

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	8/23/19	completed	CTA

# FINAL PLAT OF STONEBRIDGE TRAILS, 6TH PLAT Part of the SW 1/4, SEC. 17, T14S, R24E & Part of the NW 1/4, SEC. 20, T14S, R24E

This is a survey and plat of part of the SW 1/4 of Section 17, T14S, R24E and part of the NW 1/4 of Section 20, T14S, R24E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, more particularly described as follows:

Beginning at the Southwest corner of the SW 1/4 of Section 17, T14S, R24E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas; thence Northerly, along the center right-of-way line of Mur-Len Road, on a curve to the right having an initial tangent bearing of N 02°23'37" W and a radius of 500.00 feet, for a distance of 361.12 feet; thence N 39°00'15" E, continuing along the center right-of-way line of said Mur-Len Road, a distance of 100.00 feet; thence Northerly, continuing along the center right-of-way line of said Mur-Len Road, on a curve to the left having a radius of 500.00 feet, for a distance of 658.69 feet; thence N 36°28'33" W, continuing along the center right-of-way line of said Mur-Len Road, a distance of 97.76 feet to the South corner of HERITAGE MANOR, 2ND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence N 53°31'27" E, along the Southeasterly line of Tract "E" HERITAGE MANOR, 2ND PLAT and its extension thereof, a distance of 85.00 feet to the East corner of said Tract "E"; thence N 48°30'00" E, along the Southeasterly line of Lots 107 through 104, HERITAGE MANOR, 2ND PLAT, a distance of 269.67 feet to the West corner of Lot 78, HERITAGE MANOR, 1ST PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence S 41°30'00" E, along the Southwesterly line of said Lot 78, a distance of 140.73 feet to a point on the Northwesterly right-of-way line of 165th Place, as platted; thence S 48°30'00" W, along the Northwesterly right-of-way line of said 165th Place, a distance of 33.14 feet; thence Southwesterly, continuing along the Northwesterly right-of-way line of said 165th Place, on a curve to the left having a radius of 825.00 feet, for a distance of 15.97 feet; thence S 42°38'32" E a distance of 50.00 feet to a point on the Southeasterly right-of-way line said 165th Place, said point also being the West corner of Lot 77, HERITAGE MANOR, 1ST PLAT; thence S 43°24'02" E, along the Southwesterly line of said Lot 77, a distance of 110.39 feet to the South corner of said Lot 77; thence S 75°45'00" E, along the Southerly line of Lot 76, HERITAGE MANOR, 1ST PLAT, a distance of 124.48 feet to a point on the Westerly right-of-way line of Kimble Street, as platted; thence Southerly, along the Westerly right-of-way line of said Kimble Street, on a curve to the left having an initial tangent bearing of S 14°15'00" W and a radius of 825.00 feet, for a distance of 18.00 feet; thence S 13°00'00" W, continuing along the Westerly right-of-way line of said Kimble Street, a distance of 40.92 feet; thence S 77°00'00" E, along the Southerly line of Lots 59 and 58, HERITAGE MANOR, 1ST PLAT and its extension thereof, a distance of 202.46 feet to the Southeast corner of said Lot 58; thence S 10°41'29" W, along the Westerly line of Lot 57, HERITAGE MANOR, 1ST PLAT, a distance of 34.37 feet to the Southwest corner of said Lot 57; thence N 81°12'00" E, along the Southerly line of said Lot 57, a distance of 80.84 feet to the Southeast corner of said Lot 57; thence S 88°40'00" E, along the Southerly line of Lots 56 and 55, HERITAGE MANOR, 1ST PLAT, a distance of 153.46 feet to the Southeast corner of said Lot 55; thence N 78°20'00" E, along the Southerly line of Lot 54 and 53, HERITAGE MANOR, 1ST PLAT, a distance of 156.36 feet to the Southeast corner of said Lot 53; thence N 71°50'25" E, along the Southerly line of Tract "C", HERITAGE MANOR, 1ST PLAT, a distance of 55.81 feet to a point on the Southwesterly right-of-way line of Summertree Lane, as platted; thence Southeasterly, along the Southwesterly right-of-way line of said Summertree Lane, on a curve to the left having an initial tangent bearing of S 36°48'27" E and a radius of 525.00 feet, for a distance of 20.00 feet to the North corner of Lot 185, STONEBRIDGE TRAILS, 4TH PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence S 53°21'00" W, along the Northwesterly line of said Lot 185, a distance of 120.00 feet to the West corner of said Lot 185; thence S 42°45'00" E, along the Southwesterly line of Lots 185 and 184, STONEBRIDGE TRAILS, 4TH PLAT, a distance of 143.61 feet to the South corner of said Lot 184; thence S 12°00'00" E, along the Westerly line of Lot 183, STONEBRIDGE TRAILS, 4TH PLAT and Lot 241, STONEBRIDGE TRAILS, 5TH PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, a distance of 126.72 feet to the Southwest corner of said Lot 241; thence S 08°54'00" E, along the Westerly line of Lots 240 through 238, STONEBRIDGE TRAILS, 5TH PLAT, a distance of 210.00 feet to the Southwest corner of said Lot 238; thence S 01°45'00" W, along the Westerly line of Lots 237 through 234 and Tract "U", STONEBRIDGE TRAILS, 5TH PLAT, a distance of 347.63 feet to a point on the Northerly right-of-way line of the 167th Street, as now established; thence S 10°54'13" W, along the Westerly line of said STONEBRIDGE TRAILS, 5TH PLAT, a distance of 50.78 feet to a point on the North line of the NW 1/4 of Section 20, T14S, R24E; thence continuing S 10°54'13" W, along the Westerly line of said STONEBRIDGE TRAILS, 5TH PLAT, a distance of 8.22 feet to a point on the center right-of-way line of said 167th Street; thence N 79°05'47" W, along the center right-of-way line of said 167th Street, a distance of 40.31 feet to a point on the South line of the SW 1/4 of said Section 17; thence continuing N 79°05'47" W, along the center right-of-way line of said 167th Street, a distance of 211.69 feet; thence Westerly, continuing along the center right-of-way line of said 167th Street, for a distance of 878.03 feet, for a distance of 878.03 feet to the Point of Beginning, containing 25.56719 acres, more or less, of which 25.56293 acres, more or less, lie within said SW 1/4 and 0.00426 acres, more or less, lie within said NW 1/4.

