

THE VILLAS OF ASBURY

51st PLAT

A REPLAT OF LOTS 15 & 16, THE VILLAS OF ASBURY
CITY OF OLATHE,
JOHNSON COUNTY, KANSAS

POINT	NORTHING	EASTING
NE COR., SE 1/4	203332.7000	2224313.1400
POINT A	202781.7491	2224333.0937
SE COR., SE 1/4	200682.9972	2224409.1039
NE COR., LOT 16	202739.6727	2223171.3036
SE COR., LOT 16	202610.3427	2223171.3086
SW COR., LOT 16	202610.3393	2223082.6386
NW COR., LOT 16	202739.6693	2223082.6336
NE COR., LOT 15	202605.3029	2223176.3201
SE COR., LOT 15	202475.9729	2223176.3251
SW COR., LOT 15	202475.9695	2223087.6551
NW COR., LOT 15	202605.2995	2223087.6501

LOT AREAS		
LOT	SQ. FT.	
15	11,468	
16	11,468	

ERROR OF CLOSURE

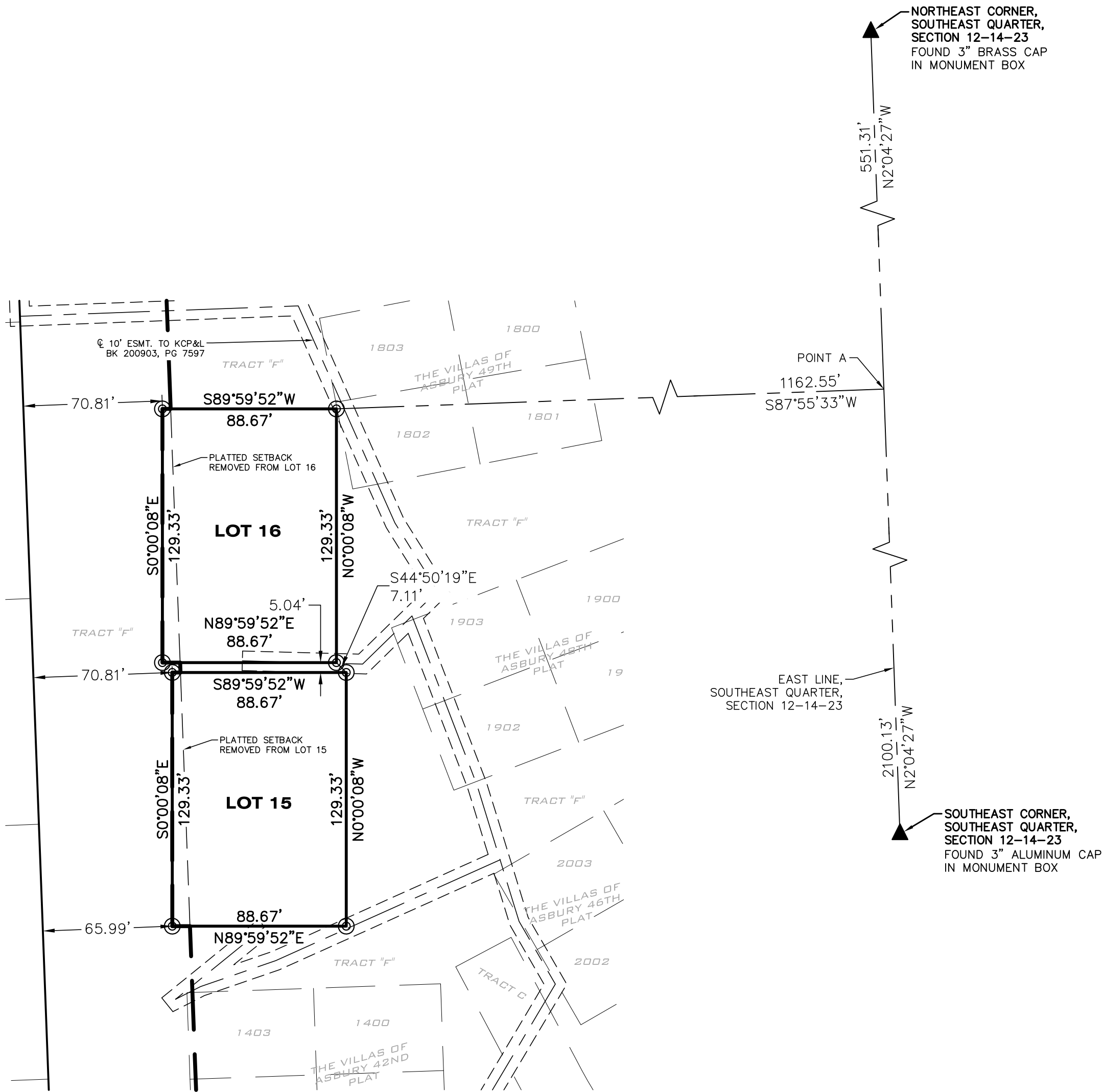
LOT 15
Perimeter: 436.00'
Error Closure: 0.0000
Error North: 0.00000
Error East: 0.00000

