THE SOUTH RIGHT-OF-WAY LINE OF E SANTE FE STREET, AS NOW

PROPERTY DESCRIPTION: AS PROVIDED BY THOMSON-AFFINITY TITLE. LLC

ESTABLISHED AND THE WEST RIGHT-OF-WAY LINE OF CHESTNUT STREET AS NOW ESTABLISHED; THENCE SOUTH 02°02'51" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 326.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 87°56'03" WEST, ALONG THE SOUTH LINE OF SAID LOT 20 AND IT'S WESTERLY PROLONGATION, 136.00 FEET TO THE CENTERLINE OF A NORTH-SOUTH VACATED ALLEYWAY; THENCE NORTH 02°02'51" WEST, ALONG SAID CENTERLINE 189.50 FEET TO THE CENTERLINE OF AN EAST-WEST VACATED ALLEYWAY; THENCE SOUTH 87°56'03" WEST, ALONG SAID CENTERLINE, 7.75 FEET; THENCE NORTH 02°02'51" WEST, ALONG THE WEST LINE OF THE EAST 22.75 FEET OF SAID LOT 5,136.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID E SANTE FE STREET; THENCE NORTH 87°56'03" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 143.75 FEET TO THE POINT OF BEGINNING. CONTAINING 45,394 SQUARE FEET OR 1.04 ACRES, MORE OR LESS.

ALL PUBLIC EASEMENTS, ALLEYS, DEDICATED STREETS AND OTHER PUBLIC RESERVATIONS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND

PLAT DEDICATION:

HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

CHESTNUT NORTH

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

PUBLIC ROADWAYS: THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT DOES HEREBY DEDICATE OVER, UNDER AND THROUGH ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, PARKWAYS AND AVENUES NOT HERETOFORE DEDICATED, A PERPETUAL EASEMENT FOR THE PURPOSE OF CONSTRUCTING, USING, REPLACING AND MAINTAINING PUBLIC ROADWAYS, PUBLIC WAYS AND THOROUGHFARES, INCLUDING STORM SEWER, STREET LIGHTING, SIDEWALKS, TRAILS, AND APPURTENANT WORK IN ANY PART OF THE EASEMENT, INCLUDING THE RIGHT TO CLEAN, REPAIR, MAINTAIN AND REPLACE THE ROADWAY, AND FOR ANY FUTURE EXPANSION OF SUCH FACILITIES WITHIN THE AREA OF THE EASEMENT TOGETHER WITH THE RIGHT OF ACCESS TO THE EASEMENT AND OVER THE EASEMENT FOR THESE PURPOSES. WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON, UTILITY OR CORPORATION ON SAID PARTS OF THE LAND SO DEDICATED, AND ANY PIPES, LINES, POLES AND WIRES, CONDUITS, DUCTS OR CABLES HERETOFORE INSTALLED THEREUPON AND THEREIN ARE REQUIRED TO BE RELOCATED, IN ACCORDANCE WITH PROPOSED IMPROVEMENTS AS NOW SET FORTH, THE UNDERSIGNED PROPRIETOR HEREBY ABSOLVES AND AGREES TO INDEMNIFY THE CITY OF OLATHE, KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENT.

CONSENT TO LEVY: THE UNDERSIGNED PROPRIETOR OF THE ABOVE TRACT OF LAND HEREBY AGREES AND CONSENTS THAT THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS, AND THE CITY OF OVERLAND PARK, 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 ASSESSMENT, 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 SUCH DEDICATED PUBLIC WAY OR THOROUGHFARE.

SEWER EASEMENT: A SEWER EASEMENT (S.E.) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN OLATHE, KANSAS ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND

ALLEY VACATION: ALLEYS AND UTILITIES WITHIN BLOCK 46, CITY OF OLATHE, A SUBDIVISION OF LAND IN OLATHE, JOHNSON COUNTY, KANSAS AND CONTAINED WITHIN THIS PLAT ARE HEREBY VACATED PER KSA 12-512B.

ACCESS EASEMENT: A PERPETUAL ACCESS EASEMENT GIVING THE RIGHT OF ACCESS, INGRESS AND EGRESS IS HEREBY GRANTED.

SURVEYORS NOTES:

jroudebush

USER:

F: \2019\1501-2000\019-1593\40-Design\Survey\SRVY\Sheets\Plat\V_FPLAT_0191593.dwg Oct 21, 2019 12:51pm

APPURTENANCES.

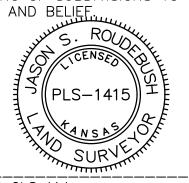
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY THOMSON-AFFINITY TITLE, LLC. FILE NO. 221917 DATED MAY 18, 2019. AT 8:00 AM.

