

FINAL PLAT OF

PART OF THE SE 1/4 OF SEC. 20-14-24
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "BOULDER HILLS, THIRD PLAT".

The undersigned proprietor of said property shown in this plat does hereby dedicate those portions of the streets and roadways shown hereon, together with all other parcels and parts of land indicated on this plat, and not heretofore dedicated, as streets, terraces, roads, drives, lanes, avenues, courts, places, etc., for public use as public ways or thoroughfares; subject to the right hereby reserved to the present owner and its successors and assigns for the location, construction and maintenance of conduits, water, gas and sewer pipes, poles and wires under, over and along said roadways.

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, sewer, pipes, poles, wires, surface drainage facilities, ducts and cables, sidewalks, etc. upon, over and under the areas outlined and designated on this plat as "Utility Easement" or "U/E".

A minimum of 10' foot wide "Utility Easement" or "U/E" is hereby dedicated to the City of Olathe, Johnson County, Kansas, adjacent to and parallel with the Right-of-Way of all interior Streets.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain pipes, inlets, manholes, surface drainage facilities relative to storm water drainage and sidewalks upon, over, or under the areas outlined and designated on this plat as "Drainage Easement" or "D/E".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain pipes, inlets, manholes, surface drainage facilities, drainage ditches, drainage channels or water courses, other drainage facility tributary connections and appurtenant work relative to storm water drainage upon, over, or under the areas outlined and designated on this plat as "Stormwater Quality / Quantity Easement" or "BMP/E". Tract "M" is hereby designated as "Stormwater Quality / Quantity Easement" or "BMP/E".

A perpetual easement over, under, across and upon those portions of the property herein delineated and designated as "Landscape and Access Easement" or "L/E and A/E" is hereby reserved in favor of the Boulder Hills Homes Association, their respective successors and assign, for, but not limited to, ingress, egress, installation, replacing, repairing and maintaining cable television systems, master television antenna systems, security and similar systems, roads, walkways, bicycle pathways, lakes, ponds, swimming pools, swimming pools, swimming pools, swimming pools, swimming pools, swimming pools, to water, sewers, meter boxes, mail boxes, telephones, gas and electricity and such other purposes as the Association, their successors and assigns, may deem appropriate. Tracts "L" and "N" are dedicated as "Landscape and Access Easement" or "L/E & A/E".

The undersigned proprietor of said property shown on this plat hereby certifies 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 absolved except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

The undersigned proprietor of the above described tract of land hereby agrees and consents 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 so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, TRAVIS SCHRAM, Manager of K3, L.L.C., a Kansas limited liability company, by the authority of its Member, has caused this instrument to be executed, this day of , 20 .

By: TRAVIS SCHRAM, Manager

STATE OF _____)
)ss
COUNTY OF _____)

BE IT REMEMBERED that on this _____ day of _____, 20____ before me, the undersigned, a Notary Public in and for said County and State, came TRAVIS SCHRAM, Manager K3, 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 such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public

My Commission Expires: _____

Print Name _____

APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 2017.

Chairman, C.S. VAKAS

APPROVED by the Governing Body of the City of Olathe, Johnson County, Kansas, this ____ day of _____, 2017.

