

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

A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

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 Northwestern 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°20'58" W, a distance of 45.99 feet; thence S 87°30'01" W, a distance of 140.08 feet; thence S 87°30'01" W, a distance of 140.08 feet; thence S 87°30'01" W, a distance of 140.08 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, FORTHY-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, FORTHY-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, FORTHY-THIRD PLAT; thence continuing S 8°49'17" W, along the West Plat line of the COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT, a distance of 3.41 feet to a point on the East Plat line of said the COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT; thence S 38°32'34" E, along the Western Plat line of said the COURTS AT FAIRFIELD VILLAGE, FIFTH PLAT, and the Eastern 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 Northernly 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 Southernly Plat line of said the COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT; thence S 51°48'17" W, along the Southernly Plat line of said the COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT, and the Northernly 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 Northernly Plat line of said the COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT; thence S 87°30'01" W, along the South Plat line of said the COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT and the Northernly 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".

DEDICATION

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.

CONSENT TO LEVY

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 thoroughfare.

RESTRICTION

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 dedication of this plat as though fully set forth herein.

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 _____ day of _____, 20____.

Gary Jones, Managing Member

ACKNOWLEDGEMENT

[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 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.

NOTARY PUBLIC: _____ My Appointment Expires: _____

Print Name: _____

APPROVAL

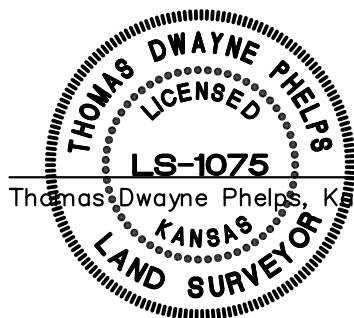
APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 20____.

Chairman: C.S. Vakas

NOTE

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.



