

FINAL PLAT OF  
COLLEGE MEADOWS, FIFTH PLAT

A SUBDIVISION OF LAND IN THE N.E. 1/4 OF  
SECTION 14, TOWNSHIP 13 SOUTH, RANGE 23 EAST, IN  
THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

DESCRIPTION:

That part of the Northeast 1/4 of Section 14, Township 13 South, Range 23 East of the 6th Principal Meridian, in the City of Olathe, Johnson County, Kansas, described as follows: Commencing at the Northwest corner of said Northeast 1/4, thence South 1 degree, 42 minutes, 55 seconds East along the West line of said Northeast 1/4, 1316.03 feet to the West 1/4 corner of said Northeast 1/4, said point also being the Northwest corner of COLLEGE MEADOWS, FOURTH PLAT, a subdivision in said City of Olathe, and the Northeast corner of BRIGHTON'S LANDING FOURTH PLAT, a subdivision in said City of Olathe; thence continuing South 1 degree, 42 minutes, 55 seconds East, 658.00 feet along the West line of said Northeast 1/4, and the West line of said COLLEGE MEADOWS FOURTH PLAT and the East line of said BRIGHTON'S LANDING FOURTH PLAT, and the East line of BRIGHTON'S LANDING FIFTH PLAT, a subdivision in said City of Olathe, to the Northwest corner of MILL CREEK GRANDE 2ND PLAT, a subdivision in said City of Olathe; thence North 88 degrees, 00 minutes, 03 seconds East, 669.80 feet along the North line of said MILL CREEK GRANDE 2ND PLAT, to the POINT OF BEGINNING; thence North 1 degree, 59 minutes, 59 seconds West, 212.94 feet to a point on the South line of said COLLEGE MEADOWS FOURTH PLAT; thence North 77 degrees, 40 minutes, 07 seconds East, 256.50 feet along said South line; thence North 21 degrees, 37 minutes, 37 seconds East, 439.02 feet along the Easterly line of said COLLEGE MEADOWS FOURTH PLAT, to the Northeast corner of said COLLEGE MEADOWS FOURTH PLAT, said point also being on the South line of COLLEGE MEADOWS THIRD PLAT, a subdivision in said City of Olathe; thence North 87 degrees, 50 minutes, 03 seconds East, 188.79 feet along said South line to a point that is 18.28 feet West of the Northeast corner of the Southwest 1/4 of said Section 14, said point also being the Southeast corner of said COLLEGE MEADOWS THIRD PLAT; thence South 2 degree, 09 minutes, 47 seconds East, 394.69 feet; thence North 88 degrees, 00 minutes, 19 seconds East, 176.49 feet; thence South 1 degree, 59 minutes, 41 seconds East, 267.03 feet to a point on the North line of TERRA PINE, a subdivision in said City of Olathe; thence South 88 degrees, 00 minutes, 03 seconds West, 160.67 feet along said North line to the Southeast corner of the Southwest 1/4 of said Section 14; thence South 1/4 of said Section 14, thence South 88 degrees, 00 minutes, 03 seconds West, 442.45 feet along the North line of said MILL CREEK GRANDE 2ND PLAT, to the Point of Beginning. Containing 7.19 acres, more or less.

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 hereinafter shall be known as "COLLEGE MEADOWS, FIFTH 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 some person, utility or corporation shall retain whatever rights they would have as if located in a public street.

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.

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, sewer, 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 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 storm sewer lines and surface drainage facilities, including manholes, inlets, pipes, drains, etc., upon, over and under those areas outlined hereon and designated on this plat as "D/E" or "Drainage Easement".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct or authorize the location, construction or maintenance and use of storm sewer lines and surface drainage facilities, including manholes, inlets, pipes, drains, etc., upon and under those areas outlined hereon and designated on this plat as "Permanent Water Quality/Quantity Drainage Easement". Maintenance of said easement is the responsibility of the College Meadows Homes Association.

An easement or license to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas, or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation thereof.

