TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-SIXTH PLAT

(UNITS 179, 180, 181, 182, 183, & 184)

A RESURVEY AND REPLAT OF PART OF TRACT H, THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT, A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

TRACT H

THE COURTS AT FAIRFIELD VILLAGE

SIXTH PLAT

EXISTING FOUNDATION

S87°29'41"W...132.64

FOUNDATION

KCPL ESMT

BK.201604

PG.006770

FAIRFIELD VILLAGE THIRTY-SIXTH PLAT

SEE DETAIL "A"

TRACT A

UNIT 182 EXISTING FOUNDATION

*DECK FACE OF

S2°25'04"E...20.03' THE COURTS AT

TRACT D
THE COURTS AT
FAIRFIELD VILLAGE

ANGLE POINT OF NORTHERLY PLAT LINE, THE COURTS AT FAIRFIELD

VILLAGE, THIRD PLAT & SOUTH

FAIRFIELD VILLAGE, SIXTH PLAT

PLAT LINE THE COURTS AT

`S87'39'01"W...20.00'

TRACT H

FAIRFIELD VILLAGE

SIXTH PLAT

NORTHERLY PLAT LINE THE

COURTS AT FAIRFIELD

VILLAGE, SIXTH PLAT

COURTS AT FAIRFIELD

LEGAL DESCRIPTION

A resurvey and replat of part of Tract H, THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT, a subdivision of land in the Northwest Quarter of Section 20, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northeast Plat corner of THE COURTS AT FAIRFIELD VILLAGE, FOURTH PLAT, a subdivision of land in the City of Olathe, Johnson County, Kansas; said point also being the most Northwesterly Plat corner of THE COURTS AT FAIRFIELD VILLAGE, THIRD PLAT, a subdivision of land in the City of Olathe, Johnson County, Kansas; thence N 2°20'59" W, a distance of 45.99 feet; thence S 87°39'01" W, a distance of 140.08 feet; thence N 2°20′59" W, a distance of 106.02 feet; thence N 87°39′01" E, a distance of 112.32 feet; thence S 81°16′13" E, a distance of 143.22 feet; thence N 88°23'36" E, a distance of 43.19 feet to a point on the West Plat line of TOWNHOMES AT FAIRFIELD VILLAGE, FORTY—THIRD PLAT, a subdivision of land in the City of Olathe, Johnson County, Kansas; said point also being on the East Plat line of said THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT; thence S 8°49'17" W, along the West Plat line of said TOWNHOMES AT FAIRFIELD VILLAGE, FORTY—THIRD PLAT and the East Plat line of said THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT, a distance of 3.29 feet to the Southwest Plat corner of said TOWNHOMES AT FAIRFIELD VILLAGE, FORTY—THIRD PLAT; thence continuing S 8°49'17" W, along the West Plat line of THE COURTS AT FAIRFIELD VILLAGE, FIFTH PLAT, a subdivision of land in the City of Olathe, Johnson County, Kansas and the East Plat line of said THE COURTS AT FAIRFIELD said point also being an angle point on the west plat line of said THE COURTS AT FAIRFIELD VILLAGE, FIFTH PLAT; thence S 38°32'34" E, along the Westerly Plat line of said THE COURTS AT FAIRFIELD VILLAGE, FIFTH PLAT, and the Easterly Plat line of said THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT, a distance of 5.09 feet; thence S 2°25'58" E, a distance of 89.10 feet to a point on the Northerly Plat line of TOWNHOMES AT FAIRFIELD VILLAGE, THIRTY—SEVENTH PLAT, a subdivision of land in the City of Olathe, Johnson County, Kansas; said point also being on the Southeasterly Plat line of said THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT; thence S 51°48'17" W, along the Southeasterly Plat line of said THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT, and the Northerly Plat line of said TOWNHOMES AT FAIRFIELD VILLAGE, THIRTY-SEVENTH PLAT, a distance of 6.41 feet; thence S 87°29'41" W, a distance of 132.64 feet; thence S 2°25'04" E, a distance of 20.03 feet to a point on the South Plat line of said THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT; said point also being on the Northerly Plat line of said THE COURTS AT FAIRFIELD VILLAGE, THIRD PLAT; thence S 87°39'01" W, along the South Plat line of said THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT and the Northerly Plat line of said THE COURTS AT FAIRFIELD VILLAGE, THIRD PLAT, a distance of 20.00 feet to the point of beginning, containing 0.7536 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 "TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-SIXTH PLAT".

The undersigned proprietors of the property shown on this plat do 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 proprietors of said property shown on this plat do 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.

Tract "A" shall be owned and maintained by the Fairfield Courts Homes Association. Said tract is intended to be used for homeowner amenities, landscaping, monuments, common drives and private open space.

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

RESTRICTIONS

All lots, parcels, tracts and properties in this subdivision shall hereafter be subject to the Declaration of Restrictions for "The Courts at Fairfield Village", 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

EXECUTION

IN TESTIMONY WHEREOF, FAIRFIELD COURTS, L.L.C., a Kansas Limited Liability Company, has caused this instrument to be executed by its Member this $___$, 20 $___$.

Gary Jones, Managing Member

ACKNOWLEDGEMENT

STATE OF KANSAS COUNTY OF JOHNSON

Public in and for said County and State, came Gary Jones, Managing Member of Fairfield Courts, 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 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.

