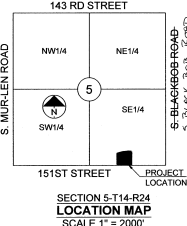


FINAL PLAT OF  
**BENTON HOUSE OF OLATHE**  
A REPLAT OF 'OLATHE COVENANT CHURCH' AND PART OF THE S/E 1/4 OF SEC. 5-14-24 IN THE  
CITY OF OLATHE, JOHNSON COUNTY, KANSAS



**EXECUTION:**  
IN TESTIMONY WHEREOF, Rammy Swanson Draheim  
Subscribed and signed at the MIDWEST CONFERENCE OF THE  
EVANGELICAL COVENANT CHURCH, a Nebraska non-profit  
corporation, by the authority of its President, Rammy Swanson Draheim,  
caused this instrument to be executed, this 10 day of  
September, 2017.

MIDWEST CONFERENCE OF THE EVANGELICAL  
COVENANT CHURCH  
Rammy Swanson Draheim  
President

**ACKNOWLEDGMENT:**  
STATE OF Nebraska  
COUNTY OF Douglas

BE IT REMEMBERED that on this 10 day of  
September, 2017, before me, the undersigned, a  
Notary Public in and for said County and State, came  
Rammy Swanson Draheim, President of the  
MIDWEST CONFERENCE OF THE EVANGELICAL  
COVENANT CHURCH, a Nebraska non-profit corporation, who is  
personally known to me to be the same person who executed the  
foregoing instrument of writing on behalf of said company, and  
such duly acknowledged the execution of the same to be the act  
and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and  
affixed my notarial seal on the day and year last above written.  
Lois A. Anderson  
Notary Public

My Commission Expires August 25, 2018  
Lois A. Anderson  
Print Name

State of Nebraska - General Notary  
Lois Anderson  
My Commission Expires  
August 25, 2018

**EASEMENT VACATION NOTES:**

- The Vacation of Existing Easements shown hereon dedicated to the City of Olathe are to be vacated by the recording of this plat. They are 7.5' Easement along the East line Lot 1; Olathe Covenant Church (Platted); 8' Easement recorded in BK-1466; PG-364 and 110' Storm Water Easement recorded in BK-3411; PG-881
- The 10' Kansas City Power and Light easement recorded in BK-1959, PG-964 is to be vacated by separate document. This 7.5' Easement along the East line of Lot 1; Olathe Covenant Church AND THE 80' Easement along the East line of Lot 1 ARE TO BE VACATED BY SEPARATE DOCUMENT.

**LEGEND:**

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- EXISTING LOT AND PROPERTY LINES UNLESS OTHERWISE NOTED
- EXISTING PLAT AND R/W LINES
- ACC - ACCESS
- LNA - LIMITS OF NO ACCESS
- RAW - RIGHT-OF-WAY
- WIE - WATERLINE EASEMENT
- PLATED - PLATED

**BASIS OF BEARINGS:**

PLAT OF  
OLATHE COVENANT CHURCH  
S. LINE, SE 1/4, SEC. 5-14-24  
S89°53'03"W



SCALE: 1" = 30'

LOT/TRACT AREAS		AREA (SF)
PLATTED AREA		143010.3372
UNPLATTED AREA		48234.1334
R/W	AREA (SF)	ACRES
151ST ST R/W	28,795.13	0.66
TOTAL R/W	30,894.68	0.71

I HEREBY CERTIFY THIS PLAT WAS  
PREPARED UNDER MY DIRECT  
SUPERVISION BASED ON A FIELD  
SURVEY PERFORMED ON 01-10-2017.  
THE DETAILS SHOWN ARE TRUE  
AND CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF.



