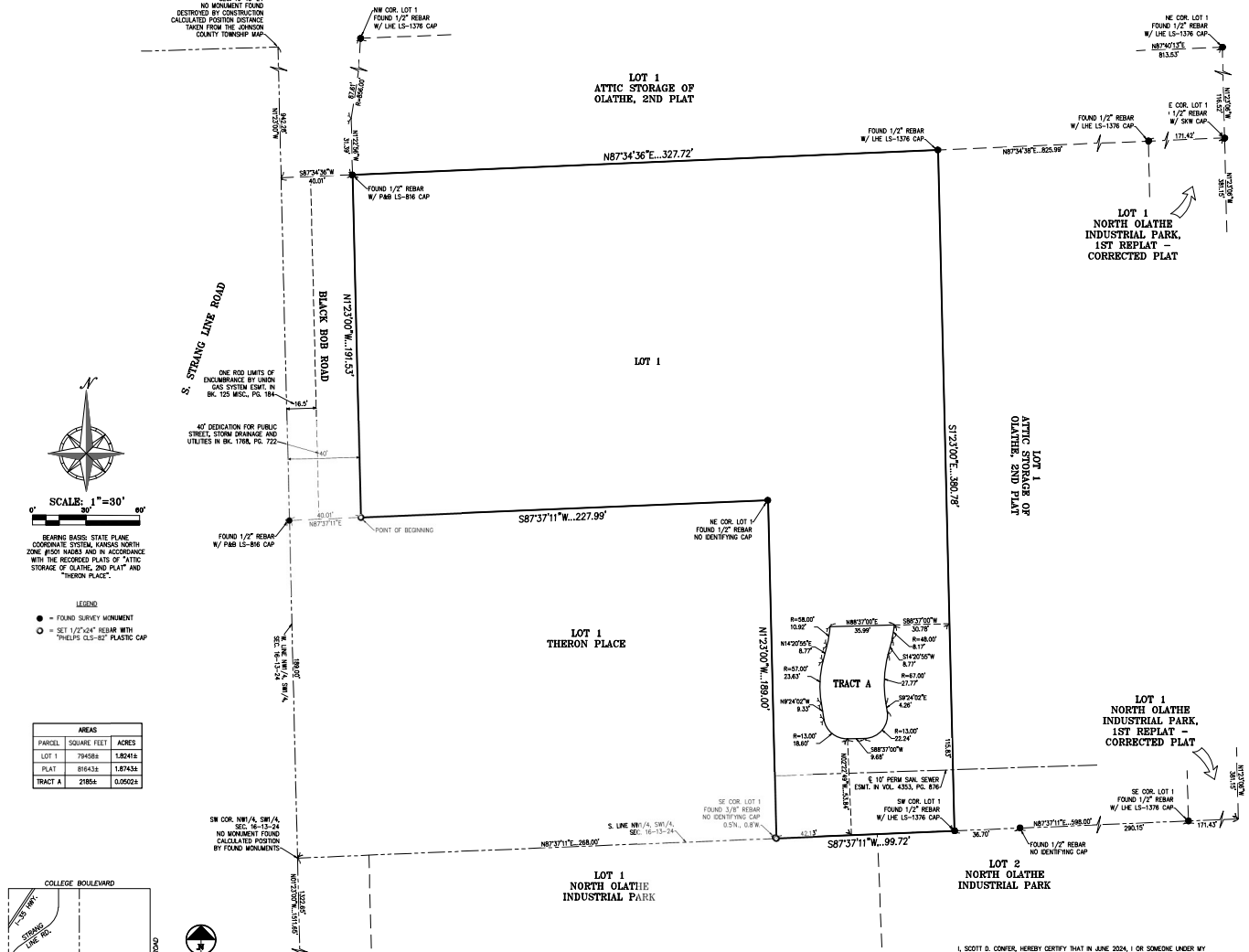
FINAL PLAT OF

HOPE ROOTS COLLECTIVE

A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER
OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 24 EAST
CITY OF OLATHE, JOHNSON COUNTY, KANSAS



AREAS		
PARCEL	SQUARE FEET	ACRES
LOT 1	79458±	1.8241±
PLAT	81643±	1.8743±
TRACT A	2185±	0.0502±

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. 20091C0065G, AND DATED AUGUST 3, 2009.

CITY NOTE:

EASEMENT LOCATIONS ARE SUBJECT TO CHANGE PRIOR TO PLAT RECORDING.

I, SCOTT D. CONFER, HEREBY CERTIFY THAT IN JUNE 2024, 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.

SCOTT D. CONFER LICENSED LS-1249 KANSAS LAND SURVEYOR

BY: _____
SCOTT D. CONFER, KS. LS-1249

LEGAL DESCRIPTION

THIS IS A SURVEY AND SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, DESCRIBED BY PHELPS ENGINEERING, INC. CLS-82, PROJECT NO. 240485 JUNE 14, 2024, TO WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE N 01°23'00" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1511.65 FEET, TO A POINT ON THE NORTH LINE OF LOT 1, THERON PLACE, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE N 87°37'11" E, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 40.01 FEET, TO A POINT ON THE EAST LINE OF BLACK BOB ROAD, AS ESTABLISHED BY THE DEDICATION FOR PUBLIC STREET, STORM DRAINAGE AND UTILITIES RECORDED IN BOOK 1768 AT PAGE 722, IN THE OFFICE OF THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N 1°23'00" W, ALONG THE EAST LINE OF SAID BLACK BOB ROAD, A DISTANCE OF 191.53 FEET, TO A POINT ON THE SOUTH LINE OF LOT 1, ATTIC STORAGE OF OLATHE, 2ND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE N 87°34'36" E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 327.72 FEET; THENCE S 1°23'00" E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 360.78 FEET, TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 2, NORTH OLATHE INDUSTRIAL PARK, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE S 87°37'11" W, ALONG THE NORTH LINE OF SAID LOT 2, AND LOT 1 OF SAID NORTH OLATHE INDUSTRIAL PARK, A DISTANCE OF 99.72 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 1, THERON PLACE; THENCE N 1°23'00" W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 189.00 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE S 87°37'11" W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 227.99 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.8743 ACRES, MORE OR LESS.

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 "HOPE ROOTS COLLECTIVE".

Tract "A" shall be owned and maintained by owners of Lot 1. Said tract is intended for stormwater detention, stormwater quality BMP's, landscaping, and private open space.

Access across Lot 1, is hereby granted to the City of Olathe to access Tract A.

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.

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 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 proprietor has caused this instrument to be executed on this _____ day of _____, 20___ .

OWNER: DAC VENTURES LLC, a Kansas limited liability company

By: _____
Name and Title

ACKNOWLEDGEMENT

STATE OF)
) SS
COUNTY OF)

BE IT REMEMBERED that on this _____ day of _____ , 20___ , before me, the undersigned, a Notary Public in and for said County and State, came Name and Title, of DAC Ventures, 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

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

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

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

Error Closure: North: 0.0002881 East: -0.0003850 Precision 1: 2945413.721

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