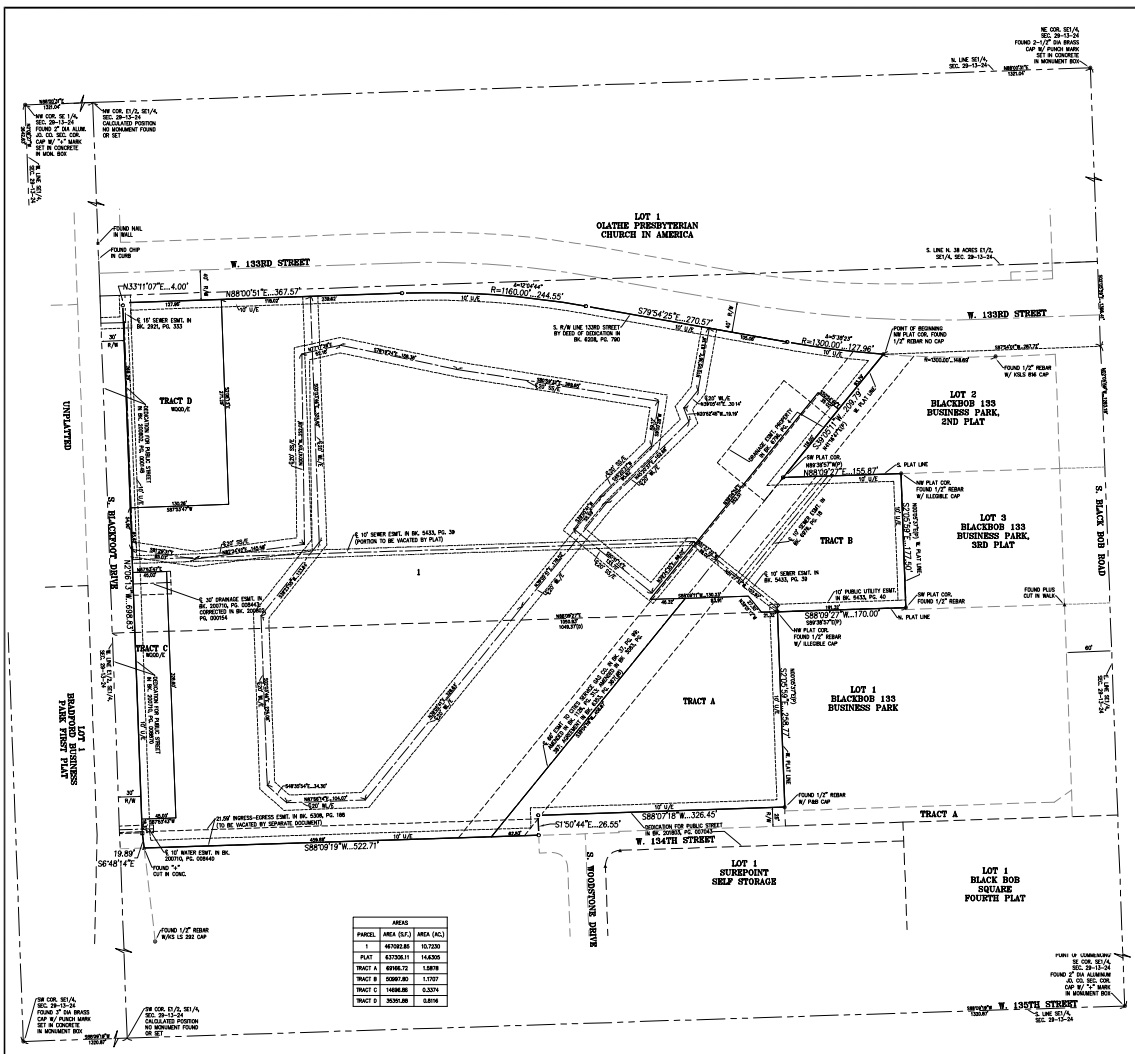
FINAL PLAT OF

STELLAR APARTMENTS

A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
1	467092.85	10.7230
PLAT	637306.11	14.6305
TRACT A	69166.72	1.5878
TRACT B	50997.80	1.1707
TRACT C	14596.86	0.3374
TRACT D	35391.88	0.8156