Aaron T. Reuter - Land Surveyor  
KS#18-1429

**DESCRIPTION:**

A replat of "OLATHE COVENANT CHURCH" a subdivision of land in the City of Olathe, Johnson County, Kansas and part of the Southeast One-Quarter of Section 5, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest corner of the said Southeast One-Quarter; thence North 89 degrees 53 minutes 03 seconds East, along the South line of the said Southeast One-Quarter a distance of 963.34 feet to the point of Beginning; said point being Southeast corner of Block 75, "HAVENCROFT, BLOCKS 69, 74 - 77", a subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being on the Southern extension of the West line of said "OLATHE COVENANT CHURCH"; thence North 00 degrees 06 minutes 57 seconds West, along the East line of said Block 75, "HAVENCROFT, BLOCKS 69, 74 - 77" and the West line of said "OLATHE COVENANT CHURCH" and its Southern extension, a distance of 415.00 feet to the Northwest corner of said "OLATHE COVENANT CHURCH"; said point also being a corner point on the South line of Block 75, "HAVENCROFT, BLOCKS 69, 75 - 77", a subdivision of land in the City of Olathe, Johnson County, Kansas; thence North 75 degrees 07 minutes 17 seconds East, along the North line of said "OLATHE COVENANT CHURCH" and the South line of said Block 75, "HAVENCROFT, BLOCKS 69, 75 - 77" for this and the following one (1) course, a distance of 185.46 feet to a point; thence North 84 degrees 24 minutes 00 seconds East a distance of 185.46 feet to the Northwest corner of said "OLATHE COVENANT CHURCH"; thence continuing along the South line of said Block 75, "HAVENCROFT, BLOCKS 69, 75 - 77", South 89 degrees 36 minutes 09 seconds East a distance of 120.00 feet to a corner point on the West line of "QUAIL PARK", a subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being on the West right of way of Blackfoot Drive as now established, thence South 00 degrees 23 minutes 51 seconds West, along the West line of said "QUAIL PARK" and Blackfoot Drive a distance of 478.93 feet to a point on the South line of the said Southeast One-Quarter; thence South 89 degrees 53 minutes 03 seconds West, along the South line of the said Southeast One-Quarter a distance of 479.65 feet to the point of Beginning and containing 5.0996 acres, more or less.

**DEDICATIONS:**

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "BENTON HOUSE OF OLATHE".

The undersigned proprietor of said property shown on this plat does hereby dedicate those portions of the streets and roadways shown as "Blackfoot Drive & 151st Street", together with all other parcels and parts of land indicated on this plat, and not heretofore dedicated, as streets, terraces, roads, drives, lanes, avenues, courts, places, etc., for public use as public ways or thoroughfares, subject to the right hereby reserved to the present owner and its successors and assigns for the location, construction and maintenance of conduits, water, gas and sewer pipes, poles and wires under, over and along said roadways.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance of use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over and under these areas outlined and designated on this plat as "Public Easement" or "U.E." 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 purposes.

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 sanitary sewer pipes and structures upon, over and under the areas outlined and designated on this plat as "Sanitary Easement" or "S.E.".

Tract "A" is hereby dedicated to the City of Olathe, Johnson County, Kansas, as "Stormwater Quality/Quantity" or "BMP".

The undersigned proprietor of said property shown on this plat hereby certifies 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 easement rights they would have as if located in a public street.

**RESTRICTIONS:**

All landscaping and related materials that are planted or constructed within the adjacent Street right-of-way shall be maintained by the Property Owner, or their authorized representatives thereof.

The maintenance of the stormwater detention facilities located within Tract "A" and all water quality BMP's within Tract "A" are to be maintained by the property owner of Lot 1, their authorized representatives and their successors and assigns.

The undersigned proprietor of the described tract of land hereby consents and agrees 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 the unpaid special assessment on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public ways or thoroughfares.

**NOTICE:** This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

**CONSENT TO LEVY:**

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 so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

**APPROVALS:**

APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas, this 21<sup>st</sup> day of March, 2017.

[Signature]  
Chairman, C.S. VAKAS

APPROVED by the Governing Body of the City of Olathe, Johnson County, Kansas, this 18<sup>th</sup> day of April, 2017.

[Signature]  
Mayor, MICHAEL COLEMAN

[Signature]  
David F. Bryant III, MMC, Deputy City Clerk



**SCHLAGEL & ASSOCIATES, P. A.**  
Engineers • Planners • Surveyors • Landscape Architects  
1450 West 107th Street, Lenexa, Kansas 66151  
(913) 492-5158 • Fax: (913) 492-8400

DATE 02-09-2017  
DRAWN BY JMT  
CHECKED BY AR  
PROJ. NO. 16-249  
**FINAL PLAT OF  
BENTON HOUSE OF OLATHE**  
SHEET NO. 1 OF 1