APPROVALS

My Appointment Expires:

APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas, this

Chairman: C.S. Vakas

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UNIT 184 EXISTING FOUNDATION -15' D/E	N05°13'41"E9.07'	SANITARY SEWED -		•	
BK.201509 PG.008830 N27'25'51"E20.28' S2'25'58"E10.81' N2'25'58"W3.03'	N05'13'41"E15.93'	N48*11'24"E14.24' N2'20'59"W14.14 BK.201509 PG.003219 N48*11'24"E14.24' N81*16'13"W39.14'	TRACT A		
N53'28'12"E12.09' S51'48'17"W6.41' KCPL ESMT BK.201604	N84'46'19"W19.26'	S2'25'58	W41.00'	N81'16'13"W0.16' S2'25'58"E S2'25'58"E S2'25'58"E S2'25'58"E S2'25'58"E	
DETAIL "A" SCALE 1"=20'	181 EXISTING FOUNDATION	N84'46'19"W21.11'			
		UNIT	FXISTING	UNIT 184 EXISTING FOUNDATION	

TRACT H

THE COURTS AT FAIRFIELD VILLAGE

SIXTH PLAT

UNIT 179 EXISTING FOUNDATION

PROPOSED 8' WALK

THE COURTS AT FAIRFIELD VILLAGE

-NORTH PLAT LINE THE COURTS AT

SOUTH PLAT LINE THE COURTS AT

FAIRFIELD VILLAGE, SIXTH PLAT

FAIRFIELD VILLAGE, FOURTH PLAT &

THE COURTS AT FAIRFIELD

VILLAGE SIXTH

₩EST LINE TRACT H, THE COURTS

AT FAIRFIELD VILLAGE, SIXTH PLAT

EAST RIGHT-OF-WAY LINE KIMBLE

TRACT A

SANITARY SEWER ESMT.

SEE DETAIL "R"

TRACT A

TRACT H

THE COURTS AT

FAIRFIELD VILLAGE

NE PLAT CORNER

TOWNHOMES AT

FAIRFIELD VILLAGE THIRTY-NINTH PLAT

THE COURTS AT FAIRFIELD

MOST NORTHWESTERLY PLAT

FAIRFIELD VILLAGE, THIRD PLAT

VILLAGE, FOURTH PLAT &

CORNER THE COURTS AT

SIXTH PLAT

LOT AREAS AREA (S.F.) AREA (AC 32829.20 8500.65 3971.28 0.0912 3462.32 4566.18 4835.22 3549.97 0.0815 UNIT 183 3943.58 UNIT 184

-SW PLAT CORNER, TOWNHOMES_

∕-\$8**'**49**'**17"W...6.70'

VILLAGE, SIXTH PLAT

WESTERLY PLAT LINE, THE

COURTS AT FAIRFIELD VILLAGE,

FIFTH PLAT & FASTERLY PLAT

LINE THE COURTS AT FAIRFIELD

-ANGLE POINT OF WEST PLAT

~S38'32'34"E...5.09'

TRACT F

THE COURTS AT

FAIRFIELD VILLAGE

FIFTH PLAT

LINE THE COURTS AT FAIRFIELD-VILLAGE, FIFTH PLAT & ANGLE POINT OF EAST PLAT LINE, THE COURTS AT FAIRFIELD VILLAGE,

AT FAIRFIELD VILLAGE,

TRACT H

THE COURTS AT

SIXTH PLAT

–15' D/E BK.201509

PG.008830 SEE DEŢAIL "A"

SIXTH PLAT

FAIRFIELD VILLAGE /

-S51.48'17"W...6.41'

NORTHÉRLY PLAT LINE TOWNHOMES AT

FAIRFIELD VILLAGE, THIRTY—SEVENTH

PLAT & SOUTHEASTERLY PLAT LINE

THE COURTS AT FAIRFIELD VILLAGE,

TOWNHOMES AT

FAIRFIELD VILLAGE

THIRTY-SEVENTH PLAT

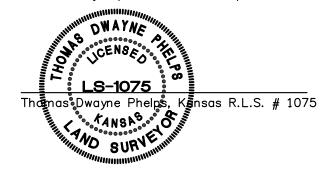
FORTY-THIRD PLAT,

- O DENOTES SET 1/2" X 24" 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 NOTED OTHERWISE)
- B.L. DENOTES BUILDING LINE
- S/E DENOTES SANITARY SEWER EASEMENT W/E DENOTES WATER LINE EASEMENT
- E/W DENOTES EGRESS WELL P/D DENOTES PROPOSED DRIVE PER APPROVED SITE PLAN

*DECK DENOTES PROPOSED DECK PER APPROVED SITE PLAN

RESIDENTS WITHIN THE COURTS AT FAIRFIELD VILLAGE ARE REQUIRED TO PLACE THEIR "SMART-CART" TRASH CONTAINERS AT THE CURB OF PUBLIC STREETS FOR COLLECTION. WITHIN THIS DEVELOPMENT, THE RESIDENTIAL UNITS ARE ACCESSIBLE BY PRIVATE, DEAD-END DRIVES OFF OF PUBLIC STREETS AND CUL-DE-SACS. "SMART-CART" TRASH CONTAINERS WILL BE COLLECTED ALONG THE PUBLIC STREETS AND CUL-DE-SACS AND WILL NOT BE COLLECTED ALONG THE PRIVATE OR DEAD—END DRIVES.

I, Thomas Dwayne 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.





ENGINEERING

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

SCALE : 1 " = 2000"

SCALE: 1"=20' BEARING BASIS="THE COURTS AT FAIRFIELD

167TH STREET

—167TH |TERRACE

175TH STREET

VICINITY MAP

SEC. 20-14-24

VILLAGE, SIXTH PLAT".

-169TH PLACE

BRADLEY DRIVE