LEGAL DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS CLS-82 on February 2, 2026, for Project No. 250509. All that part of the Southeast Quarter of Section 29, Township 13 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 29; thence N 2°00'59" W, along the East line of the Southeast Quarter of said Section 29, a distance of 1283.18 feet; thence S 87°54'01" W, a distance of 287.72 feet to the Northeast plat corner of BLACKBOB 133 BUSINESS PARK, 2ND PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being on the Southerly right-of-way line of W. 133rd Street, as now established, said point also being the Point of Beginning; thence S 39°05'11" W, along the Westerly plat line of said BLACKBOB 133 BUSINESS PARK, 2ND PLAT, a distance of 209.79 feet to the Southeast plat corner of said BLACKBOB 133 BUSINESS PARK, 2ND PLAT; thence N 88°00'51" E, along the South plat line of said BLACKBOB 133 BUSINESS PARK, 2ND PLAT, a distance of 155.87 feet to the Northwest plat corner of BLACKBOB 133 BUSINESS PARK, 3RD PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence S 2°00'59" E, along the West plat line of said BLACKBOB 133 BUSINESS PARK, 3RD PLAT, a distance of 177.50 feet to the Southwest plat corner of said BLACKBOB 133 BUSINESS PARK, 3RD PLAT; thence N 88°00'51" E, along the South plat line of said BLACKBOB 133 BUSINESS PARK, 3RD PLAT, a distance of 127.00 feet to the East plat line of BLACKBOB 133 BUSINESS PARK, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence S 88°09'27" W, along the North plat line of said BLACKBOB 133 BUSINESS PARK, a distance of 170.00 feet to the Northwest plat corner of said BLACKBOB 133 BUSINESS PARK; thence S 2°00'59" E, along the West plat line of said BLACKBOB 133 BUSINESS PARK, a distance of 255.77 feet to a point on the North right-of-way line of W. 134th Street, as now established; thence S 88°07'18" W, along the North right-of-way line of said W. 134th Street, a distance of 326.45 feet; thence S 1°50'44" E, along the West right-of-way line of said W. 134th Street, a distance of 26.55 feet; thence S 88°09'19" W, a distance of 522.71 feet to a point on the Easterly right-of-way line of S. Blackbob Drive, as now established; thence along the Easterly right-of-way line of said S. Blackbob Drive, for the following three (3) courses; thence N 4°48'14" W, a distance of 19.89 feet; thence N 2°08'12" W, a distance of 698.63 feet; thence N 32°11'07" E, a distance of 4.00 feet to a point on the Southerly right-of-way line of said W. 133rd Street; thence along the Southerly right-of-way line of said W. 133rd Street, for the following four (4) courses; thence N 88°00'51" E, a distance of 367.57 feet; thence Easterly on a curve to the right, said curve being tangent to the last described course and having a radius of 1160.00 feet, an arc distance of 244.55 feet; thence S 79°54'25" E, a distance of 270.57 feet; thence Easterly on a curve to the left, said curve being tangent to the last described course and having a radius of 1320.00 feet, an arc distance of 127.96 feet, to the Point of Beginning, containing 14.6305 acres, more or less, unplatted 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 "STELLAR APARTMENTS".

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 agrees 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 "SS/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 City of Olathe, and other governmental entities as maybe 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 surface drainage facilities, including manholes, inlets, pipes, drains, etc., upon, over, and under those areas outlined hereon and designated on this plat as "D/E" or "Drainage Easement".

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".

A Permanent Water Quality & Quantity Drainage Easement "WQQ/E" is dedicated and shall be owned and maintained by the undersigned proprietor(s), their successors and assigns. The easement shall include Stormwater Treatment Facilities, as defined, and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of 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 of Olathe.

