

A REPLAT OF ALL OF LOT 1A, OLATHE STATION THREE  
A SUBDIVISION OF LAND IN THE NE1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 24 EAST  
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

| AREA TABLE     |              |              |
|----------------|--------------|--------------|
| LOT NO.        | SQ.FT.±      | ACRES±       |
| LOT 10         | 96,782       | 2.222        |
| LOT 11         | 20,323       | 0.467        |
| LOT 12         | 516,422      | 11.855       |
| <u>TRACT A</u> | <u>1,796</u> | <u>0.041</u> |
| TOTAL          | 635,323      | 14.585       |

All of Lot 1A, OLATHE STATION THREE, a subdivision of land in the City of Olathe, Johnson County, Kansas, containing 14.585 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 "OLATHE STATION FOUR".

The undersigned proprietor of the property shown on this plat does 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 proprietor of said property shown on this plat does 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 absolved except that same person, utility or corporation shall retain whatever 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 dedicated, shall remain a lien on the remainder of this land fronting and abutting on said dedicated public way or thoroughfare.

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

An easement to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, 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 City of Olathe, Johnson County, Kansas or their assigns.

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 storm sewer lines and surface drainage facilities, including manholes, inlets, pipes, drains, etc., upon, over, and under those areas outlined hereon and designated on this plat as "D/E" or "Drainage Easement".

Tract "A" is hereby reserved as a signage and landscape tract, and shall be owned and maintained by the undersigned proprietors, successors and assigns.

The undersigned proprietor of the above described 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 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 such dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, undersigned proprietor has caused this instrument to be executed  
on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

HOLMES 111, LLC

By: \_\_\_\_\_  
Eric Gonsher, Managing Owner

[illegible]

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, came Eric Gonsler, Managing Owner of HOLMES 111, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, 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: \_\_\_\_\_

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, Kansas, this \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Mayor: Michael E. Copeland

Attest: \_\_\_\_\_  
City Clerk:

CERTIFICATE OF AUTHORIZATION  
KANSAS  
LAND SURVEYING - LS-82  
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION  
MISSOURI  
LAND SURVEYING-2007001128  
ENGINEERING-2007005058

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

I, THOMAS D. 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.

BY:  THOMAS D. PHELPS, K.S. LS-1075

PE

PLANNING  
ENGINEERING  
IMPLEMENTATION

PEI #181077 3-11-2019

Error Closure: North: -0.0052879 East: -0.0035642 Precision 1: 758314.25