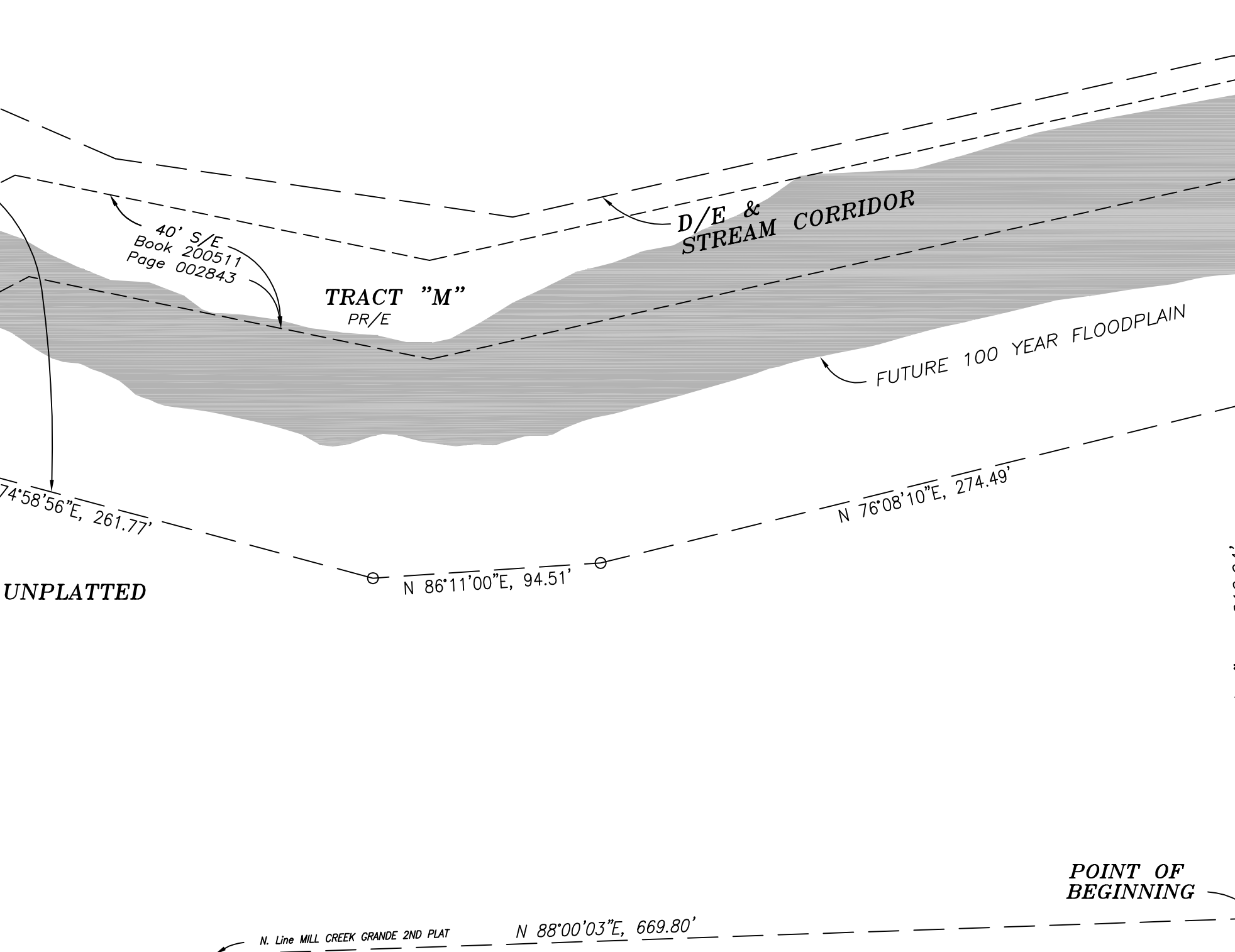
An easement or license is hereby dedicated to the City of Olathe to enter upon, over and across those areas outline and designated on this plat as "Tree Preservation Easement" or "TP/E". Trees shall not be removed from a tree preservation easement without the City of Olathe's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The developer and/or homes association shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead or diseased trees or trees posing a threat to the public or adjacent property.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, locate, construct and maintain or authorize the entry upon, location, construction, maintenance and use of a public bicycle and pedestrian path for public recreation and transportation upon and under the area outlined as "Tract 'O'" and designated as "Public Recreation Easement" or "PR/E". Tract "O" is to be owned and maintained by the "College Meadows Homes Association" and the bicycle and pedestrian path is to be owned and maintained by the City of Olathe, Johnson County, Kansas, or it's designees. The exact location of the future public trail and PR/E easement shall be determined at the time of the trail construction by the City of Olathe.

Tract "O", as shown hereon, will be owned and maintained by the College Meadows Homes Association. This tract is intended to be used as natural drainage areas, private open spaces and common area and may include landscaping, storm water detention and private amenities.

