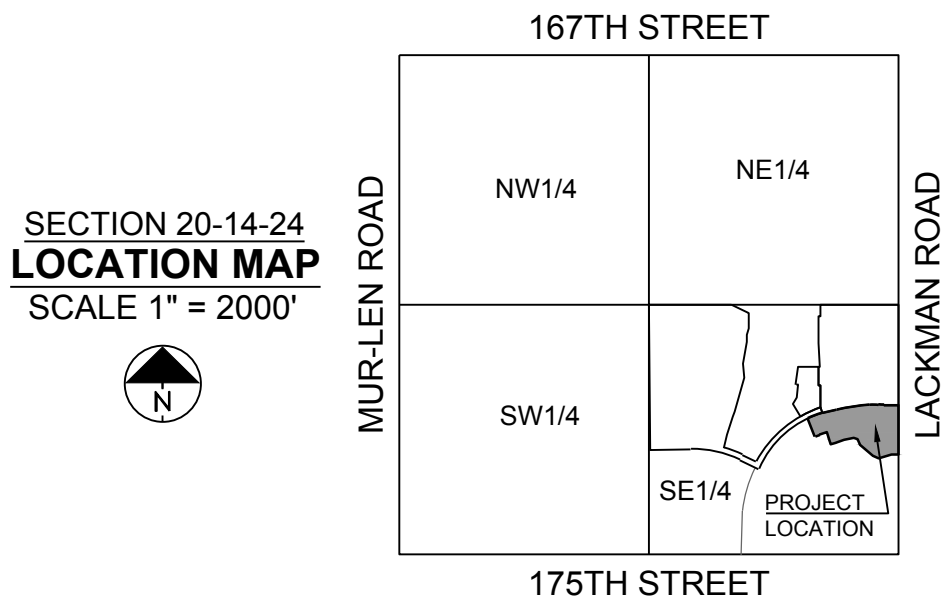


FINAL PLAT OF
ENCLAVE AT BOULDER HILLS VILLAS, FIRST PLAT

PART OF THE SE 1/4 OF SEC. 20-14-24
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



DESCRIPTION:

Part of the Southeast One-Quarter of Section 20, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the said Southeast One-Quarter; thence South 02 degrees 33 minutes 10 seconds East, along the East line of the said Southeast One-Quarter, a distance of 1048.27 feet to the Point of Beginning, said point being the Southeast corner of BOULDER HILLS, FIRST PLAT, a subdivision of land in the said City of Olathe; thence continuing South 02 degrees 33 minutes 10 seconds East, along the East line of the said Southeast One-Quarter a distance of 513.90 feet; thence South 87 degrees 26 minutes 50 seconds West, a distance of 75.00 feet; thence South 70 degrees 04 minutes 14 seconds West, a distance of 136.72 feet; thence North 67 degrees 03 minutes 28 seconds West, a distance of 68.04 feet; thence North 51 degrees 39 minutes 22 seconds West, a distance of 174.57 feet; thence North 62 degrees 26 minutes 26 seconds West, a distance of 113.62 feet; thence South 74 degrees 22 minutes 15 seconds West, a distance of 66.23 feet; thence South 68 degrees 48 minutes 20 seconds West, a distance of 61.12 feet; thence South 40 degrees 01 minutes 15 seconds West, a distance of 102.36 feet; thence South 87 degrees 59 minutes 12 seconds West, a distance of 127.91 feet; thence North 26 degrees 21 minutes 56 seconds West, a distance of 148.96 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of North 65 degrees 29 minutes 20 seconds East, a radius of 860.00 feet, a central angle of 00 degrees 18 minutes 36 seconds and an arc length of 4.65 feet; thence North 24 degrees 12 minutes 04 seconds West, a distance of 210.00 feet to a point of curvature on the South right-of-way line of 172nd Terrace as platted in BOULDER HILLS, SECOND PLAT, a subdivision of land in the said City of Olathe; thence along the said South right-of-way line as platted in said BOULDER HILLS, SECOND PLAT and said BOULDER HILLS, FIRST PLAT for the remaining six (6) courses, along a curve to the right having an initial tangent bearing of North 65 degrees 47 minutes 56 seconds East, a radius of 1070.00 feet, a central angle of 08 degrees 36 minutes 15 seconds and an arc length of 160.68 feet; thence North 74 degrees 24 minutes 11 seconds East, a distance of 156.04 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 2270.00 feet, a central angle of 08 degrees 44 minutes 00 seconds and an arc length of 346.01 feet to a point of compound curvature; thence along a curve to the right having an initial tangent bearing of North 83 degrees 08 minutes 12 seconds East, a radius of 458.00 feet, a central angle of 11 degrees 10 minutes 39 seconds and an arc length of 89.35 feet to a point of reverse curvature; thence along a curve to the left having an initial tangent bearing of South 85 degrees 41 minutes 09 seconds East, a radius of 500.00 feet, a central angle of 06 degrees 52 minutes 00 seconds and an arc length of 59.92 feet; thence North 87 degrees 26 minutes 50 seconds East, a distance of 154.08 feet, to the Point of Beginning, and containing 8.8231 acres, more or less.

