

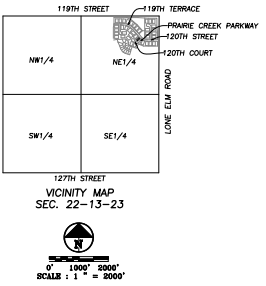
MINOR PLAT OF  
**RANCH VILLAS AT PRAIRIE HAVEN,  
LOT 34**

A RESURVEY AND REPLAT OF LOT 34, RANCH VILLAS AT PRAIRIE HAVEN,  
A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

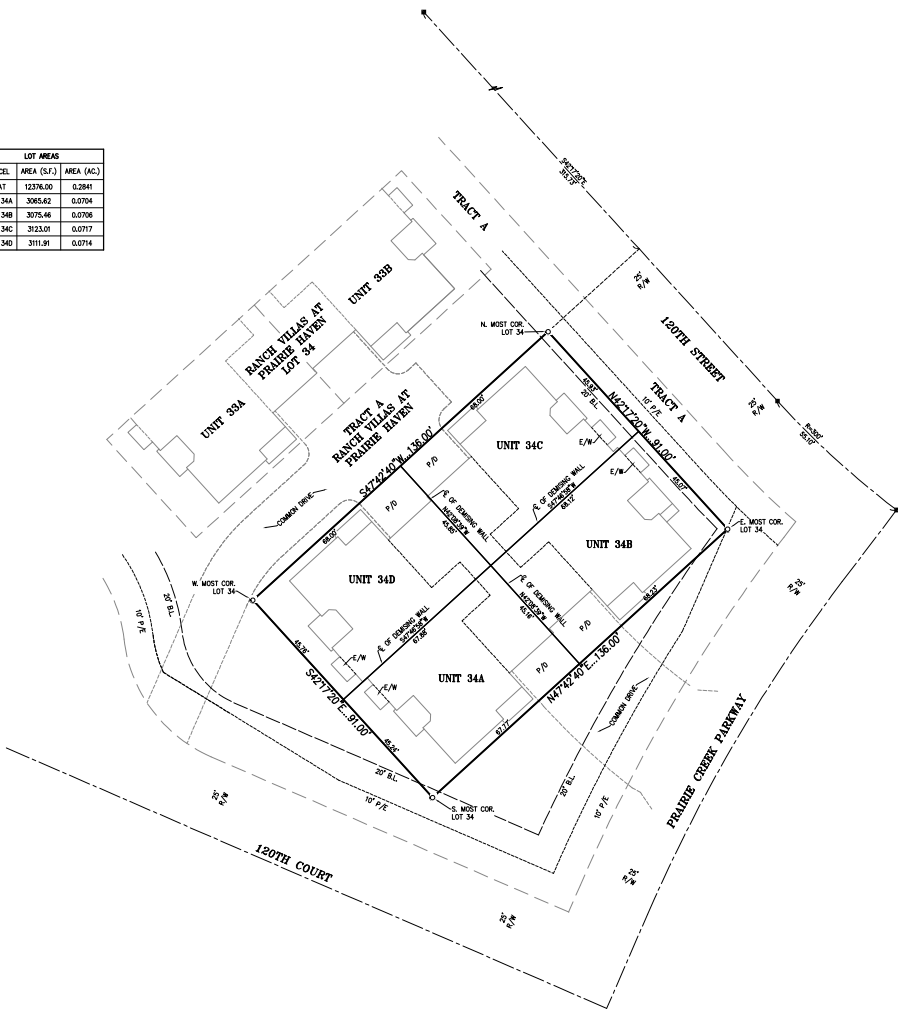


LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
PLAT	12376.00	0.2841
UNIT 34A	3065.62	0.0704
UNIT 34B	3075.46	0.0706
UNIT 34C	3123.01	0.0717
UNIT 34D	3111.91	0.0714

- LEGEND**
- DENOTES SET 1/2" X 24" REBAR W/PHILIPS CORP. CLS-82 PLASTIC CAP IN CONCRETE
  - DENOTES FOUND 1/2" REBAR FOUND IN CONCRETE (UNLESS NOTED OTHERWISE)
  - DENOTES FOUND MAG. NAIL FROM ORIGINAL CENTERLINE CONTROL POINTS SET BY GREEN ENGINEERING SERVICES ON MARCH 14, 2002
  - E/W DENOTES EXCESS WELL
  - P/D DENOTES PROPOSED DRIVE PER APPROVED SITE PLAN
  - P/E DENOTES PUBLIC EASEMENT
  - BL DENOTES BUILDING LINE



- NOTES:**
1. ALL NEW ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
  2. ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OF REAR BUILDING SETBACK LINES. HOWEVER, SUCH UTILITY CABINETS MAY BE PERMITTED WITHIN FRONT OF CONSIDERED SIDE YARDS ADJACENT TO STREET RIGHT-OF-WAY IF CABINETS ARE SCREENED WITH LANDSCAPE MATERIALS.
  3. ALL EXTERIOR GROUND MOUNTED OR BUILDING MOUNTED ELECTRICAL, MECHANICAL, OR UTILITY EQUIPMENT MUST BE SCREENED BY LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE TO THE MAIN BUILDING.
  4. ALL EASEMENTS SHOWN HEREON ARE SHOWN ON THE RECORDED PLAT OF "RANCH VILLAS AT PRAIRIE HAVEN" AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS IN BOOK 126 AT PAGE 11 DATED AUGUST 2002.



**LEGAL DESCRIPTION**

A resurvey and replat of Lot 34, RANCH VILLAS AT PRAIRIE HAVEN, a subdivision of land in the Northeast Quarter of Section 22, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, containing 0.2841 acres, more or less of replatted land.

**DEDICATION**

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 "RANCH VILLAS AT PRAIRIE HAVEN, LOT 34".

**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 "Ranch Villas at Prairie Haven", 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, PRIEB HOMES, INC., has caused this instrument to be executed by its Member this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Gregory D. Prieb II, President

**ACKNOWLEDGEMENT**

STATE OF KANSAS  
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 Gregory D. Prieb II, President of Prieb Homes, Inc., 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: Wayne Janner

CERTIFICATE OF AUTHORIZATION  
LAND SURVEYING - LS-82  
ENGINEERING - E-38  
CERTIFICATE OF AUTHORIZATION  
PLANNING  
LAND SURVEYING - LS-1206  
ENGINEERING - E-38

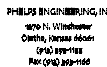
I, Scott G. Christman, hereby certify that in February 2024, I or someone under my direct supervision have made a survey of the above described tract of land and the results of said survey are correctly represented on this plat.



BY: SCOTT G. CHRISTMAN, L.S. LS-1206



PLANNING  
ENGINEERING  
LAND SURVEYING



PHILIPS ENGINEERING, INC.  
1900 N. Winthamer  
Olathe, Kansas 66061  
(913) 895-1100  
Fax: (913) 895-1100