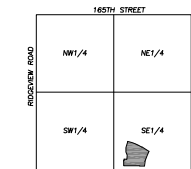


FINAL PLAT OF

VILLAS AT HILLTOP FARMS, SECOND PLAT

A RESURVEY AND REPLAT OF LOTS 1 THRU 57, TRACTS A, B, C, D, E, F, G, H, I, J AND K AND PLATTED RIGHT-OF-WAY ALL IN VILLAS AT HILLTOP FARMS, FIRST PLAT A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

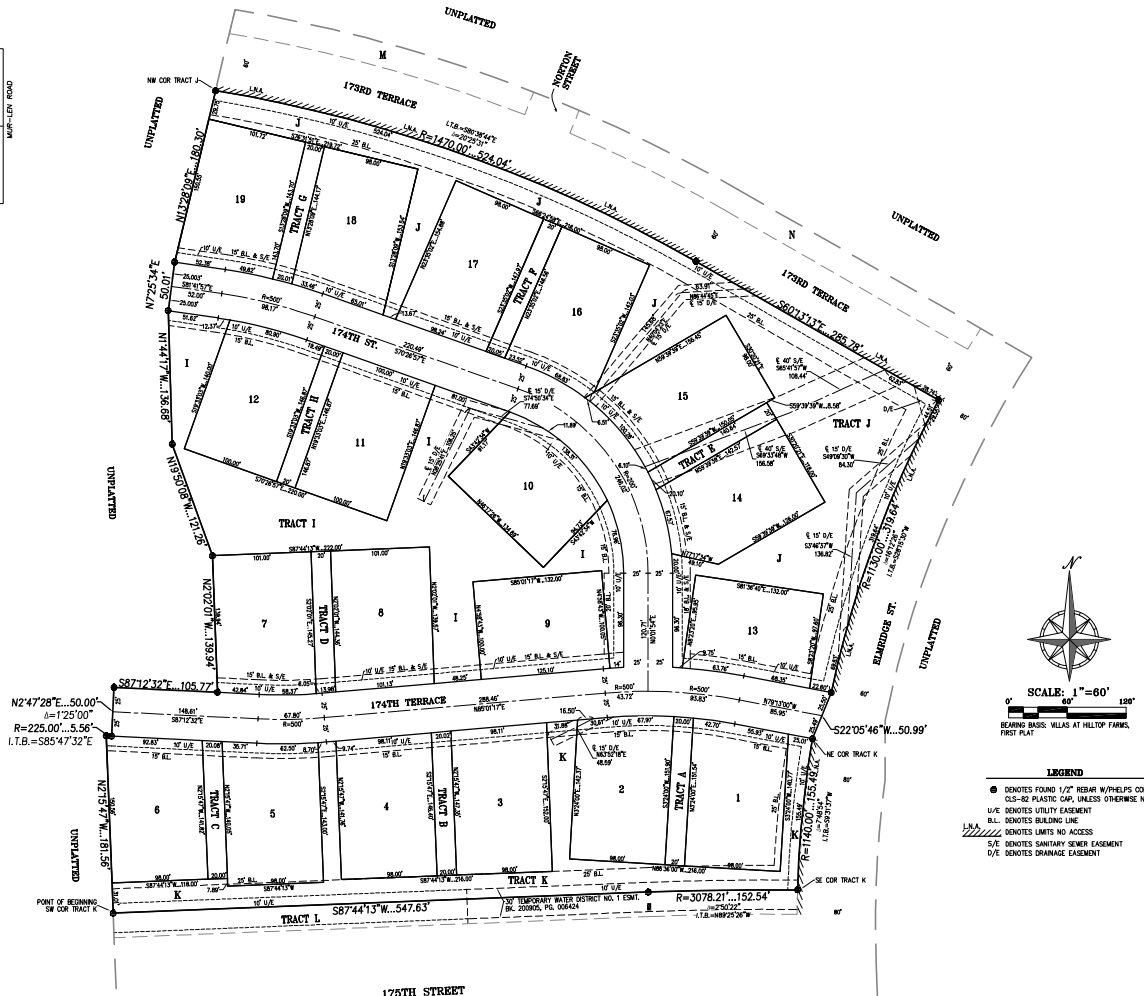


VICINITY MAP
SEC. 19-14-24



SCALE:
1"=200'

LOTS/TRACTS	AREA (SF)	AREA (AC)
1	14390.72	0.3304
2	14548.56	0.3340
3	14668.25	0.3367
4	14119.79	0.3241
5	14150.89	0.3248
6	14323.08	0.3289
7	14614.86	0.3332
8	14338.66	0.3292
9	13200.16	0.3030
10	13740.47	0.3154
11	14897.20	0.3372
12	14503.32	0.3320
13	12600.56	0.2883
14	14628.69	0.3335
15	15165.39	0.3481
16	14301.75	0.3283
17	14839.64	0.3407
18	14546.05	0.3335
19	14866.74	0.3417
PLAT 2	507132.41	11.6422
ROW	72048.28	1.6540
TRACT A	3035.79	0.0697
TRACT B	2837.56	0.0654
TRACT C	2818.69	0.0647
TRACT D	2898.46	0.0665
TRACT E	2829.05	0.0649
TRACT F	2945.30	0.0676
TRACT G	2877.35	0.0661
TRACT H	2837.44	0.0654
TRACT I	4493.73	0.1020
TRACT J	67545.36	1.5506
TRACT K	27916.02	0.6317



SCALE: 1"=60'
BEARING BASE: VILLAS AT HILLTOP FARMS, FIRST PLAT

LEGEND
 ● DENOTES FOUND 1/2" REBAR W/HELPS CORR.
 CL-82 PLASTIC CAP, UNLESS OTHERWISE NOTED
 U/E DENOTES UTILITY EASEMENT
 B.L. DENOTES BUILDING LINE
 S.E. DENOTES LIMITS NO ACCESS
 S/E DENOTES SANITARY SEWER EASEMENT
 D/E DENOTES DRAINAGE EASEMENT