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 plot, which subdivision and plat shall hereafter be known as "STONEBRIDGE TRAILS, 6TH PLAT".

The streets and roads shown on this plat and not heretofore dedicated to public use, are hereby so dedicated.

The undersigned proprietor of said property shown on this plat does hereby certify that all prior existing easement rights on land to be dedicated for public use 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.

## LOT AREAS

LOT 242 10,575 Sq.Ft.  
LOT 243 9,264 Sq.Ft.  
LOT 244 9,141 Sq.Ft.  
LOT 245 9,946 Sq.Ft.  
LOT 246 11,594 Sq.Ft.  
LOT 247 11,185 Sq.Ft.  
LOT 248 11,079 Sq.Ft.  
LOT 249 10,759 Sq.Ft.  
LOT 250 9,587 Sq.Ft.  
LOT 251 10,397 Sq.Ft.  
LOT 252 12,805 Sq.Ft.  
LOT 253 16,132 Sq.Ft.  
LOT 254 16,441 Sq.Ft.  
LOT 255 10,111 Sq.Ft.  
LOT 256 10,191 Sq.Ft.  
LOT 257 8,877 Sq.Ft.  
LOT 258 9,259 Sq.Ft.  
LOT 259 9,300 Sq.Ft.  
LOT 260 9,311 Sq.Ft.  
LOT 261 10,818 Sq.Ft.  
LOT 262 13,071 Sq.Ft.  
LOT 263 11,036 Sq.Ft.  
LOT 264 12,310 Sq.Ft.  
LOT 265 14,643 Sq.Ft.  
LOT 266 14,101 Sq.Ft.  
LOT 267 10,878 Sq.Ft.  
LOT 268 10,443 Sq.Ft.  
LOT 269 12,868 Sq.Ft.  
LOT 270 9,872 Sq.Ft.  
LOT 271 11,095 Sq.Ft.  
LOT 272 11,892 Sq.Ft.  
LOT 273 11,137 Sq.Ft.  
LOT 274 9,593 Sq.Ft.  
LOT 275 10,167 Sq.Ft.  
LOT 276 11,392 Sq.Ft.  
LOT 277 12,061 Sq.Ft.  
LOT 278 12,134 Sq.Ft.  
LOT 279 12,115 Sq.Ft.  
LOT 280 14,363 Sq.Ft.  
LOT 281 16,042 Sq.Ft.  
LOT 282 17,123 Sq.Ft.  
LOT 283 15,251 Sq.Ft.  
LOT 284 12,133 Sq.Ft.  
LOT 285 12,809 Sq.Ft.  
LOT 286 17,223 Sq.Ft.  
LOT 287 12,008 Sq.Ft.  
LOT 288 11,503 Sq.Ft.  
LOT 289 19,873 Sq.Ft.  
LOT 290 14,057 Sq.Ft.  
LOT 291 15,590 Sq.Ft.  
LOT 292 10,371 Sq.Ft.  
LOT 293 10,108 Sq.Ft.  
TRACT "W" 89,865 Sq.Ft.  
TRACT "X" 83,929 Sq.Ft.  
TRACT "Y" 16,395 Sq.Ft.  
TRACT "Z" 669 Sq.Ft.  
TOTAL 816,604 Sq.Ft.

RESIDENTIAL STREET RIGHTS-OF-WAY: 153,109.49 Sq.Ft.  
ARTERIAL STREET RIGHT-OF-WAY: 144,662.72 Sq.Ft.

## EASEMENT DETAIL

## TRACT "Z" DETAIL (N.T.S.)

## EASEMENT DETAIL

## TYPICAL CORNER LOT EASEMENT DETAIL

## EXISTING STREET AND UTILITY EASEMENT DETAIL Book 200804, Page. 009298

In approving this Plat and by the recording of this Plat with Office of the Registrar of Deeds of Johnson County, Kansas, The City of Olathe hereby now vacates the existing Street and Utility Easement within Tract "X".