Mayor, MICHAEL COPELAND

Deputy City Clerk, DAVID F. BRYANT III, MMC

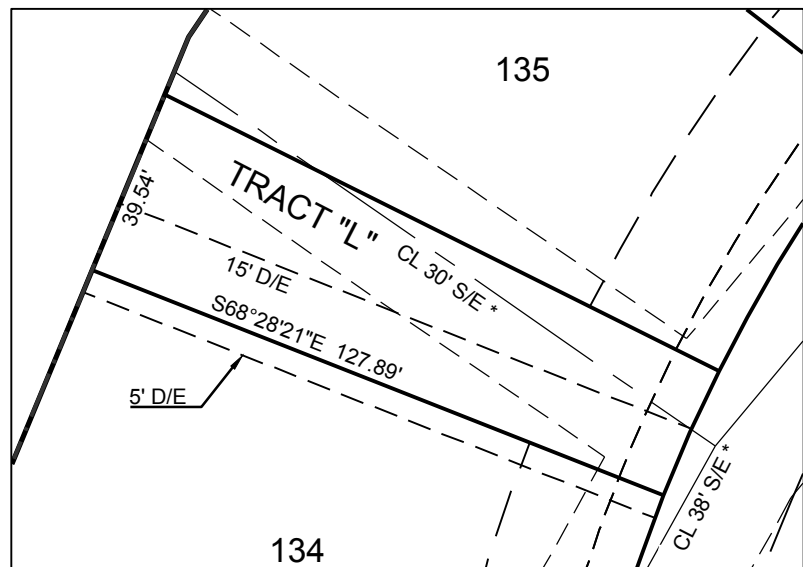


Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400

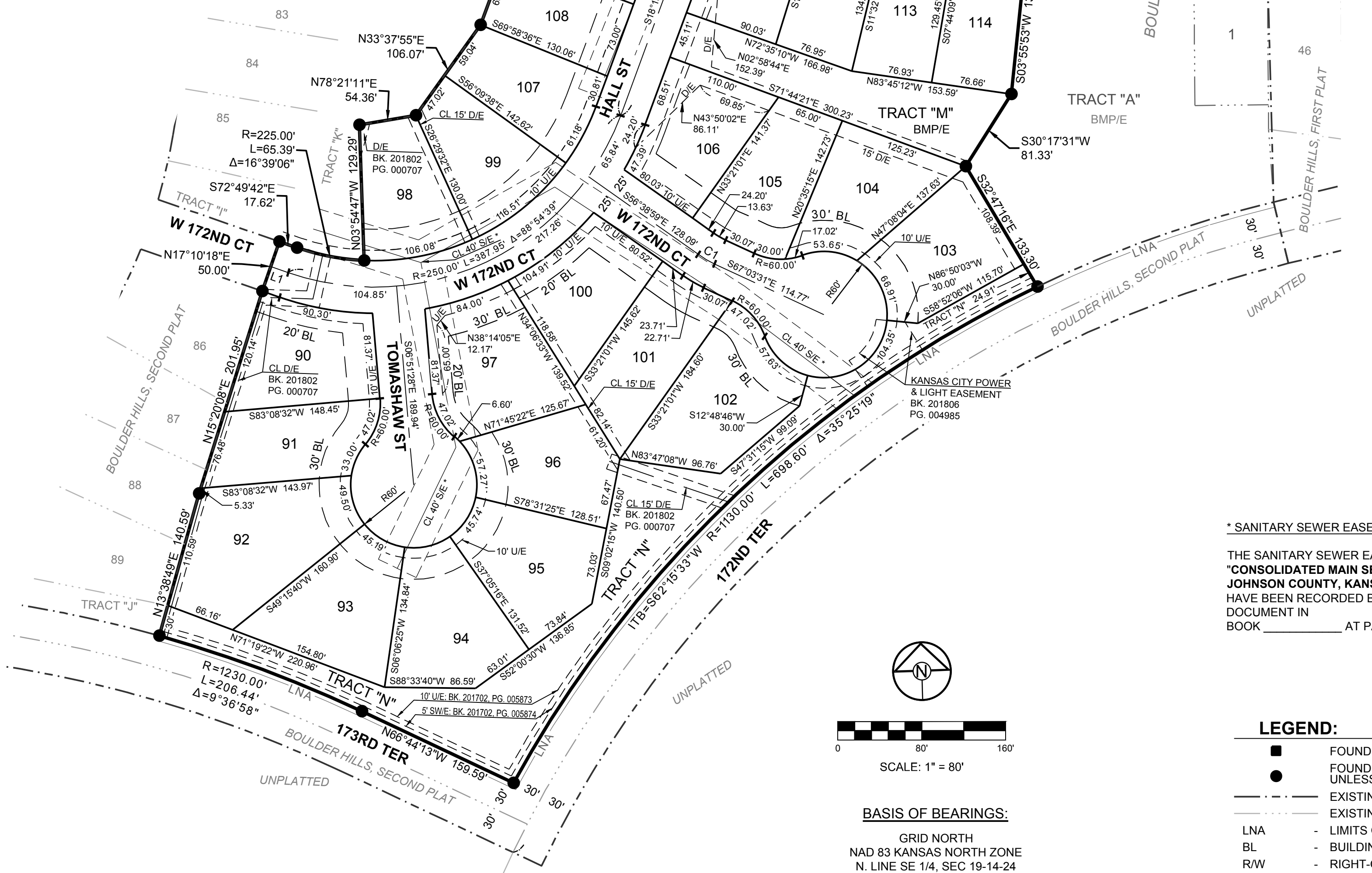
FINAL PLAT OF
BOULDER HILLS
THIRD PLAT

SHEET NO. 1 OF 1

LOT #	AREA (SF)	LOT #	AREA (SF)
90	12,099.43	135	9,777.84
91	10,531.59	136	9,437.09
92	17,076.73	137	9,028.35
93	13,363.10	138	10,087.05
94	13,038.23	139	10,606.81
95	12,728.41	140	9,358.03
96	11,708.76	141	8,976.57
97	14,778.50	142	10,579.20
98	10,561.98	143	8,671.16
99	11,170.20	144	8,671.16
100	11,659.52	145	8,648.46
101	12,398.75	146	15,916.10
102	14,879.00	R/W	152,746.68
103	12,408.82	TRACT "L"	4,346.36
104	11,755.27	TRACT "M"	16,610.74
105	11,767.12	TRACT "N"	41,102.78



STREET CL		
Line #	Length	Direction
L2	12.17	N2° 33' 09.87"W
L1	17.62	N72° 49' 41.79"W



Part of the Southeast One-Quarter of Section 20, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