RESTRICTIONS:

Tracts "A", "B" & "C" shall be owned and maintained by the Homes Association or their authorized representatives thereof and used for landscaping purposes and open space.

Tract "D" shall be owned and maintained by the Homes Association or their authorized representatives thereof and be used for a pool, landscaping, amenities and open space purposes.

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.

All homes built within this plat are subject to Category A building requirements.

All mechanical equipment shall be screened per UDO requirements.

Side yard setbacks may be reduced to 5 feet.

Notice: 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.

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

LOT #	AREA (SF)	LOT #	AREA (SF)
1	6,892.31	21	6,331.67
2	6,500.01	22	5,999.25
3	6,500.00	23	6,122.46
4	6,500.00	24	6,367.48
5	6,468.31	25	6,542.32
6	6,509.52	26	6,531.62
7	7,183.03	TRACT "B"	2,516.71
8	7,294.12	TRACT "C"	64,578.68
9	7,790.47	TRACT "D"	21,891.90
10	7,817.93		
11	8,132.77		
12	7,586.79	R/W INTERIOR	64,593.46
13	7,336.94	R/W LACKMAN	34,463.48
14	6,604.82		
15	8,114.12		
16	10,619.42		
17	7,121.93		
18	8,480.65		
19	12,249.24		
20	10,563.46		

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, TRAVIS SCHRAM, Manager of K3, L.L.C., a Kansas limited liability company, by the authority of its Member, has caused this instrument to be executed, this ____ day of _____, 20____.

K3, L.L.C.,

By: TRAVIS SCHRAM, Manager

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____) ss.

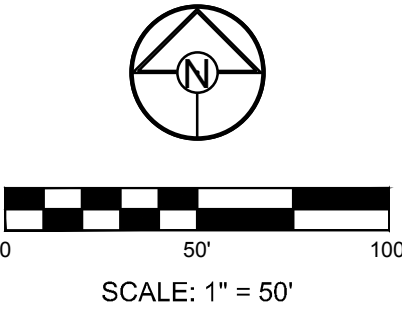
BE IT REMEMBERED that on this ____ day of _____, 20____ before me, the undersigned, a Notary Public in and for said County and State, came TRAVIS SCHRAM, Manager K3, L.L.C., a Kansas Limited Liability Company, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and 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



BASIS OF BEARINGS:

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR WITH KSL'S 54 CAP UNLESS OTHERWISE NOTED
- EXISTING PLAT AND R/W LINES
- EXISTING LOT AND PROPERTY LINES
- BL - BUILDING LINE
- R/W - RIGHT-OF-WAY
- LNA - LIMITS OF NO ACCESS
- ACC - ACCESS

PRELIMINARY

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

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 3-28-2018. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54
SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400

DATE 10-18-2019
DRAWN BY JWT
CHECKED BY AR
PROJ. NO. 19-160

FINAL PLAT OF
ENCLAVE AT BOULDER HILLS
VILLAS, FIRST PLAT
SHEET NO. 1