Thomas Dwayne Phelps, Kansas R.L.S. # 1075

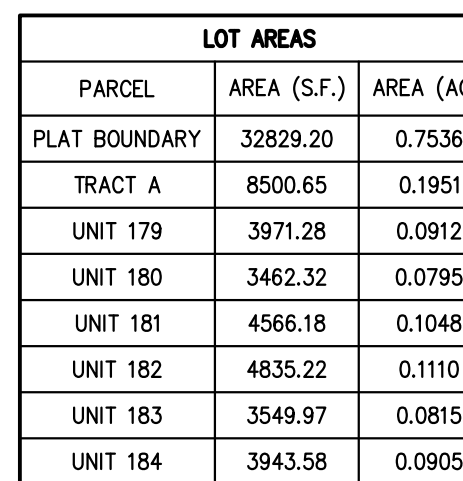
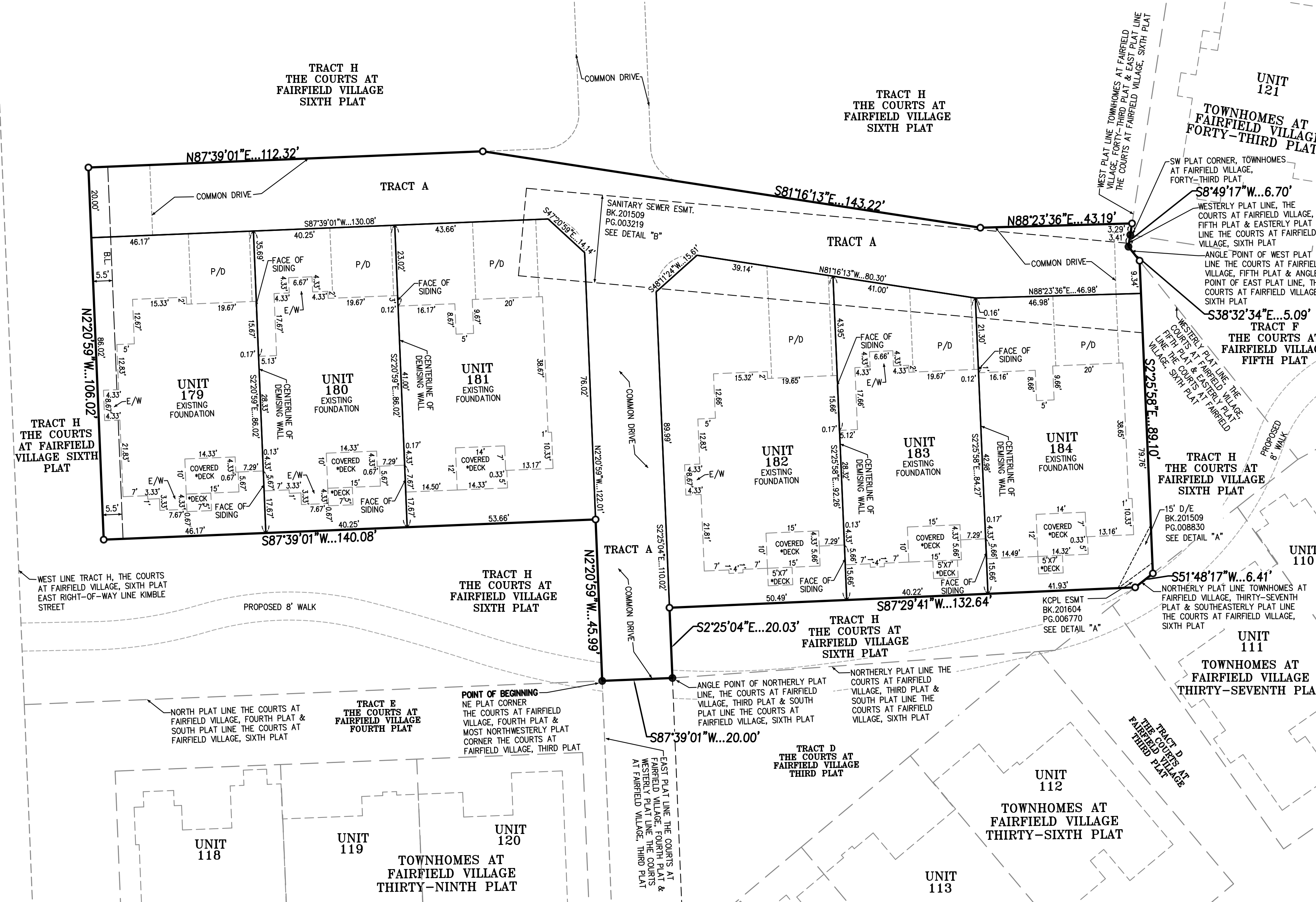


PHILIPS ENGINEERING, INC.

