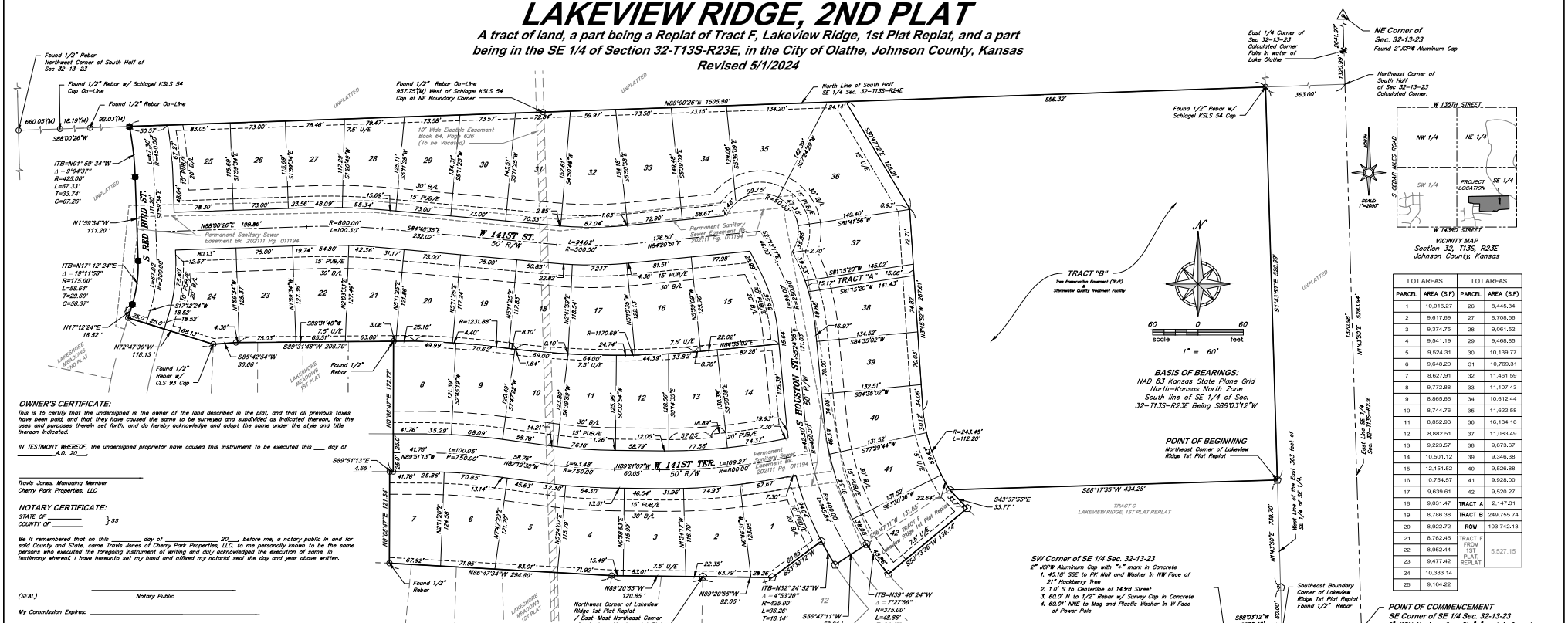
Final Plat of

LAKEVIEW RIDGE, 2ND PLAT

A tract of land, a part being a Replat of Tract F, Lakeview Ridge, 1st Plat Replat, and a part being in the SE 1/4 of Section 32-T13S-R23E, in the City of Olathe, Johnson County, Kansas