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, pipes, etc., upon, over and under those areas outlined hereon and designated on this plat as "W/E" or "Water Line 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.

Tracts "B", "C" and "D" shall be owned and maintained by the undersigned proprietor of Lot 1. Said tracts are intended to be used for open space, stormwater detention, landscaping, trails and private open space.

Tracts "A" shall be owned and maintained by the undersigned proprietor of Lot 1. Said tracts are intended to be used for open space, stormwater detention, homeowner amenities, landscaping, trails and private open space.

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, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20____.

Stellar Development, LLC

By: _____
David Stell, 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 David Stell, Member of Stellar Development, 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: _____

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: City Clerk: Brenda D. Swearingian

NOTES:
1. ALL ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
2. ALL ABOVE GROUND ELECTRICAL EQUIPMENT AND/OR TELEPHONE CABINETS MUST BE PLACED IN THE REAR THIRD.
3. BUILDING APPURTENANCES, INCLUDING, BUT NOT LIMITED TO FOUNDATIONS, DECKS, STRUCTURES, PAVING, RETAINING WALLS, ETC. WILL NOT BE PERMITTED WITHIN THE EASEMENT(S) AND "NON-EXCLUSIVE" ZONE AT ANY TIME. THESE LOTS SHALL BE SUBJECT TO ANY ADDITIONAL REQUIREMENTS AS IDENTIFIED BY WATERING FOR THE EXISTING EASEMENT(S) AND/OR AGREEMENTS.
4. BASED ON PRELIMINARY AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO PLAT RECORDING.
5. SURVEYOR HAS DRAWN ALL APPLICABLE EASEMENTS AND ENCUMBRANCES FOUND IN THE TITLE REPORT ON THIS PLAT.

FLOOD NOTE:

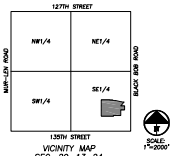
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200174, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0089G, AND DATED AUGUST 3, 2009.

SCALE: 1"=60'
0' 60' 120'

BEARING BASIS: STATE PLANE COORDINATE SYSTEM, KANSAS NORTH ZONE 1501 NAD83 DATUM

LEGEND

- DENOTES FOUND CURB CUT
- DENOTES FOUND "+" CUT
- DENOTES FOUND MAG. NAIL & SHINER
- DENOTES FOUND SURVEY MONUMENT (ORIGIN UNKNOWN UNLESS DESCRIBED)
- DENOTES SET "PHELPS CLS-82" BRASS CAP
- DENOTES SET 1/2"x24" REBAR WITH "PHELPS CLS-82" PLASTIC CAP
- U/E DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- (D) DENOTES DEEDED
- (P) DENOTES PLATTED
- WQQ/E DENOTES PERMANENT WATER QUALITY & QUANTITY DRAINAGE EASEMENT
- SS/E DENOTES SANITARY SEWER EASEMENT
- W/E DENOTES WATER LINE EASEMENT



VICINITY MAP
SEC. 29-13-24

I, Scott G. Chrisman, hereby certify that in April 2026, I or someone under my supervision, did make a survey of the above described tract of land and the results of said survey are correctly represented on this plat.

SCOTT G. CHRISMAN
LICENSED
LS-1306
KANSAS
LAND SURVEYOR

BY: _____
SCOTT G. CHRISMAN, KS. LS-1306

CERTIFICATE OF AUTHORIZATION
PHELPS
LAND SURVEYING - LS-82
ENGINEERING - E-1.081

CERTIFICATE OF AUTHORIZATION
PHELPS
ENGINEERING - CA-0000001128
LAND SURVEYING - CA-0000001129

PHELPS ENGINEERING, INC
1200 N. Winchester
Olathe, Kansas 66061
(913) 829-1199
Fax: (913) 829-1188
PLANNING
ENGINEERING
SURVEYING

FNE #250509 - 4/14/2026 Error Closure: 0.000635' North: 0.000-0637 East: -0.000688' Perimeter: 3081.105' Precision: 1:4,854,177