

FINAL PLAT OF
KIDDIE KOLLEGE SOUTH
PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 24 EAST
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

DESCRIPTION:

Part of the Northeast One-Quarter of Section 19, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of the said Northeast One-Quarter; thence North 87 degrees 24 minutes 18 seconds East, along the North line of the said Northeast One-Quarter, a distance of 1181.35 feet to the Point of Beginning; thence continuing North 87 degrees 24 minutes 18 seconds East, along said North line, a distance of 268.03 feet; thence South 02 degrees 35 minutes 42 seconds East a distance of 348.98 feet; thence South 87 degrees 24 minutes 18 seconds West a distance of 264.35 feet to a point of curvature; thence Northwest on a curve to the right tangent to the previous course, having a radius of 150.00 feet, a central angle of 24 degrees 46 minutes 29 seconds and an arc length of 64.86 feet; thence North 07 degrees 57 minutes 50 seconds and an arc length of 20.46 feet to a point on the Eastern right of way of Britton Street as platted by "BOULDER CREEK, SECOND PLAT"; thence along the said Eastern right of way for the remaining four courses, North 22 degrees 10 minutes 47 seconds East a distance of 40.50 feet to a point of curvature; thence Northeast on a curve to the left tangent to the previous course, having a radius of 530.00 feet, a central angle of 07 degrees 57 minutes 50 seconds and an arc length of 73.67 feet; thence North 14 degrees 12 minutes 57 seconds East a distance of 118.61 feet; thence North 02 degrees 35 minutes 42 seconds West a distance of 104.33 feet to the Point of Beginning, and containing 2.3388 acres more or less.

NE CORNER
SECTION 19-14-24
3" BRASS DISC IN
MONUMENT BOX

DEDICATIONS:

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 "KIDDIE KOLLEGE SOUTH".

The undersigned proprietor of said property shown on this plat does hereby dedicate those portions of the streets and roadways shown as "W. 167th STREET", 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 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.

A 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 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, 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 "BMPIE".

An easement or license 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 those 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 and is hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of CDM. 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 perpetual easement of access upon, over and under those areas outlined and designated on this plat as "Private Access Easement" or "A/E" is hereby granted to the unplatted property to the South of and adjacent to Lot 1 to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of private streets and similar facilities. Said areas are also reserved for the ingress and access of all owners to the South of and adjacent to Lot 1 and their occupants, guests, and invitees. The private streets within the "A/E" shall be maintained as set forth in the Easements, Covenants and Restrictions Agreement (the "ECR") recorded in Book _____ Page _____ of the Johnson County, Kansas records. If the ECR is not in place or is disbanded, then maintenance shall be the responsibility of the owner of the lot or tract.

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 turning 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.

RESTRICTIONS:

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:

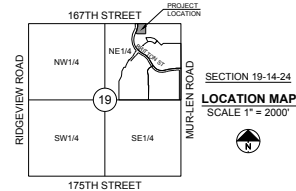
This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement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

LOT #	AREA (SF)
LOT 1	85,795.32
RW	16,081.92

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 7-15-2018. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY

Aaron T. Ruter - Land Surveyor
KS# LS-1429



CONSENT TO LEVY:

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 the land fronting or abutting on said dedicated public way or thoroughfare.

EXECUTION:

IN TESTIMONY WHEREOF, _____ of KBC INVESTMENT GROUP LLC
_____ of KBC INVESTMENT GROUP LLC, 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.

KBC INVESTMENT GROUP LLC

By: _____

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____ ss.

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came _____ of KBC INVESTMENT GROUP LLC, 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 _____

APPROVALS:

APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas
this _____ day of _____, 20____.

Chairman, C.S. VAKAS

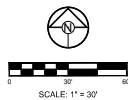
APPROVED by the Governing Body of the City of Olathe, Johnson County, Kansas
this _____ day of _____, 20____.

Mayor, MICHAEL COPELAND

Deputy City Clerk: David F. Bryant III, MMC

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR WITH KSL'S 54 CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/LS-24 CAP UNLESS OTHERWISE NOTED
- EXISTING PLAT AND ROW LINES
- EXISTING LOT AND PROPERTY LINES
- BUILDING LINE



BASIS OF BEARINGS:
GRID NORTH
NAD 83 KANSAS NORTH ZONE
N LINE NE 1/4, SEC 19-14-24
S87°24'18"E

FLOOD NOTE:

This property lies within flood ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain as shown as on the Flood Insurance Rate Map 2009 ICD1000 Revised August 3, 2009.



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

DATE 12-26-2018
DRAWN BY JMT
CHECKED BY AR
PROJ. NO. 18-092
FINAL PLAT OF
KIDDIE KOLLEGE SOUTH
SHEET NO. 1 OF 1