

FINAL PLAT OF
VILLA POINTE, SECOND PLAT

RESURVEY AND REPLAT OF VILLA POINTE, A PLATTED SUBDIVISION IN
THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 24 EAST,
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

Resurvey and replat of VILLA POINTE, a platted subdivision of land in the City of Olathe, Johnson County, Kansas containing 4.3504 acres, more or less, replatted 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 "VILLA POINTE, SECOND PLAT".

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 ways 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, pipes, 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 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 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, 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 perpetual easement of access upon, over and under those areas outlined and designated on this plat as "Private Access Easement" or "A/E" is hereby granted to Lot 1, Kiddie College South and this subject property to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of private streets and similar facilities. Said areas are also reserved for the ingress and access of all owner to the North and subject property and their occupants, guests and invitees.

An easement or license is hereby granted and reserved by the undersigned proprietor of the above described land unto itself and the developer and/or the homes association to enter upon, plant, replace, repair, mow, clip, trim, spray, chemically treat, repair, and otherwise maintain, and to authorize any such maintenance of any and all grasses, trees, shrubs, plants and other landscaping and all fences and monuments installed by the undersigned proprietor and the developer upon, over or under those areas outlined and designated on this plat as "Landscape Easement" or "L/E".

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 "S/E" on this plat, together with the right of way ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to Johnson County Wastewater of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. Any piling 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.

Tract "A" shall be owned and maintained by the property owner, its successors & assigns. Said tract is intended to be used for landscaping, driveways, parking lots amenities, trails and private open space.

Tract "B" shall be owned and maintained by the property owner, its successors & assigns. Said tract is intended to be used for storm shelter, mail station and common space.

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, Sunwest Apartments, LLC, has caused this instrument to be executed on this _____ day of _____, 20____.

By: _____
Monet Dealer, Manager

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 Monet Dealer, Manager of Sunwest Apartments, LLC, who is personally known to me to be such person who executes, 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 _____, 20____.

Chairman: Wayne Janner

I, SCOTT G. CHRISTMAN, HEREBY CERTIFY THAT IN JULY, 2020, I OR SOMEONE UNDER MY RESPONSIBLE CHARGE HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

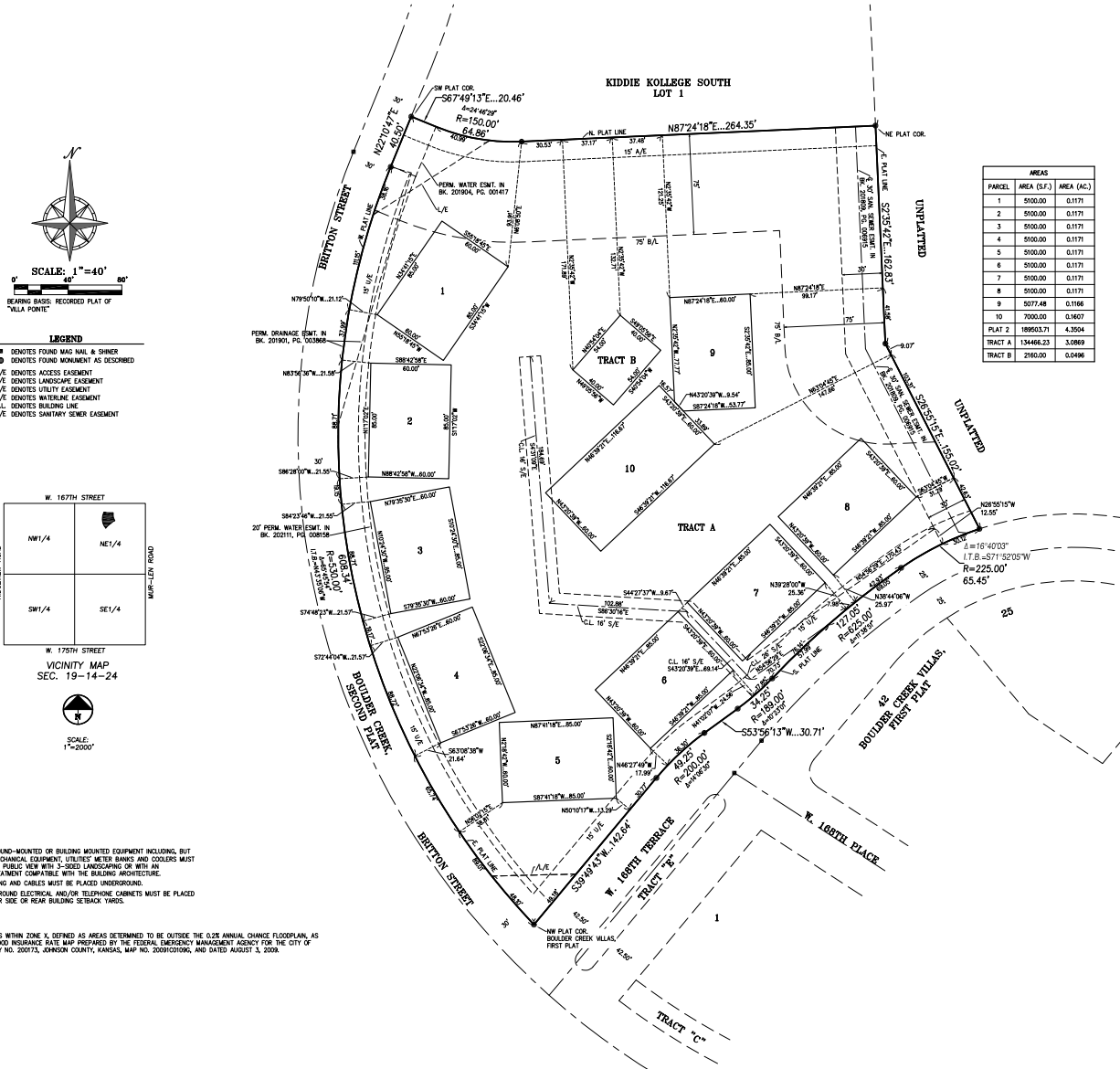


CERTIFICATE OF AUTHORIZATION
LAND SURVEYING - LS-80
SCOTT G. CHRISTMAN
ENGINEERING - 200001128
ENGINEERING - 200000008

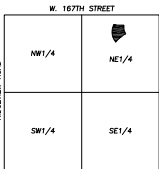


PLANNING
ENGINEERING
CONSULTATION

PHILIPS ENGINEERING, INC.
1200 N. Winchester
Olathe, Kansas 66061
(913) 895-1155
Fax: (913) 895-1160



- LEGEND**
- DENOTES FOUND MAG NAIL & SHOWER
 - DENOTES FOUND MONUMENT AS DESCRIBED
 - A/E DENOTES ACCESS EASEMENT
 - L/E DENOTES LANDSCAPE EASEMENT
 - U/E DENOTES UTILITY EASEMENT
 - W/E DENOTES WATER EASEMENT
 - BL DENOTES BUILDING LINE
 - S/E DENOTES SANITARY SEWER EASEMENT



- NOTE:
- EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES METER BANKS AND COILERS MUST BE SUBMITTED FROM PUBLIC NEW WITH 3-D RENDERS AND ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 - ALL NEW WIRING AND CABLES MUST BE PLACED UNDERGROUND.
 - ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABLES MUST BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SETBACK YARDS.

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. 20073, JOHNSON COUNTY, KANSAS, MAP NO. 200302002G, AND DATED AUGUST 3, 2008.