RESTRICTIONS

All lots, parcels, tracts and properties in this subdivision shall hereinafter be subject to the Declaration of Restrictions for "College Meadows", 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.



UDO FLOODPLAIN REQUIREMENTS

Subject property is in Zone X, (Future Base Flood) defined according to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 20091C0063G, revised August 3, 2009, as "Areas of 1% annual chance flood based on future conditions hydrology. No Base Flood Elevations determined".

Digital modeling data used to develop Mill Creek Watershed Study, Volume 1 and Volume 2, Master Plan Report by Burns & McConnell Engineering and Phelps Engineering, Inc., dated December 17, 2003, was requested and received from the FEMA Engineering Library and used in the preparation of the "STORMWATER MANAGEMENT STUDY for College Meadows 4th and 5th Plats". Prepared by Gary T. Spahr, P.E., dated August 29, 2016, to extend the limits of the existing study and establish Base Flood Elevations through the proposed College Meadows 4th and 5th Plats.

Minimum Floor Elevations (MFE) per UDO requirements are based on 2' above established Base Flood Elevations.

NOTES

Bearings are based on the COLLEGE MEADOWS, THIRD PLAT, a subdivision plat filed April 16, 2014, in Book 201404 at Page 004408.

NOTICE:

This site lies within a protected Stream Corridor, as defined and regulated in City of Olathe, Kansas, Municipal Code. Restrictions on the use or alteration of the Stream Corridor may apply. This property is also subject to the obligations and requirements of the Stormwater Corridor Maintenance Agreement approved by the City.

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.

LEGEND

- ▲ Denotes existing 1/2" Rebar with PLS 814 Cap, unless otherwise noted.
- Denotes existing 1/2" Rebar with CLS 82 Cap, unless otherwise noted.
- Denotes existing 1/2" Rebar with LS 1145 Cap, unless otherwise noted.
- Denotes set 1/2"x24" Rebar with KS PLS 814 Cap, in concrete.
- ✕ Denotes existing Mag Nail.
- B.L. -Denotes Building Line
- U/E -Denotes Utility Easement
- TP/E -Denotes Tree Preservation Easement
- S/E -Denotes Sanitary Sewer Easement
- D/E -Denotes Drainage Easement
- LBO -Denotes Low Building Opening
- PR/E -Denotes Public Recreation Easement

LOT AREA SUMMARY

LOT NUMBER	AREA SQUARE FEET	ACRES
LOT 82	31,875.5	0.73
LOT 83	29,313.2	0.67
LOT 84	24,489.4	0.56
LOT 85	43,607.6	1.00
LOT 86	44,404.8	1.02
LOT 87	47,557.7	1.09
LOT 88	64,625.1	1.48
TRACT 'O'	5,923.7	0.15
STREET R/W	21,204.7	0.49
TOTAL	313,009.7	7.19

EXECUTION

IN TESTIMONY WHEREOF, WOODLAND VALLEY INVESTORS, LLC., has caused this instrument to be executed by it's managing member this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

WOODLAND VALLEY INVESTORS, LLC

James Wilkinson, Managing Partner

ACKNOWLEDGMENT

STATE OF KANSAS

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 James Wilkinson, managing member of Woodland Valley Investors, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Corporation, and said person duly acknowledged the execution of same to be the act and deed of same Corporation.

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

NOTARY PUBLIC: Jerald W. Pruitt

My Appointment Expires: October 29, 2020

APPROVALS

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

Chairman: C.S. Vokas

APPROVED by the Governing Body of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor: Michael E. Copeland

Deputy City Clerk: David F. Bryant, III, MMC

This survey was completed in the field in September, 2018; said survey was conducted under my direct supervision and to the best of my knowledge and belief, this plat correctly portrays the results of that survey.  
Jerald W. Pruitt, KS 814

DEVELOPER:  
College Meadows Estates, LLC  
20525 College Boulevard  
Olathe, KS 66061

Scale 1"= 50'



SCALE IN FEET

COLLEGE MEADOWS FIFTH PLAT

Section 14, Township 13 South, Range 23 East  
Olathe, Johnson County, Kansas

PRUITT and DOOLEY SURVEYING, LLC

7912 Elm Ave. 10777 Barkley, Ste. 220-I  
Raytown, MO 64138 Overland Park, KS 66211  
816-699-4239 913-652-9002

Prepared July 5, 2018 Job No. 18-0601  
Revised April 16, 2019  
Revised July 12, 2019  
College Meadows Fifth Plat.dwg