2. BEARINGS USED HEREON ARE BASED ON THE KANSASI STATE PLANE COORDINATE SYSTEM, NAD 1983, NORTH ZONE.

3. ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 20091C0078G, MAP REVISED AUGUST 3, 2009, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AREAS OF DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS PLAT AND SURVEY OF CHESTNUT NORTH WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI

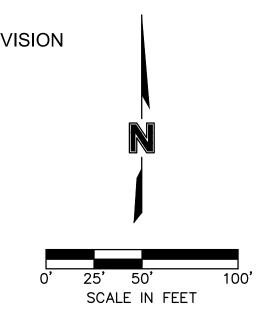
I HEREBY CERTIFY: THAT THE PLAT OF CHESTNUT NORTH SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE KANSAS BOARD OF TECHNICAL PROFESSIONS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

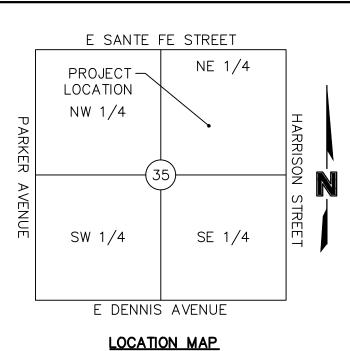


OLSSON, KS CLS 114 JASON S. ROUDEBUSH, KS PLS 1415 OCTOBER 21, 2019 JROUDEBUSH@OLSSON.COM

FINAL PLAT OF **CHESTNUT NORTH**

A REPLAT OF LOTS 1, 2, 3, 4, 11, 12, 15, 16, 19 AND 20 CITY OF OLATHE SUBDIVISION NE 1/4, SEC. 35 - TWP. 13 S. - RGE. 23 E. CITY OF OLATHE, JOHNSON COUNTY, KANSAS





SEC.35-T.13S-R.23E © E. SANTE FE STREET POINT OF BEGINNING

NE CORNER LOT 1, BLOCK 46 CITY OF OLATHE SUBDIVISION _17.75'(A.E.) N87°56'03"E 143.75' 30.0° — 30.25 30.25 30.25 30.25 22.75 MAPCHECK: CLOSURE SUMMARY PRECISION: 1 PART IN: 939500000' ERROR DISTANCE: 0.00 ERROR DIRECTION: N90°00'00.00"W AREA: 45393 SQ. FT. SQUARE AREA: 45393.87 CITY OF OLATHE PERIMETER: 939.50 BLOCK 46 POINT OF BEGINNING SIDE 1: S02°02'51"E 326.00' SIDE 2: S87°56'03"W 136.00 FOUND MONUMENT & -REBAR AT PARCEL CORNER SIDE 3: N02°02'51"W 189.50 SET 3"X24" REBAR WITH OLSSON CLS 114 CAP SIDE 4: S87°56'03"W 7.75' AT THE PLAT CORNER HELD FOR NORTH-SOUTH 30.25 SIDE 5: N02°02'51"W 136.50 30.25 EAST-WEST LOCATION 30.25 30.25° ****22.75i S49°42'12"E SIDE 6: N87°56'03"E 143.75 CHESTNUT -6.09 VACATED ALLEYWAY BY ORDINANCE NO. S87°56'03"W 316 RECORDED DECEMBER 20, 1974 AS DOCUMENT NO. 1004958 IN BOOK 1008 7.75' [∞] AT PAGE 970. UTILITY PURPOSES 10 STR RETAINED. FOT 1 4.50 -7.50' — 45,394 SQ.FT. 30 1.04 AC. 13 10.00 BLOCK 46 CITY OF OLATHE S87<u>°58</u>'0<u>9"W</u> 16.96 N88°34'14"E 131.51 17 CITY OF OLATHE BLOCK 46 FOUND MONUMENT ? 19 REBAR AT THE SE CORNER 18 OF LOT 20, BLOCK 46, .557°58'09"W CITY OF QLATHE FOUND MONUMENT & --10.00° SET 3"X24" REBAR S32°01'51"E -REBAR (BENT) AT THE SW WITH OLSSON CLS 114 CAP 18.20' CORNER OF PARCEL AT THE SE PLAT CORNER 20 85.78 SET 3"X24" REBAR HELD FOR NORTH-SOUTH _N<u>87°56'03</u> A.E. WITH OLSSON CLS 114 CAP EAST-WESIT LOCATION AT THE SW PLAT CORNER 30.0 HELD FOR NORTH-SOUTH S87°56'03"W 136.00 ص <u>ن</u> EAST-WEST LOCATION CITY OF OLATHE) 2Q 27

EXECUTION:

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 2019.

BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS

ED ELLERT, CHAIRMAN

COUNTY OF JOHNSON

STATE OF KANSAS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2019, BEF ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFÓRESAID, CAME ED ÉLLERT, , CHAIRMAN, BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS, WHO IS PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING AND SUCH PERSON DULY ACKNOWLEDGED THE EXECUTION OF THE SAME HIMSELF AND FOR THE USES AND PURPOSES HEREIN SET FORTH.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: ______

NOTARY PUBLIC

APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS THIS _____, DAY OF _____, 2019.

C.S. VAKAS, CHAIRMAN

APPROVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS THIS _____, DAY OF _____, 2019.

MICHAEL E. COPELAND MAYOR

ATTEST: DAVID F. BRYANT III.

DEPUTY CITY CLERK

LEGEND

O FND FOUND MONUMENT AS DESCRIBED

SET 3"X24" REBAR WITH OLSSON PLASTIC CAP CLS 114 A.E. ACCESS EASEMENT

PREPARED FOR: CITY OF OLATHE PO BOX 768 OLATHE, KS 66051

DATE OF SURVEY 08-12-2019 09-18-2019-CITY COMMENTS 10-21-2019-ACCESS EASEMENT

drawn by: surveyed by: RN-SS checked by: BAL approved by: project no.: 019-1593 file nameV_FPLAT_0191593.DWG

SHEET 1 of 1