

FINAL PLAT OF
**TOWNHOMES AT FAIRFIELD VILLAGE,
FIFTIETH PLAT**
(UNITS 156, 157 & 158)

A RESURVEY AND REPLAT OF PART OF TRACT I, THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT,
A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

LEGAL DESCRIPTION

A resurvey and replat of part of Tract I, THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT, a subdivision of land in the Southwest Quarter of Section 17 and 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 Northwest corner of TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-FIFTH PLAT, a subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being on the Easterly line of said Tract I, THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT; thence S 10°54'13" W along the Easterly Plat line of said THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT, and the Westerly Plat line of said TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-FIFTH PLAT, a distance of 83.50 feet to the Southwest corner Unit 155 of said TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-FIFTH PLAT, said point also being the Northwest corner of Tract B of said TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-FIFTH PLAT, said point also being the Northeast corner of Tract A, TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-SEVENTH PLAT, a subdivision of land in the City of Olathe, Johnson County, Kansas; thence N 79°05'47" W along the North line of said Tract A, TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-SEVENTH PLAT, a distance of 54.63 feet; thence Westerly on a curve to the left continuing along the North line of said Tract A TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-SEVENTH PLAT, said curve being tangent to the last described course and having a radius of 1825.50 feet, an arc distance of 64.56 feet to the Northwest corner of said Tract A TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-SEVENTH PLAT, said point also being the Northeast corner of Tract A, TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-NINTH PLAT, a subdivision of land in the City of Olathe, Johnson County, Kansas; thence Westerly along the North line of said Tract A of said TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-NINTH PLAT, on a curve to the left, said curve being tangent to the last described course, having a radius of 1825.50 feet, and an arc distances of 17.24 feet; thence N 6°30'04" E, a distance of 83.54 feet; thence Easterly on a curve to the right, said curve having an initial tangent bearing of S 81°44'38" E, and a radius of 1909.00 feet, an arc distance of 88.22 feet; thence S 79°05'47" E, a distance of 54.63 feet to the point of beginning, containing 0.2677 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, FIFTIETH 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.

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.

RESTRICTIONS

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

STATE OF KANSAS)
COUNTY OF JOHNSON)SS

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: _____

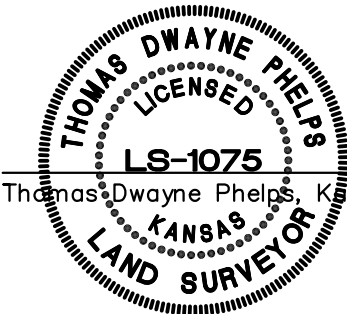
Print Name: _____

APPROVALS

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

Chairman: C.S. Vakas

I, Thomas Dwayne Phelps, hereby certify that in September 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.



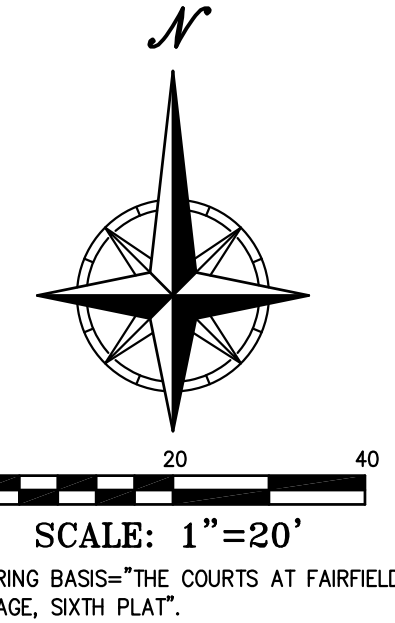
Thomas Dwayne Phelps, Kansas R.L.S. # 1075

