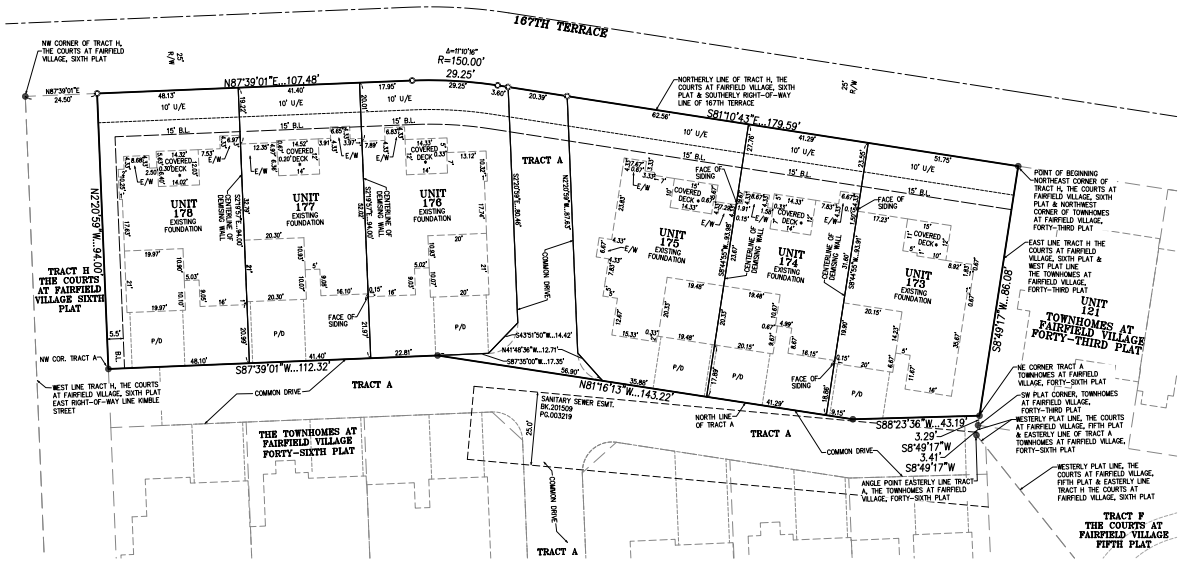
FINAL PLAT OF

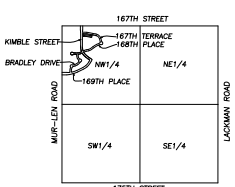
TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-EIGHTH PLAT

(UNITS 173, 174, 175, 176, 177 & 178)

A RESURVEY AND REPLAT OF PART OF TRACT H, THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT,
A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
UNIT 173	4687.07	0.1076
UNIT 174	3878.81	0.0890
UNIT 175	4981.72	0.1144
UNIT 176	4661.60	0.1070
UNIT 177	3891.73	0.0893
UNIT 178	4522.96	0.1038
TRACT A	2078.63	0.0478
PLAT 48	28702.52	0.6589



VICINITY MAP
SEC. 20-14-24

N
0' 1000' 2000'
SCALE : 1" = 2000'

LEGAL DESCRIPTION

A resurvey and replat of part of Tract H, THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT, a subdivision of land in the Southwest Quarter of Section 17, Township 14 South, Range 24 East and the Northwest Quarter of Section 20, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northeast corner of Tract H, THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT, said point also being the Northwest corner of TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-THIRD PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, thence S 8°49'17" W, along the East line of said Tract H and also along the West line of said TOWNHOMES AT FAIRFIELD VILLAGE FORTY-THIRD PLAT, a distance of 86.08 feet to the Northeast corner of Tract A, TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-SIXTH PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Northerly line of said Tract A, for the following three (3) courses; thence S 88°23'36" W, a distance of 43.19 feet; thence N 81°16'13" W, a distance of 143.22 feet; thence S 87°39'01" W, a distance of 112.32 feet to the Northwest corner of said Tract A; thence N 2°20'59" W, a distance of 94.00 feet to a point on the North line of said Tract H, said point also being on the South right-of-way line of 167th Terrace, as now established; thence Easterly along the North line of said Tract H and the South right-of-way line of said 167th Terrace, for the following three (3) courses; thence N 87°39'01" E, a distance of 107.48 feet; thence Southeasterly, on a curve to the right, said curve being tangent to the last described course and having a radius of 150.00 feet, and an arc distance of 29.25 feet; thence S 81°10'43" E, a distance of 179.59 feet to the point of beginning, containing 0.6589 acres, more or less, of replatted land.

