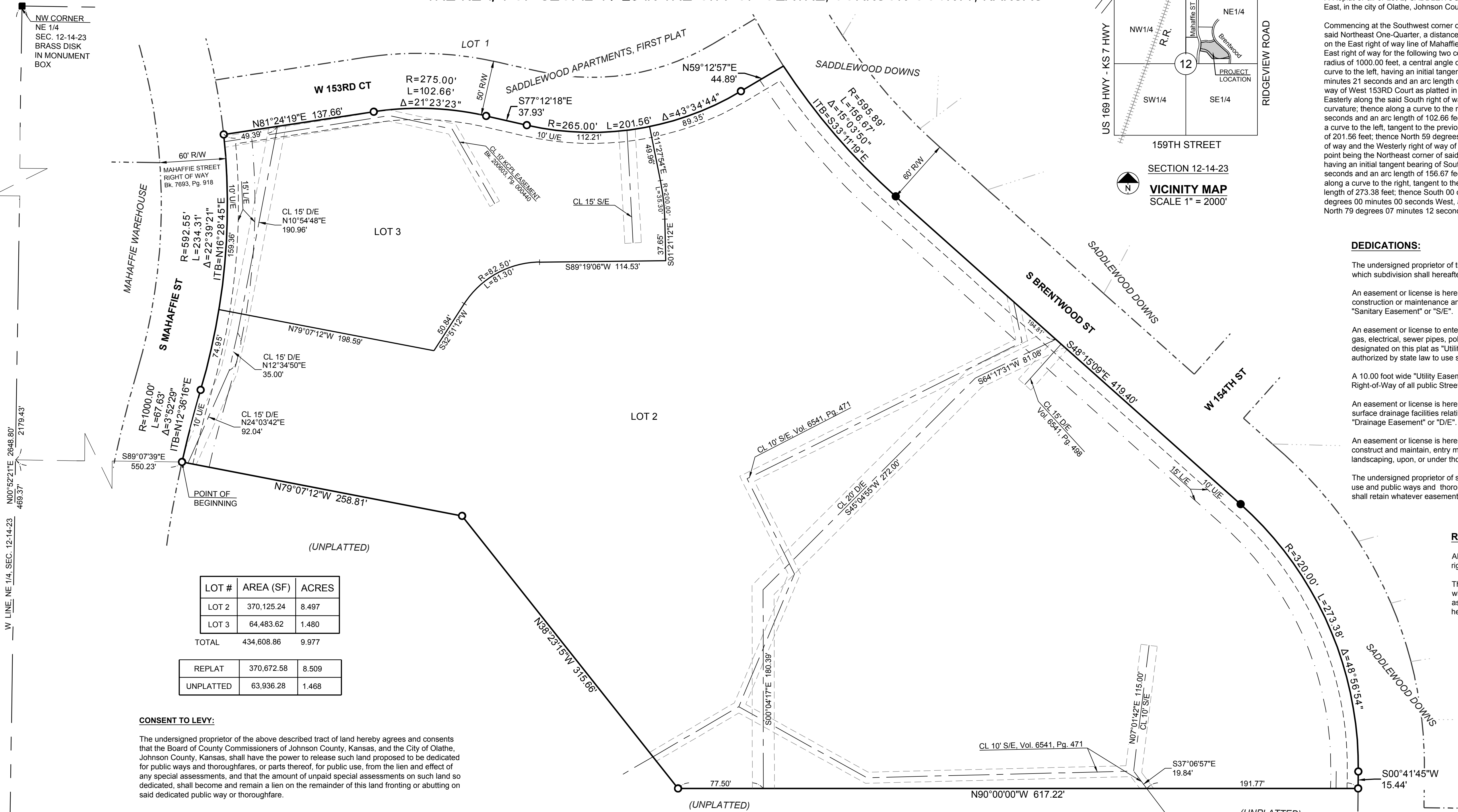


FINAL PLAT OF
SADDLEWOOD APARTMENTS, SECOND PLAT

A REPLAT OF ALL OF LOT 2, SADDLEWOOD APARTMENTS, FIRST PLAT AND PART OF
THE NE 1/4 OF SEC. 12-14-23 IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



LOT #	AREA (SF)	ACRES
LOT 2	370,125.24	8.497
LOT 3	64,483.62	1.480

TOTAL 434,608.86 9.977

REPLAT	370,672.58	8.509
UNPLATTED	63,936.28	1.468

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.