LEGEND

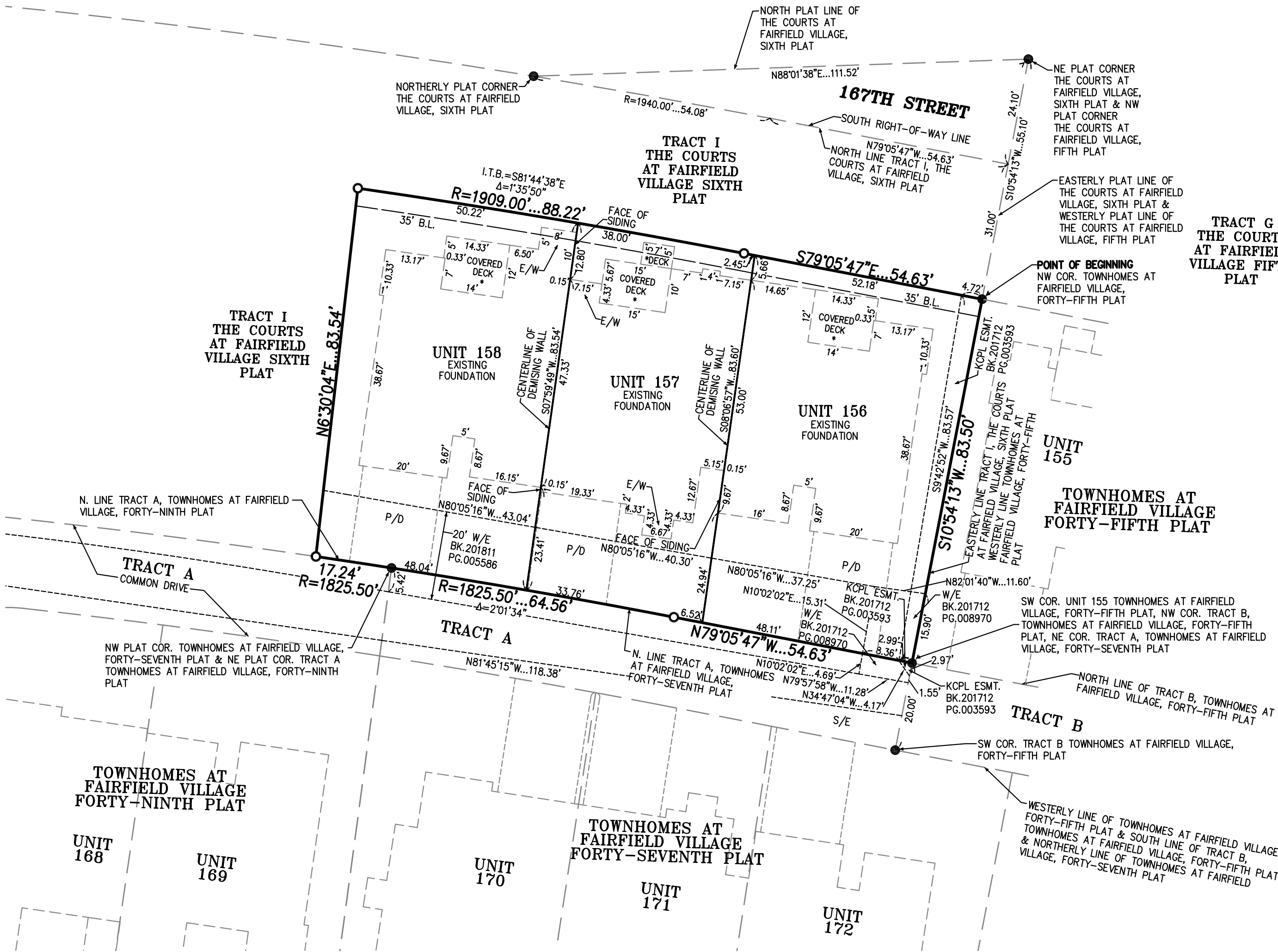
- DENOTES SET 1/2" X 24" REBAR W/PHELPS CORP CLS-82 PLASTIC CAP IN CONCRETE
- DENOTES FOUND 1/2" REBAR W/PHELPS CORP CLS-82 PLASTIC CAP IN CONCRETE (UNLESS NOTED OTHERWISE)
- B.L. DENOTES BUILDING LINE
- S/E DENOTES SANITARY SEWER EASEMENT
- W/E DENOTES WATER LINE EASEMENT
- E/W DENOTES EGRESS WELL
- P/D DENOTES PROPOSED DRIVE PER APPROVED SITE PLAN
- *DECK DENOTES PROPOSED DECK PER APPROVED SITE PLAN

NOTE:

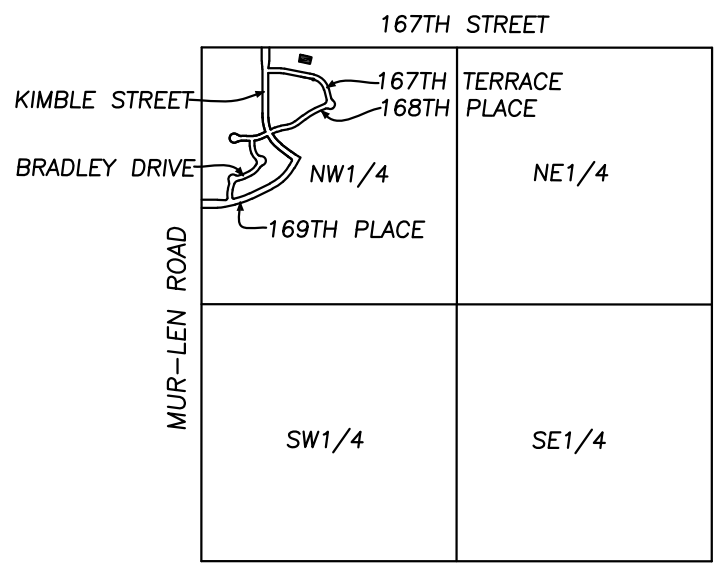
RESIDENTS WITHIN THE COURTS AT FAIRFIELD VILLAGE ARE REQUIRED TO PLACE THEIR "SMART-CART" TRASH CONTAINERS AT THE CURB OF PUBLIC STREETS FOR COLLECTION. WITHIN THIS DEVELOPMENT, THE RESIDENTIAL UNITS ARE ACCESSIBLE BY PRIVATE, DEAD-END DRIVES OFF OF PUBLIC STREETS AND CUL-DE-SACS. "SMART-CART" TRASH CONTAINERS WILL BE COLLECTED ALONG THE PUBLIC STREETS AND CUL-DE-SACS AND WILL NOT BE COLLECTED ALONG THE PRIVATE OR DEAD-END DRIVES.



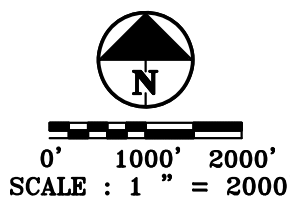
SCALE: 1"=20'
BEARING BASIS-"THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT".



AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
UNIT 156	4186.97	0.0961
UNIT 157	3371.28	0.0774
UNIT 158	4101.85	0.0942
BOUNDARY	11660.10	0.2677



VICINITY MAP
SEC. 20-14-24



SCALE: 1" = 2000'