

FINAL PLAT OF  
**HICKMAN FARMS ESTATE**  
A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER  
SECTION 22, TOWNSHIP 13 SOUTH, RANGE 23 EAST,  
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

SCALE: 1"=50'

BEARING BASIS: RECORDED PLAT OF "STONE CREEK VILLAGE FIRST PLAT"

**LEGEND**

- DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE
- DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE UNLESS OTHERWISE NOTED (ORIGIN UNKNOWN UNLESS DESCRIBED)
- B.L. DENOTES BUILDING LINE
- U/E DENOTES UTILITY EASEMENT
- SS/E DENOTES SANITARY SEWER EASEMENT
- PUB/E DENOTES PUBLIC UTILITY EASEMENT
- D/E DENOTES DRAINAGE EASEMENT

LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
LOT 1	129245.23	2.9671
PLAT	156627.04	3.5957
ROW	27381.81	0.6286

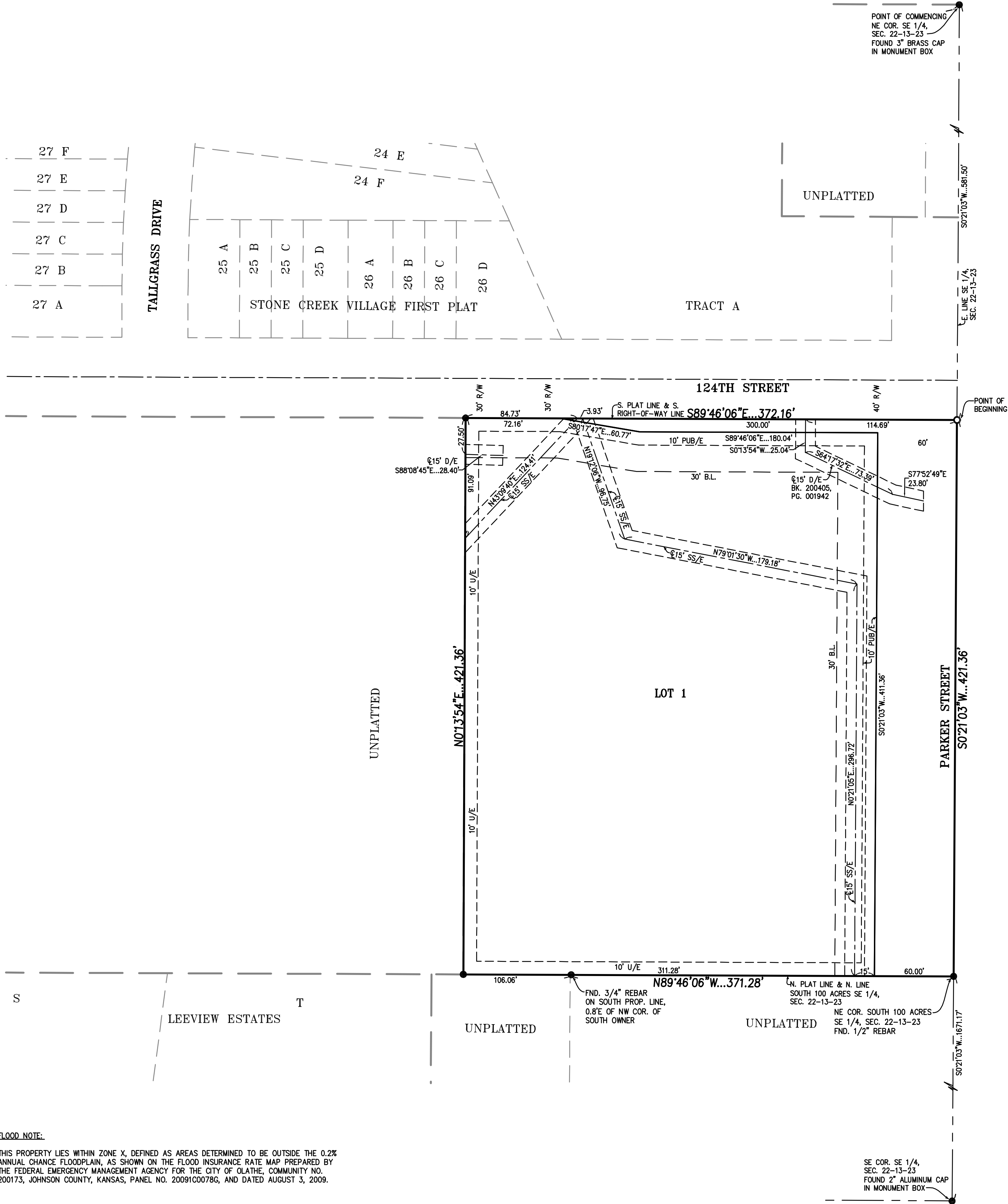
119TH STREET

127TH STREET

PARKER STREET/LONE ELM ROAD

SCALE: 1"=2000'

VICINITY MAP  
SEC. 22-13-23



**FLOOD NOTE:**  
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C00786, AND DATED AUGUST 3, 2009.

**LEGAL DESCRIPTION**  
All that part of the Southeast Quarter of Section 22, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 22; thence S 0°21'03" W, along the East line of the Southeast Quarter of said Section 22 and the East plat line of STONE CREEK VILLAGE FIRST PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, a distance of 581.50 feet to the point of beginning; thence S 0°21'03" W, along the East line of the Southeast Quarter of said Section 22, a distance of 421.36 feet to the Northeast corner of the South 100 acres of the Southeast Quarter of said Section 22; thence N 89°46'06" W, along the North line of the South 100 acres, more or less of the Southeast Quarter of said Section 22, a distance of 371.28 feet thence N 0°13'54" E, a distance of 421.36 feet to a point on the Southerly plat line of said STONE CREEK VILLAGE FIRST PLAT and South right-of-way line of 124th Street, as now established; thence S 89°46'06" E, along the Southerly plat line of said STONE CREEK VILLAGE FIRST PLAT and South right-of-way line of said 124th Street, a distance of 372.16 feet to the point of beginning, containing 3.5957 acres, more or less, of unplatted land.