## LOCATION MAP SEC. 17, T14S, R24E

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, and sidewalks upon, over, and under these areas outlined and designated on this plat as "Utility 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 dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, surface drainage facilities, etc., upon, over, and across those areas outlined and designated on this plat as "Drainage Easement" or "D/E" and Tract "W".

An easement or license to lay, construct, maintain, 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 "SS/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, locate, construct and maintain or authorize the location, construction or maintenance and use of sidewalks, upon, over, and across these areas outlined and designated on this plat as "Sidewalk Easement" or "SW/E". No fences, utility meters, utility pedestals, landscaping, or any other item that would obstruct pedestrian traffic shall be allowed within the "Sidewalk Easement".

An easement is hereby granted and reserved by the undersigned proprietor of the above described land unto itself and the Stonebridge Homes Association to enter upon, plant, replace, repair, mow, clip, trim, spray, chemically treat, repair, and otherwise maintain, and to authorize any such maintenance, of any and all grass, trees, shrubs, plants and other landscaping and all fences and monuments installed by the undersigned proprietor and by the Stonebridge Homes Association upon, over, or under those areas outlined and designated on this plat as "Landscape Easement" or "L/E".

Tracts "W", "X" and "Y" shall be owned and maintained by the Stonebridge Homes Association. The tracts are intended to be used for landscaping, monuments, fencing, private open space, and/or Homes Association Amenities.

All medians in this subdivision shall hereafter be the sole responsibility of the Stonebridge Homes Association and are to be maintained by said association.

Tract "Z" shall be dedicated by separate instrument to the Stonebridge Homes Association, which shall be responsible for all maintenance of said Tract "Z". Said tract is intended to be used for landscaping, monuments, and/or Homes Association Amenities.

An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, surface drainage facilities, etc., upon, over and across those areas outlined and designated on this plat as "Tract "Z".

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.40.180, 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 Registrar 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.

The undersigned proprietor of the above 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 assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

STONEBRIDGE PARTNERS, LLC

BRIAN RODROCK, Manager

STATE OF \_\_\_\_\_

SS

COUNTY OF \_\_\_\_\_

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me a Notary Public in and for said County and State, came BRIAN RODROCK, Manager STONEBRIDGE PARTNERS, 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 he duly acknowledged the execution of the same to be the act and deed of said Corporation.

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

Notary Public

My Appointment Expires: \_\_\_\_\_

APPROVED by the Planning Commission of the City of Olathe, Kansas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By \_\_\_\_\_  
C.S. VAKAS, Chairman

APPROVED by the Governing Body of the City of Olathe, Kansas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By \_\_\_\_\_  
MICHAEL E. COPELAND, Mayor

ATTEST  
DAVID F. BRYANT III, MMC, Deputy City Clerk

I hereby certify that on ??? ??, 2019, I or someone under my direct supervision completed a field survey of the above described tract of land and this is an accurate and true plat of said survey, on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Gerald L. Conn  
Kansas P.S. No. 1128

## NOTES:

The minimum total Side Yard Setback shall be 20% of the width of the lot at the building line, but no Side Yard Setback shall be less than 7 feet, minimum Rear Yard Setback shall be 25 feet.

The basis for bearings on this plat is Grid North, Kansas North Zone, Derived from Johnson County Survey Control Network 1998.

Tracts "W" and "X" shall have No Direct Vehicular Access to 167th Street.

Tracts "X" and "Y" shall have No Direct Vehicular Access to Mur-Len Road.

This entire site lies within the 167th Street and/or the Mur-Len Road Benefit Districts.

According to F.I.R.M. Map No. 20091C01100 Johnson County, Kansas, dated August 3, 2009 this entire site is determined to be outside the 100-year floodplain.

5,190.42' (plat boundary distance) / .0107' (closing distance) = unadjusted error of closure 1 in 485,086.92

ALL AREAS DESIGNATED ON THE PLAT AS DRAINAGE EASEMENT SHALL REMAIN FREE OF FENCES, SHRUBS, AND OTHER OBSTACLES THAT WOULD RESTRICT THE FLOW OF DRAINAGE.

\*\* = including an Existing SS/E to Consolidated Main Sewer District of Johnson County, Kansas Book 200603, Page 006983

\*\*\* = including an Existing SS/E to Consolidated Main Sewer District of Johnson County, Kansas Book 201806, Page 005504

Prepared By: Payne & Brockway Engineers, P.A.  
P. O. Box 128  
Olathe, Kansas 66051  
913-782-4800

Developed By: Stonebridge Partners, LLC  
c/o Steve Campbell  
9550 Dice Lane  
Lenexa, Kansas 66285  
913-851-0347

Date Prepared: August 23, 2019

TITLE INFORMATION FURNISHED BY  
CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT No. 185986  
DATED JUNE 8, 2018

STONEBRIDGE TRAILS, 6TH PLAT  
SEC. 17, T14S, R24E &  
SEC. 20, T14S, R24E  
JOHNSON COUNTY, KANSAS



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