PLANNING
ENGINEERING
IMPLEMENTATION

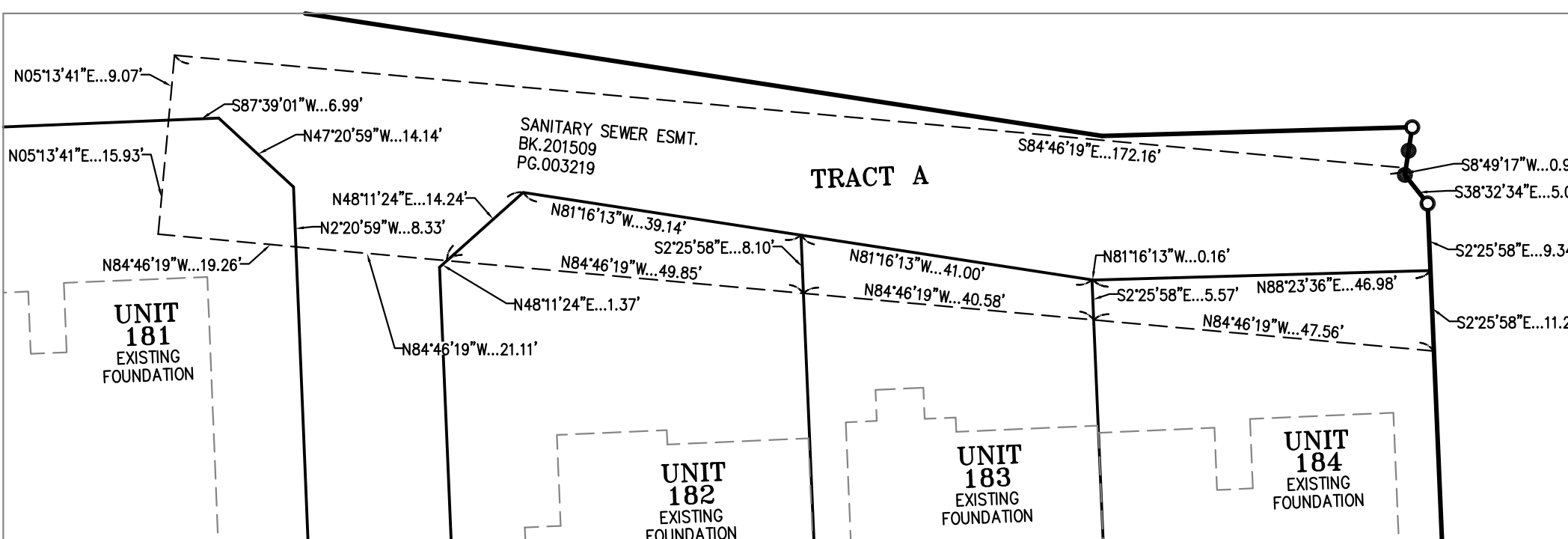
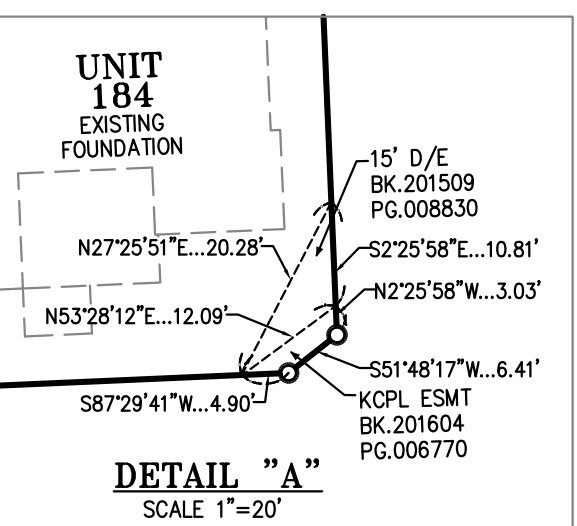
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

TOWNHOMES AT FAIRFIELD VILLAGE FORTY-SIXTH PLAT

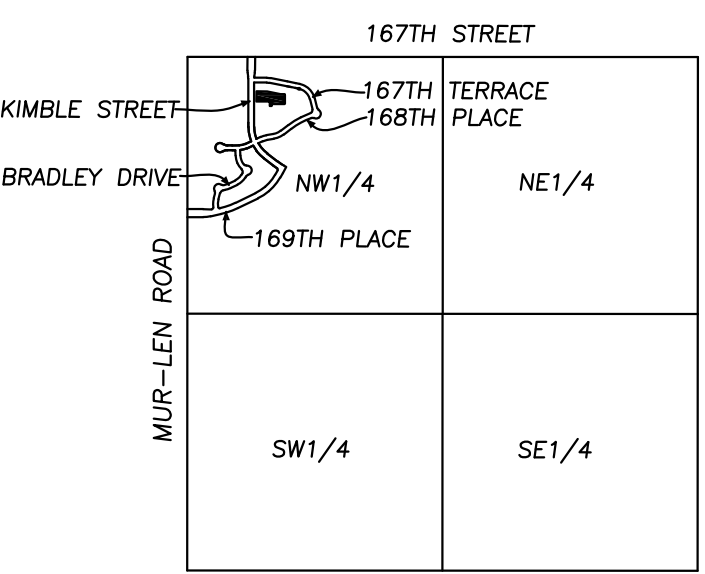


LEGEND

- 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
 D/DECK DENOTES PROPOSED DECK PER APPROVED SITE PLAN



DETAIL "B"
SCALE 1" = 20'



VICINITY MAP
SEC. 20-14-2.