commencing at the North-east corner of the said Southeast One-Quarter, said point also being the Northeast corner of "BOULDER HILLS, FIRST PLAT", a subdivision in the city of Olathe, Johnson County, Kansas; thence South 88 degrees 01 minutes 44 seconds West, along the North line of the said Southeast One-Quarter and said "BOULDER HILLS, FIRST PLAT", a distance of 816.14 feet to the Northwest corner of said "BOULDER HILLS, FIRST PLAT", said point being the Point of Beginning; thence along the West line of said "BOULDER HILLS, FIRST PLAT" for the following four (4) courses, South 02 degrees 33 minutes 10 seconds East a distance of 127.04 feet; thence South 87 degrees 26 minutes 50 seconds West a distance of 15.91 feet; thence South 02 degrees 33 minutes 10 seconds East a distance of 265.48 feet; thence South 05 degrees 26 minutes 50 seconds East a distance of 245.30 feet to a point on the North line of Lot 36 of said "BOULDER HILLS, FIRST PLAT"; thence along the North line of said Lot 36 of said "BOULDER HILLS, FIRST PLAT" a distance of 100.00 feet to the Northwest corner of said "BOULDER HILLS POOL", a subdivision in the city of Olathe, Johnson County, Kansas a distance of 225.52 feet to the Northwest corner of said "BOULDER HILLS POOL"; thence along the West line of said "BOULDER HILLS POOL" for the following five (5) courses South 05 degrees 27 minutes 03 seconds West a distance of 189.34 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 84 degrees 32 minutes 57 seconds East, a radius of 1025.00 feet, a central angle of 01 degrees 31 minutes 10 seconds and an arc length of 27.18 feet; thence South 03 degrees 55 minutes 53 seconds West a distance of 130.00 feet; thence South 30 degrees 17 minutes 31 seconds West a distance of 81.33 feet; thence South 32 degrees 47 minutes 16 seconds East a distance of 133.30 feet to a point of curvature on the Northwesterly right-of-way of 172nd Terrace as now established, said point also being on the Easterly line of "BOULDER HILLS, SECOND PLAT", a subdivision in the city of Olathe, Johnson County, Kansas; thence along the Easterly line of "BOULDER HILLS, SECOND PLAT" a distance of 100.00 feet to the following second (17) courses, along a curve to the left, having an initial tangent bearing of South 62 degrees 15 minutes 33 seconds East, a radius of 130.00 feet, a central angle of 35 degrees 25 minutes 19 seconds, and an arc length of 698.60 feet; thence North 66 degrees 44 minutes 13 seconds West a distance of 159.59 feet to a point of curvature; thence along a curve to the left tangent to the previous course and having a radius of 1230.00 feet, a central angle of 09 degrees 36 minutes 58 seconds; and an arc length of 206.44 feet; thence North 13 degrees 38 minutes 49 seconds East a distance of 140.59 feet; thence North 15 degrees 20 minutes 08 seconds East a distance of 201.95 feet; thence North 17 degrees 10 minutes 18 seconds East a distance of 50.00 feet; thence South 72 degrees 49 minutes 42 seconds East a distance of 17.62 feet to a point of curvature; thence along a curve to the left tangent to the previous course and having a radius of 225.00 feet, a central angle of 16 degrees 39 minutes 06 seconds, and an arc length of 65.39 feet; thence North 03 degrees 54 minutes 47 seconds West a distance of 129.29 feet; thence North 78 degrees 21 minutes 11 seconds East a distance of 54.36 feet; thence North 33 degrees 37 minutes 55 seconds East a distance of 101.07 feet; thence North 10 degrees 15 minutes 33 seconds East a distance of 240.00 feet; thence North 05 degrees 14 minutes 00 seconds East a distance of 31.90 feet; thence North 05 degrees 10 minutes 50 seconds West a distance of 179.37 feet; thence North 22 degrees 32 minutes 42 seconds East a distance of 161.54 feet; thence North 33 degrees 45 minutes 16 seconds East a distance of 88.76 feet; thence North 52 degrees 21 minutes 34 seconds East a distance of 263.30 feet to a point on the North line of the said Southeast One-Quarter; thence North 88 degrees 01 minutes 44 seconds East, along the North line of the said Southeast One-Quarter a distance of 315.68 feet to the Point of Beginning, and containing 19.4984 acres, more or less.

Tracts "L", "M" and "N" shall be owned and maintained by K3, LLC and its successors or assigns. Tracts "L", "M" and "N" will be used for trails, landscaping and open space. All water quality BMP's within Tract "M" are to be maintained by K3, LLC and its successors or assigns.

All landscaping and related materials that are planted or constructed within the adjacent Street right-of-way shall be maintained by the Property Owners or their authorized representatives thereof.

The use of all lots, units and properties in this subdivision shall hereafter be subject to the Declarations, which instruments are to be recorded in the Office of the Register of Deeds of Johnson County, Kansas, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

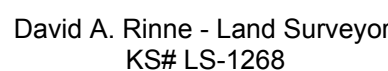
Notice: This subdivision includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

THE SANITARY SEWER EASEMENTS TO THE
"CONSOLIDATED MAIN SEWER DISTRICT OF
JOHNSON COUNTY, KANSAS" FOR THIS PLAT
HAVE BEEN RECORDED BY SEPARATE
DOCUMENT IN

BOOK _____	AT PAGE _____
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I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 1-2-2016 and 3-28-2017. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

■ FOUND MONUMENT AS NOTED
 ● FOUND 1/2" REBAR WITH KSLS 54 CAP UNLESS OTHERWISE NOTED
 - - - - - EXISTING PLAT AND R/W LINES
 - - - - - EXISTING LOT AND PROPERTY LINES
 NA - LIMITS OF NO ACCESS
 - BUILDING LINE
 W - RIGHT-OF-WAY



GRID NORTH
AD 83 KANSAS NORTH ZONE
N. LINE SE 1/4, SEC 19-14-24
N 88°01'44"E