EXECUTION:

IN TESTIMONY WHEREOF, _____ of SADDLEWOOD ASSOCIATES LLC., a Kansas limited liability company, by the authority of its Member, has caused this instrument to be executed, this ____ day of _____, 20__.

SADDLEWOOD ASSOCIATES LLC (Owner of Lot 3 and adjacent 9' to 35')

By: _____

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____)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 _____ of SADDLEWOOD ASSOCIATES LLC, 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 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.

Notary Public _____ My Commission Expires: _____

Print Name _____

EXECUTION:

IN TESTIMONY WHEREOF, _____ of CEMBAB 2, LLC., a company, by the authority of its Member, has caused this instrument to be executed, this ____ day of _____, 20__.

CEMBAB 2, LLC (Owner of Lot 2 and except for 9' to 35' adjacent to Lot 3)

By: _____

ACKNOWLEDGMENT:

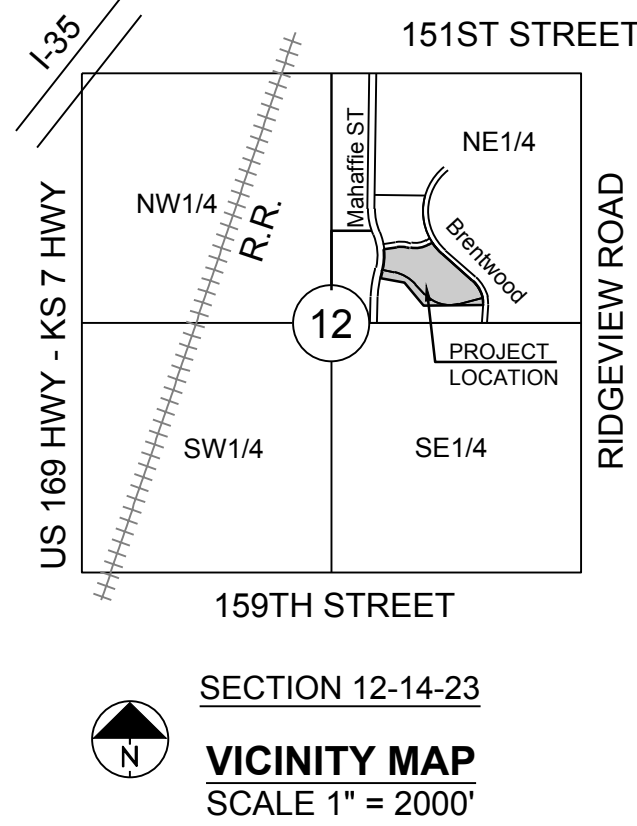
STATE OF _____)
COUNTY OF _____)ss.

BE IT REMEMBERED that on this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for said County and State, came _____ of CEMBAB 2, LLC, a _____, 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.

Notary Public _____ My Commission Expires: _____

Print Name _____



DESCRIPTION:

A Replat of all of Lot 2, SADDLEWOOD APARTMENTS, FIRST PLAT and part of the Northeast One-Quarter of Section 12, Township 14 South, Range 23 East, in the city of Olathe, Johnson County, Kansas, both together being more particularly described as follows:

Commencing at the Southwest corner of the said Northeast One-Quarter; thence North 00 degrees 52 minutes 21 seconds East, along the West line of the said Northeast One-Quarter, a distance of 469.37 feet; thence South 89 degrees 07 minutes 39 seconds East, a distance of 550.23 feet to a point of curvature on the East right of way line of Mahaffie Street as recorded in Book 7693 at Page 918, said point being the Point of Beginning; thence Northerly along the said East right of way for the following two courses, along a curve to the right, having an initial tangent bearing of North 12 degrees 36 minutes 16 seconds East, a radius of 1000.00 feet, a central angle of 03 degrees 52 minutes 29 seconds and an arc length of 67.63 feet to a point of reverse curvature; thence along a curve to the left, having an initial tangent bearing of North 16 degrees 28 minutes 45 seconds East, a radius of 592.55 feet, a central angle of 22 degrees 39 minutes 21 seconds and an arc length of 234.31 feet to a point being the intersection of the said East right of way line of Mahaffie Street and the South right of way of West 153RD Court as platted in said SADDLEWOOD APARTMENTS, FIRST PLAT, said point being the Northwest corner of said Lot 2; thence Easterly along the said South right of way for the following five courses, North 81 degrees 24 minutes 19 seconds East, a distance of 137.66 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 275.00 feet, a central angle of 21 degrees 23 minutes 23 seconds and an arc length of 102.66 feet; thence South 77 degrees 12 minutes 18 seconds East, a distance of 37.93 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 265.00 feet, a central angle of 43 degrees 34 minutes 44 seconds and an arc length of 201.56 feet; thence North 59 degrees 12 minutes 57 seconds East, a distance of 44.89 feet to a point of curvature at the intersection of the said South right of way and the Westerly right of way of South Brentwood Street as platted in SADDLEWOOD DOWNS, a subdivision of land in the said City of Olathe, said point being the Northeast corner of said Lot 2; thence Southeasterly along the said Westerly right of way for the following four courses, along a curve to the left having an initial tangent bearing of South 33 degrees 11 minutes 19 seconds East, a radius of 595.89 feet, a central angle of 15 degrees 03 minutes 50 seconds and an arc length of 156.67 feet; thence South 48 degrees 15 minutes 09 seconds East, a distance of 419.40 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 320.00 feet, a central angle of 48 degrees 56 minutes 54 seconds and an arc length of 273.38 feet; thence South 00 degrees 41 minutes 45 seconds West, a distance of 15.44 feet; thence deviating from said right of way North 90 degrees 00 minutes 00 seconds West, a distance of 617.22 feet; thence North 38 degrees 23 minutes 15 seconds West, a distance of 315.66 feet; thence North 79 degrees 07 minutes 12 seconds West, a distance of 258.81 feet to the Point of Beginning, and containing 9.9772 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 "SADDLEWOOD APARTMENTS, SECOND PLAT".

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".

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, 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.

A 10.00 foot wide "Utility Easement" or "U/E" is hereby dedicated to the City of Olathe, Johnson County, Kansas, adjacent to and parallel with the Right-of-Way of all public Streets.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain pipes, inlets, manholes, surface drainage facilities relative to storm water drainage and sidewalks upon, over, or under the areas outlined and designated on this plat as "Drainage Easement" or "D/E".

An easement or license is hereby granted to the Homes Association and the Developer or their authorized representatives, to enter upon, plant or construct and maintain, entry monuments, fences, trees, bushes, sidewalks, water systems, berms, or any other materials or items related to landscaping, upon, or under those areas designated on this plat as "Landscape Easement" or "L/E".

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 Owners, or their authorized representatives thereof.

The use of all lots, units and properties in this subdivision shall hereafter be subject to the Declarations, which instruments are to be recorded in the Office of the Register of Deeds of Johnson County, Kansas, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

APPROVALS:

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

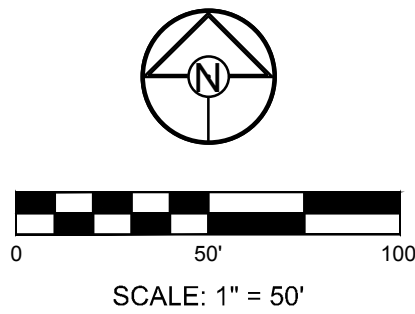
Chairman, C.S. VAKAS _____

APPROVED by the Governing Body of the City of Olathe, Johnson County, Kansas, this ____ day of _____, 20__.

Mayor, MICHAEL COPELAND _____ Deputy City Clerk, DAVID F. BRYANT III, MMC _____

NOTICE:

Future phases of this subdivision include 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.



BASIS OF BEARINGS:

SADDLEWOOD APARTMENTS
FIRST PLAT
W LINE NE 1/4, SEC 12-14-23
N00°52'21"E

LEGEND:

- SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR WITH KSLs 54 CAP UNLESS OTHERWISE NOTED
- EXISTING PLAT AND R/W LINES
- - - EXISTING LOT AND PROPERTY LINES
- R/W - RIGHT-OF-WAY

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 10-28-2019. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY

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



DATE 11-21-2019
DRAWN BY JWT
CHECKED BY AR
PROJ. NO. 19-010

FINAL PLAT OF
SADDLEWOOD APARTMENTS
SECOND PLAT
SHEET NO. 1