Revised 5/1/2024



LOT AREAS		LOT AREAS	
PARCEL	AREA (S.F)	PARCEL	AREA (S.F)
1	10,016.27	26	8,445.34
2	9,617.69	27	8,708.56
3	9,374.75	28	9,061.52
4	9,541.19	29	9,468.85
5	9,524.31	30	10,139.77
6	9,648.20	31	10,769.31
7	8,627.91	32	11,461.59
8	9,772.88	33	11,107.43
9	8,865.66	34	10,612.44
10	8,744.76	35	11,622.58
11	8,852.93	36	16,184.16
12	8,882.51	37	11,083.49
13	9,223.57	38	9,673.67
14	10,501.12	39	9,346.38
15	12,151.52	40	9,526.88
16	10,754.57	41	9,928.00
17	9,639.61	42	9,520.27
18	9,031.47	TRACT A	2,147.31
19	8,786.38	TRACT B	249,755.74
20	8,922.72	ROW	103,742.13
21	8,762.45	TRACT F FROM 1ST PLAT, REPLAT	5,527.15
22	8,952.44		
23	9,477.42		
24	10,383.14		
25	9,164.22		

OWNER'S CERTIFICATE:

This is to certify that the undersigned is the owner of the land described in the plat, and that all previous taxes have been paid, and that they have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the style and title thereon indicated.

IN TESTIMONY WHEREOF, the undersigned proprietor have caused this instrument to be executed this ___ day of _____A.D. 20___.

_____

Travis Jones, Managing Member
Cherry Park Properties, LLC

NOTARY CERTIFICATE:

STATE OF _____ }ss
COUNTY OF _____

Be it remembered that on this _____ day of _____ 20___, before me, a notary public in and for said County and State, came Travis Jones of Cherry Park Properties, LLC, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____

(SEAL) Notary Public

My Commission Expires: _____

PLANNING COMMISSION APPROVAL:

This plat of LAKEVIEW RIDGE, 2ND PLAT has been Submitted to and Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas this _____ day of _____A.D. 20___.

_____

Wayne Janner, Planning Commission Chairman

CITY COUNCIL APPROVAL:

The easements and rights-of-way accepted by the Governing Body of the City of Olathe, Johnson County, Kansas, this ___ day of_____A.D. 20___.

_____ _____

John W. Bacon, Mayor *ATTEST: Brenda D. Swearingin, City Clerk*

SURVEYOR'S CERTIFICATE:

I, D. Steven West, a Professional Surveyor in the State of Kansas, License Number 1614, do hereby certify that the survey shown hereon was completed in the field in May 2021 & January 2023, by me or under my direct supervision and that this plat is a true and accurate exhibit of said field survey, based on actual field measurements, where the monuments are of the character and occupy the positions as indicated.

_____

D. Steven West, PS 1614

D. STEVEN WEST LICENSED LS-1614 KANSAS LAND SURVEYOR

SURVEY NOTES:

1) *Title information shown hereon is limited to that information contained in a Title Report, Commitment No. 24069266, issued by Coffelt Land Title Inc. Commitment date: March 12, 2024, at 08:00 A.M.*
2) *By graphic plotting only, the herein described tract falls within Zone X, area determined to be outside the 0.2% annual chance flood plain, as depicted on FIRM Community Panel 20091C0092G, effective August 3, 2009.*
3) *All Values shown are measured & platted unless otherwise stated.*
4) *Origin of monuments found are unknown unless otherwise noted.*
5) *Easement locations are subject to change prior to recording.*

LEGAL DESCRIPTION:

A tract of land, a part being a Replat of Tract F, Lakeview Ridge, 1st Plat Replat, and a part being in the Southeast Quarter of Section 32, Township 13 South, Range 23 East of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, a description written by D. Steven West, PS No. 1614, on February 14, 2024, and being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 32; thence S 88°03'12" W along the South line of said Southeast Quarter, a distance of 363.00 feet to the West line of the East 363 feet of the Southeast Quarter of the Southeast Quarter of said Section 32, said point also being the Southeast corner of Lakeview Ridge, 1st Plat Replat, a subdivision plat in the City of Olathe recorded in Book 202305, Page 000027 at the Register of Deeds office of Johnson County, thence N 01°47'50" W along the said West line of said East 363 feet and East line of said Lakeview Ridge, 1st Plat Replat, a distance of 799.70 feet to the Northeast corner of said Lakeview Ridge, 1st Plat Replat, said point also being the Point of Beginning; thence S 88°17'35" W along the North boundary line of said Lakeview Ridge, 1st Plat Replat, a distance of 434.28 feet to the North-most corner of Tract F, said Lakeview Ridge, 1st Plat Replat; thence S 43°37'55" E along the Northeast line of said Tract F, a distance of 33.77 feet to the East-most corner of said Tract F; thence S 50°13'36" W along the Southeast line of said Tract F, a distance of 136.14 feet to the South-most corner of said Tract F; thence Northwesterly along the Southwest line of said Tract F along a curve to the right an initial tangent bearing of N 39°46'24" W, a radius of 375.00 feet, a delta angle of 07°27'56", an arc length of 48.86 feet to West-most corner of said Tract F; thence S 56°47'11" W along the North boundary line of said Lakeview Ridge, 1st Plat Replat, a distance of 50.01 feet to a point of curvature; thence Northwesterly along said North boundary line along a curve to the right having an initial tangent bearing of N 32°24'52" W, a radius of 425.00 feet, a delta angle of 04°53'20", and an arc length of 36.26 feet; thence S 53°30'12" W along said North boundary line, a distance of 80.85 feet; thence N 89°20'55" W along said North boundary line, a distance of 92.05 feet to the Northwest boundary corner of said Lakeview Ridge, 1st Plat Replat, said point also being the East-most Northeast corner of Lakeshore Meadows, 1st Plat, a subdivision plat in the City of Olathe recorded in Book 200803, Page 006539 at the Register of Deeds office of Johnson County; thence N 89°20'55" W along the North line of said Lakeshore Meadows, 1st Plat, a distance of 120.85 feet to the Northwest corner of Lot 20, said Lakeshore Meadows 1st Plat; thence N 86°47'34" W continuing along said North line of said Lakeshore Meadows, a distance of 294.80 feet to the Southwest corner of Lot 34, said Lakeshore Meadows 1st Plat; thence N 00°08'47" E along the East line of said Lakeshore Meadows, a distance of 121.34 feet; thence S 89°31'13" E continuing along the East line of said Lakeshore Meadows, a distance of 4.65 feet; thence N 00°08'47" E continuing along the East line of said Lakeshore Meadows, a distance of 172.72 feet to the North-most Northeast boundary corner of said Lakeshore Meadows; thence S 89°31'48" W along the North line of said Lakeshore Meadows, a distance of 208.70 feet; thence S 85°42'54" W continuing along the North line of said Lakeshore Meadows, a distance of 30.06 feet; thence N 72°47'36" W continuing along the North line of said Lakeshore Meadows, a distance of 118.13 feet to the Northwest boundary corner of said Lakeshore Meadows, said point also being on the West right-of-way line of Red Bird Street, as platted per said Lakeshore Meadows 1st Plat; thence N 17°12'24" E along the Northerly projection of said West right-of-way line, a distance of 18.52 feet to a point of curvature; thence Northerly along a curve to the left having an initial tangent bearing of N 17°12'24" E, a radius of 175.00 feet, a delta angle of 19°11'58", and an arc length of 58.64 feet; thence N 01°59'34" W, a distance of 111.20 feet to a point of curvature; thence Northerly along a curve to the left having an initial tangent bearing of N 01°59'34" W, a radius of 425.00 feet, a delta angle of 09°04'37", and an arc length of 67.33 feet to a point on the North line of the South Half of said Southeast Quarter; thence N 88°00'26" E along the North line of the said South Half, 1505.90 feet to the West line of the East 363 feet of the Southeast Quarter of the Southeast Quarter of said Section 32; thence S 01°43'50" E along said West line of said East 363 feet, a distance of 520.99 feet to the Northeast boundary corner of said Lakeview Ridge, 1st Plat Replat, said point also being the Point of Beginning, and containing 768,529.57 Sq. Ft. or 17.666 acres, more or less.