Precision 1:4360000000.00

ERROR OF CLOSURE

LOT 16
Perimeter: 436.00'
Error Closure: 0.0000
Error North: 0.00000
Error East: 0.00000

Precision 1:4360000000.00

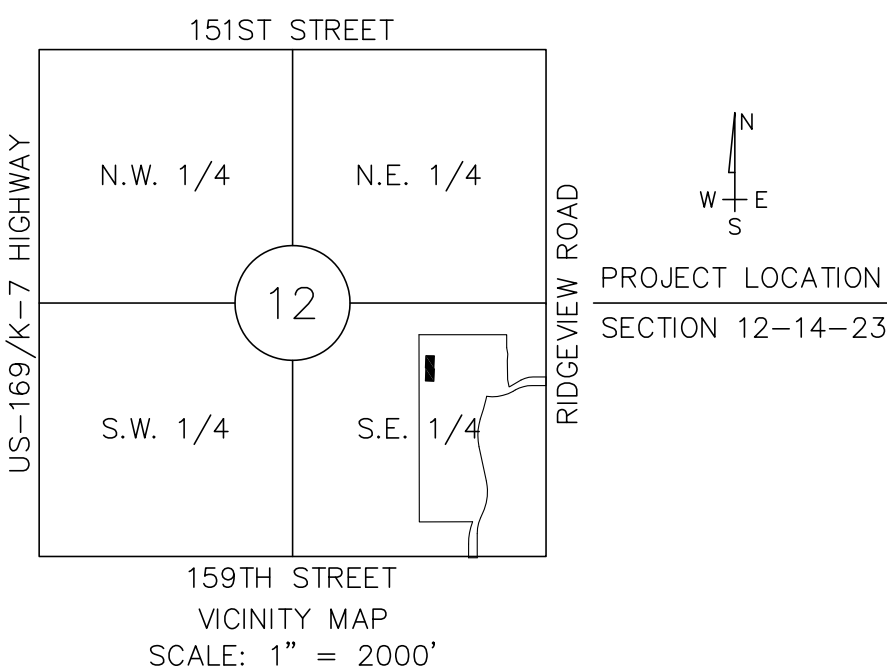


LEGEND

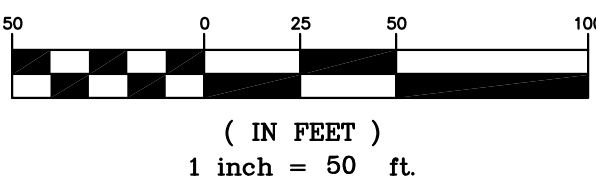
- ▲ MONUMENT FOUND AS DESCRIBED
- ⊙ SET 1/2" X 24" REBAR WITH PLASTIC KS CLS 93 CAP

NOTES:

- BEARINGS BASED ON FINAL PLAT OF THE VILLAS OF ASBURY, RECORDED IN BOOK 122, PAGE 15.
- THE PURPOSE OF THIS PLAT IS TO REMOVE THE BUILDING SETBACK LINE THAT FALLS ALONG THE WESTERLY PORTION OF LOTS 15 AND 16.



GRAPHIC SCALE



This is a resurvey and replat of all of Lots 15 and 16, THE VILLAS OF ASBURY, a subdivision in the City of Olathe, Johnson County, Kansas.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "THE VILLAS OF ASBURY, 51ST PLAT".

The undersigned proprietor reserves unto itself, its grantees, agents, successors and assigns, a permanent easement for the purpose of locating, constructing and maintaining or authorizing the location, construction and maintenance of underground conduits for water, electricity, sewer and gas mains, or all or any of them under or upon all lots in this plat. This easement is designed to allow for the placement of a single main for each of the aforesaid utilities to service all dwelling units in the building constructed on this plat. Said easement shall be in gross and shall be permanent in nature and duration, and the owner of any dwelling unit shall commit no act or omission that will preclude the making and maintenance of the aforesaid improvements.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.68, Lot Splits, of Unified Development Ordinance or by replat.

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Johnson County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

IN TESTIMONY WHEREOF, Pinnacle Construction Co., Inc. has caused this instrument to be executed this _____ day of _____, 20____.

PINNACLE CONSTRUCTION CO., INC.

Randall C. Willbanks, President

STATE OF _____)
COUNTY OF _____) SS:

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Randall C. Willbanks, President of Pinnacle Construction Co., Inc., who is personally known to be the same person who executed the within instrument of writing, and such person duly acknowledged the execution of the same for himself and for the uses and purposes herein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My Commission Expires: _____
Notary Public

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

C.S. Vakas, Chairman

THE VILLAS OF ASBURY 51ST PLAT



CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS

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OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

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PAOLA, KANSAS 66071
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AD PROJECT #34357

12-14-23 FINAL PLAT