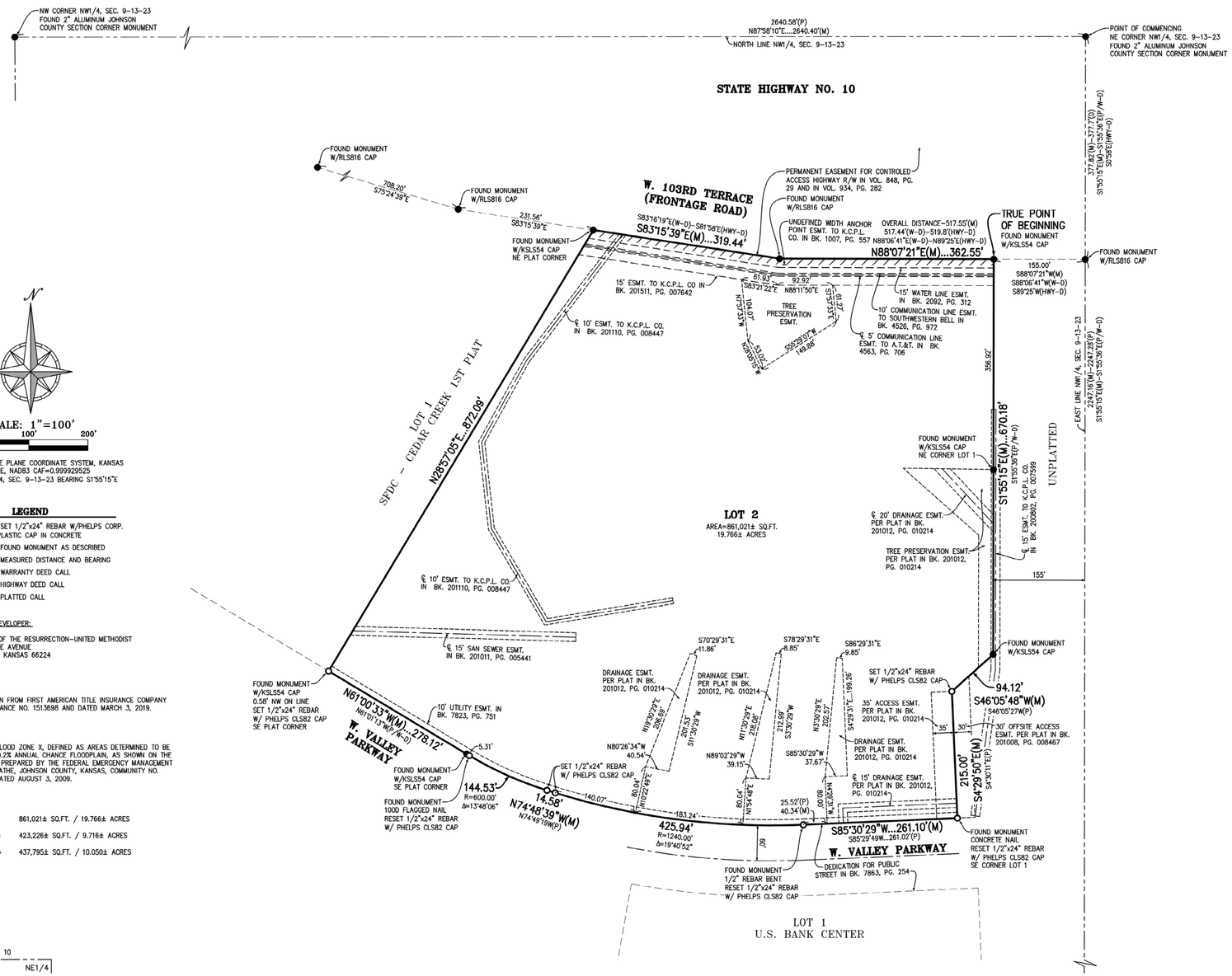
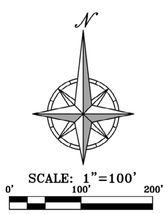
FINAL PLAT OF

CHURCH OF THE RESURRECTION WEST, SECOND PLAT

PART OF THE NW1/4 OF SECTION 9, TOWNSHIP 13 S, RANGE 23 E AND A REPLAT OF ALL OF LOT 1, CHURCH OF THE RESURRECTION WEST, FIRST PLAT CITY OF OLATHE, JOHNSON COUNTY, KANSAS





BEARING BASIS: STATE PLANE COORDINATE SYSTEM, KANSAS NORTH ZONE, NAD83 CAF=0.999929525 EAST LINE OF NW1/4, SEC. 9-13-23 BEARING S1°55'15"E

LEGEND

- ○ DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE
- ● DENOTES FOUND MONUMENT AS DESCRIBED
- (M) DENOTES MEASURED DISTANCE AND BEARING
- (W-D) DENOTES WARRANTY DEED CALL
- (HWY-D) DENOTES HIGHWAY DEED CALL
- (P) DENOTES PLATTED CALL

OWNER/DEVELOPER:

CHURCH OF THE RESURRECTION-UNITED METHODIST
13720 ROE AVENUE
LEAWOOD, KANSAS 66224

TITLE NOTE:

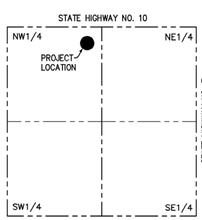
TITLE INFORMATION WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 1513698 AND DATED MARCH 3, 2019.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE LIMITS OF 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, JOHNSON COUNTY, KANSAS, COMMUNITY NO. 200173, PANEL NO. 0047G, DATED AUGUST 3, 2009.