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 "TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-EIGHTH PLAT".

DEDICATION

The undersigned proprietors of the property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, avenues, and alleys, not heretofore dedicated.

The undersigned proprietors of said property shown on this plat do hereby certify that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility, or corporation have been abolished except that same person, utility or corporation shall retain whatever rights they would have as if located in a public street.

Tract "A" shall be owned and maintained by the Fairfield Courts Homes Association. Said tract is intended to be used for homeowner amenities, landscaping, monuments, common drives and private open space.

CONSENT TO LEVY

The undersigned proprietors of the above described tract of 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 assessments, and that the amount of unpaid special assessments on such land dedicated, shall remain a lien on the remainder of this land fronting and abutting on said dedicated public way or thoroughfare.

RESTRICTIONS

All lots, parcels, tracts and properties in this subdivision shall hereafter be subject to the Declaration of Restrictions for "The Courts at Fairfield Village", which instrument is recorded in the Office of the Register of Deeds of Johnson County, Kansas, and which shall hereby become a part of the dedication of this plat as though fully set forth herein.

EXECUTION

IN TESTIMONY WHEREOF, FAIRFIELD COURTS, L.L.C., a Kansas Limited Liability Company, has caused this instrument to be executed by its Member this _____ day of _____, 20_____.

_____
Gary Jones, Managing 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 Gary Jones, Managing Member of Fairfield Courts, L.L.C., a Kansas Limited Liability Company, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Company, and said person duly acknowledged the execution of same to be the act and deed of said company. 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

I, Thomas Dwayne 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.

THOMAS DWAYNE PHELPS LICENSED LS-1075 KANSAS LAND SURVEYOR

_____
Thomas Dwayne Phelps, Kansas R.L.S. # 1075

LEGEND

- ⊗ DENOTES SET 1/2" X 24" REBAR W/PHELPS CORP CLS-82 PLASTIC CAP IN CONCRETE
- ● DENOTES FOUND 1/2" REBAR W/PHELPS CORP CLS-82 PLASTIC CAP IN CONCRETE (UNLESS NOTED OTHERWISE)
- B.L. DENOTES BUILDING LINE
- S/E DENOTES SANITARY SEWER EASEMENT
- W/E DENOTES WATER LINE EASEMENT
- E/W DENOTES EGRESS WELL
- P/D DENOTES PROPOSED DRIVE PER APPROVED SITE PLAN
- *DECK DENOTES PROPOSED DECK PER APPROVED SITE PLAN

NOTE:

RESIDENTS WITHIN THE COURTS AT FAIRFIELD VILLAGE ARE REQUIRED TO PLACE THEIR "SMART-CART" TRASH CONTAINERS AT THE CURB OF PUBLIC STREETS FOR COLLECTION. WITHIN THIS DEVELOPMENT, THE RESIDENTIAL UNITS ARE ACCESSIBLE BY PRIVATE, DEAD-END DRIVES OFF OF PUBLIC STREETS AND CUL-DE-SACS. "SMART-CART" TRASH CONTAINERS WILL BE COLLECTED ALONG THE PUBLIC STREETS AND CUL-DE-SACS AND WILL NOT BE COLLECTED ALONG THE PRIVATE OR DEAD-END DRIVES.

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