NOTE:
 1. EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITY METER BANKS AND COULDERS MUST BE SCREENED FROM PUBLIC VIEW WITH 3'-0" TALL UNOBSTRUCTED OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 2. ALL NEW WIRING AND CABLES MUST BE PLACED UNDERGROUND.
 3. ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SPACE OR REAR BUILDING SETBACK YARDS.
 4. BASED ON FIELDWORK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO PLAT RECORDING.
 5. ALL EASEMENTS SHOWN HEREON ARE SHOWN ON THE RECORDED PLAT "VILLAS AT HILLTOP FARMS, FIRST PLAT" AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS IN BOOK 320407 AT PAGE 006707 DATED JULY 26, 2024.

FLOOD NOTE:
 THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE FLOOD INSURANCE RATE MAP, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR JOHNSON COUNTY, KANSAS, COMMUNITY NO. 200195, MAP NO. 200001096, AND DATED AUGUST 3, 2009.

DESCRIPTION
 This description was prepared by Phelps Engineering, Inc., CLS-82, on March 13, 2025, for Project No. 250326. A resurvey and replat of Lots 1 thru 57, Tracts A, B, C, D, E, F, G, H, I, J and K and platted right-of-way all in VILLAS AT HILLTOP FARMS, FIRST PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Beginning of the Southwest corner of said Tract K, thence along the Western line of said VILLAS AT HILLTOP FARMS, FIRST PLAT, for the following nine (9) courses: thence N 2°15'47" W, a distance of 181.56 feet; thence Easterly on a curve to the left, said curve having an initial tangent bearing of S 82°47'32" E and a radius of 225.00 feet, on an arc distance of 5.36 feet; thence N 2°17'28" E, a distance of 50.00 feet; thence S 87°12'32" E, a distance of 105.77 feet; thence N 2°02'01" W, a distance of 139.94 feet; thence N 19°50'08" W, a distance of 121.26 feet; thence N 1°41'17" W, a distance of 138.48 feet; thence N 7°25'47" E, a distance of 16.01 feet; thence N 11°29'09" E, a distance of 180.30 feet to the Northwest corner of said Tract A, said point also being on the Southern right-of-way line of 173rd Terrace, as now established; thence along the Northern line of said Tract J and the Southern right-of-way line of said 173rd Terrace, for the following two (2) courses: thence Easterly on a curve to the right, said curve having an initial tangent bearing of S 80°38'44" E and a radius of 1470.00 feet, on an arc distance of 524.04 feet; thence S 60°13'13" E, a distance of 285.78 feet to the Northeast corner of said Tract A, said point also being the intersection of the Southern right-of-way line of said 173rd Terrace and the Western right-of-way line of Elmridge Street, as now established; thence Southerly along the Eastern line of said Tract J and the Western right-of-way line of said Elmridge Street and on a curve to the left, said curve having an initial tangent bearing of S 28°15'30" W and a radius of 1130.00 feet, on an arc distance of 319.64 feet to the Southeast corner of said Tract A, thence S 22°05'46" W, a distance of 50.89 feet to the Northeast corner of said Tract K, thence Southerly along the Eastern line of said Tract K and the Western right-of-way line of said Elmridge Street and on a curve to the left, said curve having an initial tangent bearing of S 0°31'37" W and a radius of 1140.00 feet, on an arc distance of 155.49 feet to the Southeast corner of said Tract K, thence Westerly along the South line of said Tract K and on a curve to the left, said curve having an initial tangent bearing of N 89°25'28" W and a radius of 3078.21 feet, on an arc distance of 152.54 feet; thence S 87°44'13" W, along the South line of said Tract K, a distance of 547.63 feet to the Point of Beginning, containing 11.6422 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 "VILLAS AT HILLTOP FARMS, SECOND PLAT".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all easements 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, ditches or cables heretofore installed thereon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby observe and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incurred by the relocation of any such existing utility installations within said prior easements.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over, and under these areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Olathe, Kansas.

An easement 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 these 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 is hereby dedicated to Johnson County Mastersealer of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted with the express written approval of JCM. Any placing 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.

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, ditches, cables, etc., upon, over, and under these areas outlined hereon and designated on this plat as "U/E" or "Utility Easement".

Tracts "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K" shall be owned and maintained by Hilltop Farms Home Association. Said tract is intended to be used for open space, homesite amenities, landscaping, monuments, trails and private open 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 said dedicated public way or thoroughfare.

EXECUTION
 IN TESTIMONY WHEREOF, Inspired Homes, LLC, has caused this instrument to be executed on this _____ day of _____, 20____.

By: _____
 Royard Brown, President

STATE OF KANSAS)
) SS
 COUNTY OF JOHNSON)

ACKNOWLEDGMENT

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Kansas, County of Johnson, appeared _____, who is personally known to me to be such person, who executed, 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

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

Mayer: John W. Bacon

Attest:

City Clerk: Brenda Swearington

I, SCOTT G. CHISMANN, HEREBY CERTIFY THAT IN JANUARY 2025, 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.



By: SCOTT G. CHISMANN, KS. LS-1506

CERTIFICATE OF AUTHORIZATION
 ENGINEERING - LS-82
 CODY R. HARRIS 66661
 (KS) 249 1193
 EXP. 03/31/2028
 ENGINEERING - 20070108
 EXPIRATION - 03/31/2028



PHILIPS ENGINEERING, INC.
 1070 N. VICTORIA
 Olathe, Kansas 66461
 (913) 249 1193
 Fax: (913) 249 1194