AREA TABULATION:

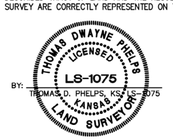
TOTAL AREA OF LOT 2 =	861,021± SQ.FT. / 19.766± ACRES
REPLATTED AREA OF LOT 2 =	423,226± SQ.FT. / 9.716± ACRES
UNPLATTED AREA OF LOT 2 =	437,795± SQ.FT. / 10.050± ACRES



SCALE: 1"=2000'

VICINITY MAP
SEC. 9-13-23

I, THOMAS D. PHELPS, HEREBY CERTIFY THAT IN JANUARY 2019, 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.



BY: _____
THOMAS D. PHELPS, KS LS-1075

LEGAL DESCRIPTION

This is a survey and subdivision of part of the NW1/4 of Section 9, Township 13 S, Range 23 E, and a resurvey and resubdivision of all of Lot 1, CHURCH OF THE RESURRECTION WEST, FIRST PLAT, a subdivision of land, all in the City of Olathe, Johnson County, Kansas, more particularly described as follows: Commencing at the Northeast corner of the NW1/4 of said Section 9; thence S 1° 55' 15" E, along the East line of the NW1/4 of said Section 9, a distance of 377.82 feet, to a point on the South line of the Permanent Easement for Controlled Access Highway Right-of-Way described in Volume 848 at Page 29 and in Volume 934 at Page 282, in the Office of the Register of Deeds, Johnson County, Kansas; thence S 88° 07' 21" W, along said South line, a distance of 155.00 feet, to the true point of beginning; thence S 1° 55' 15" E, along a line 155.00 feet West of and parallel with the East line of the NW1/4 of said Section 9, and along the East line of said Lot 1, a distance of 670.18 feet; thence S 46° 05' 48" W, along the East line of said Lot 1, a distance of 94.12 feet; thence S 4° 29' 50" E, along the East line of said Lot 1, a distance of 215.00 feet, to the Southeast corner thereof, said point also being on the North right-of-way line of W. Valley Parkway, as now established; thence S 85° 30' 29" W, along the South line of said Lot 1, and along the North right-of-way line of said W. Valley Parkway, a distance of 261.10 feet, to a point of curvature; thence Westerly and Northwesterly, along the South line of said Lot 1, and along the North right-of-way line of said W. Valley Parkway, said line being a curve to the right having a radius of 1240.00 feet and a central angle of 19° 40' 52", an arc distance of 425.94 feet, to a point of tangency; thence N 74° 48' 39" W, along the South line of said Lot 1, and along the North right-of-way line of said W. Valley Parkway, a distance of 14.58 feet, to a point of curvature; thence Northwesterly, along the South line of said Lot 1, and along the North right-of-way line of said W. Valley Parkway, said line being a curve to the right having a radius of 600.00 feet and a central angle of 13° 48' 06", an arc distance of 144.53 feet, to a point of tangency; thence N 61° 00' 33" W, along the South line of said Lot 1, and along the North right-of-way line of said W. Valley Parkway, a distance of 278.12 feet, to the Southeast corner of Lot 1, SFDC-CEDAR CREEK 1st PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence N 28° 57' 05" E, along the East line of said Lot 1, SFDC-CEDAR CREEK 1st PLAT, a distance of 872.09 feet, to the Northeast corner thereof, said point also being on the South line of said Permanent Easement for Controlled Access Highway Right-of-Way; thence S 83° 15' 39" E, along said South line, a distance of 319.44 feet; thence N 88° 07' 21" E, along said South line, a distance of 362.55 feet, to the point of beginning, containing 19.788 acres, more or less.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "CHURCH OF THE RESURRECTION WEST, SECOND PLAT".

DEDICATION

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, sewer 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".

An easement to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, 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 City of Olathe, Johnson County, Kansas or their assigns.

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 storm sewer lines and 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".

"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."

An easement or license is hereby dedicated to the City of Olathe, to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "TP/E". Trees shall not be removed from a tree preservation easement without the City of Olathe's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The property owner, or their designees, shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead, diseased trees or trees posing a threat to the public or adjacent property.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interests not shown on this plat shall be vacated as to use and as to title, upon filing or recording of this plat.

CONSENT TO LEVY

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

CHURCH OF THE RESURRECTION-UNITED METHODIST

By: _____

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 _____, _____ of Church of the Resurrection-United Methodist, 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: C.S. Vakas

Approved by the Governing Body of the City of Olathe, Kansas, this ____ day of_____ , 20____ .

_____ Attest: _____
Mayor: Michael E. Copeland Deputy City Clerk: David F. Bryant III, MMC

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

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

PLANNING
ENGINEERING
IMPLEMENTATION

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

PEI #180971 APRIL 22, 2019

Error Closure: Error North: 0.0008704 East: 0.0021097 Precision 1: 1601754.163