GENERAL NOTES:

1) *The subject property is zoned R-1 and is subject to Ordinance 05-108.*
2) *Exterior ground mounted or building mounted equipment including, but not limited to, mechanical equipment, utilities meter banks and coolers must be screened from public view with three (3) sided landscaping or with an architectural treatment compatible with the building architecture.*
3) *All new on-site wiring and cables must be placed underground.*
4) *All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if such cabinets are screened with landscape materials.*
5) *Notice: This site includes Stormwater Treatment Facility, as defined and regulated in the Olathe Municipal Code. Restrictions on the use of alterations 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.*

DEDICATION:

The undersigned proprietor of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat which hereafter shall be known as "LAKEVIEW RIDGE, 2ND PLAT".

The Streets, Drives, Terraces and other ways shown hereon and not heretofore dedicated to the public are hereby so dedicated.

The proprietors, successors and assigns, of property described on this plat hereby dedicated for public uses all land described on this plat as streets or public ways not heretofore dedicated. The proprietors, successors and assigns, of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the City of Olathe, Johnson County, Kansas of any expense incident to the relocation of any proposed improvements described in this plat.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over, and under these areas outlined and designated on this plat as "Utility Easement" or "U/E," is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, water lines, storm pipes, sewer pipes and related facilities and structures, and street trees upon, together with the right of ingress and egress, over and through those areas designated as "Public Utility Easement" or "PUB/E" on this plat is hereby dedicated to the City of Olathe, Johnson County, Kansas.

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. Lakeview Ridge Homes Association, 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.

Tract "A" will be owned and maintained by the Lakeview Ridge Home Association. Tract "A" is intended to be used for landscaping, monuments, private open space, and/or Homes Association Amenities.

Tract "B" is intended to be used for TP/E, open space, and natural drainage. This Tract shall be owned and maintained by the Lakeview Ridge Homes Association. This Tract shall be maintained in its natural state and will serve as a storm water quality treatment facility.

A permanent Bike Trail and Recreational easement is hereby dedicated to the City of Olathe, with the right to reasonable ingress and egress thereto, for the purposes of laying, constructing, operating, inspecting, maintaining, altering, repairing, replacing, substituting, relocating, adding to, and removing of the bike and recreation trail in, over, under and through Tracts "A" & "B".

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.68, Lot Splits, of the 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 Department of Records and Tax Administration of Johnson County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set from herein.

OWNER/DEVELOPER :
Cherry Park Properties, LLC
Travis Jones
212 S. Cherry Street
Olathe, KS 66061

POINT OF COMMENCEMENT

SE Corner of SE 1/4 Sec. 32-13-23
2" JCPW Aluminum Cap with "+" mark in Concrete
1. 39.51' N to Mag Nail in South face of Power Pole
2. 82.65' SE to PK Nail in Northeast face of 18" Hackberry Tree
3. 36.10' SW to NE Face of 4" Steel Corner Fence Post, 3" above Ground
4. 2.0' N to East/West Centerline of 143rd Street

LEGEND

- Set 1/2" Rebar with PLS 1614 Cap (Unless Otherwise Noted)
- Found 1/2" Rebar with SCHLAGEL KSLS 54 Cap (Unless Otherwise Noted)
- Found 1/2" Rebar with PLS 1614 Cap (Unless Otherwise Noted)

Note: All rebars found or set on the boundary are monumented with concrete.

- Found Section Corner
- U/E — Utility Easement
- PUB/E — Public Utility Easement
- B/L — Building Setback Line
- D/E — Drainage Easement
- (M) — Measured Bearing and Distance
- (CM) — Calculated from Measurements
- (Deed) — Deed Bearing and Distance
- (P) — Platted Bearing and Distance
- Center Line
- Section Line
- Easement to be Vacated

mns IS NOW >> benesch
Alfred Benesch & Company, Inc.
15700 College Blvd, Suite 202 Lenexa, KS 66219 (913) 888-4847 www.benesch.com

Drawing Path: Y:\Kansas\Projects\2020-035 - LVR2\dwg\plats\20-035-010_LVR Final 2nd Plat.dwg
Plotted By: Mary Ellis 5/3/2024 - 8:50am

Project No. 2020035.010 Date: 5/3/24