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 "HICKMAN FARMS ESTATE".

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

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, 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 "SS/E" on this plat".

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

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water lines, storm pipes, sewer pipes and related facilities and structures, street trees and sidewalks upon, over and under these areas outlined and designated on this plat as "PUB/E" or "Public Utility Easement", 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 purpose.

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.

**RESTRICTIONS**  
All lots, parcels, tracts and properties in this subdivision shall hereafter by subject to the Declaration of Restrictions for "Hickman Farms", 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 thought fully set forth herein.

**CONSENT TO LEVY**  
The undersigned proprietors 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.

**EXECUTION**  
IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Mert Properties, LLC

By: \_\_\_\_\_  
Tom Symons, Member

**ACKNOWLEDGEMENT**  
STATE OF KANSAS )  
COUNTY OF JOHNSON )  
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 Tom Symons, Member of Mert Properties, LLC, a Kansas limited liability company, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said corporation, 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: \_\_\_\_\_

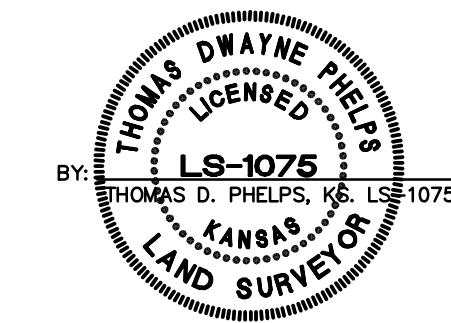
**APPROVALS**  
Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman: C.S. Vakas

Approved by the Governing Body of the City of Olathe, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor: Michael E. Copeland

Attest: \_\_\_\_\_  
Deputy City Clerk: David F. Bryant III, MMC



CERTIFICATE OF AUTHORIZATION  
KANSAS  
LAND SURVEYING - LS-82  
ENGINEERING - E-391  
BY: THOMAS D. PHELPS, LS-1075

CERTIFICATE OF AUTHORIZATION  
MISSOURI  
LAND SURVEYING-2007001128  
ENGINEERING-2007005058

**PHELPS ENGINEERING, INC.**

PLANNING  
ENGINEERING  
IMPLEMENTATION

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