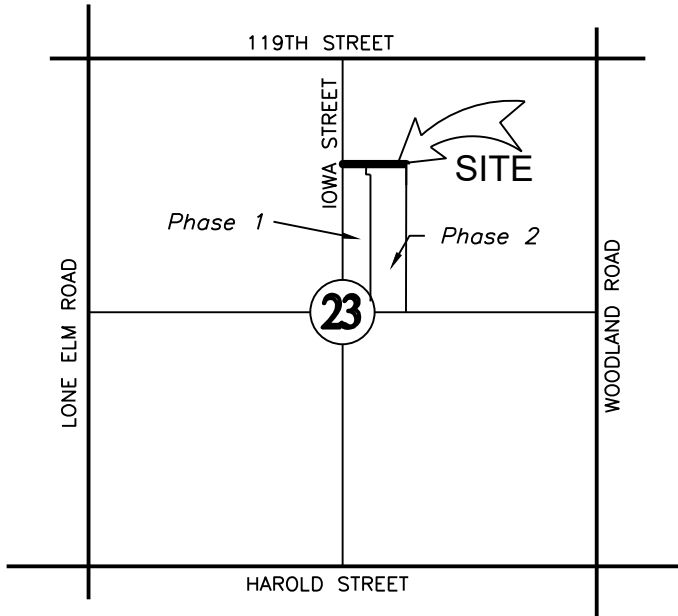
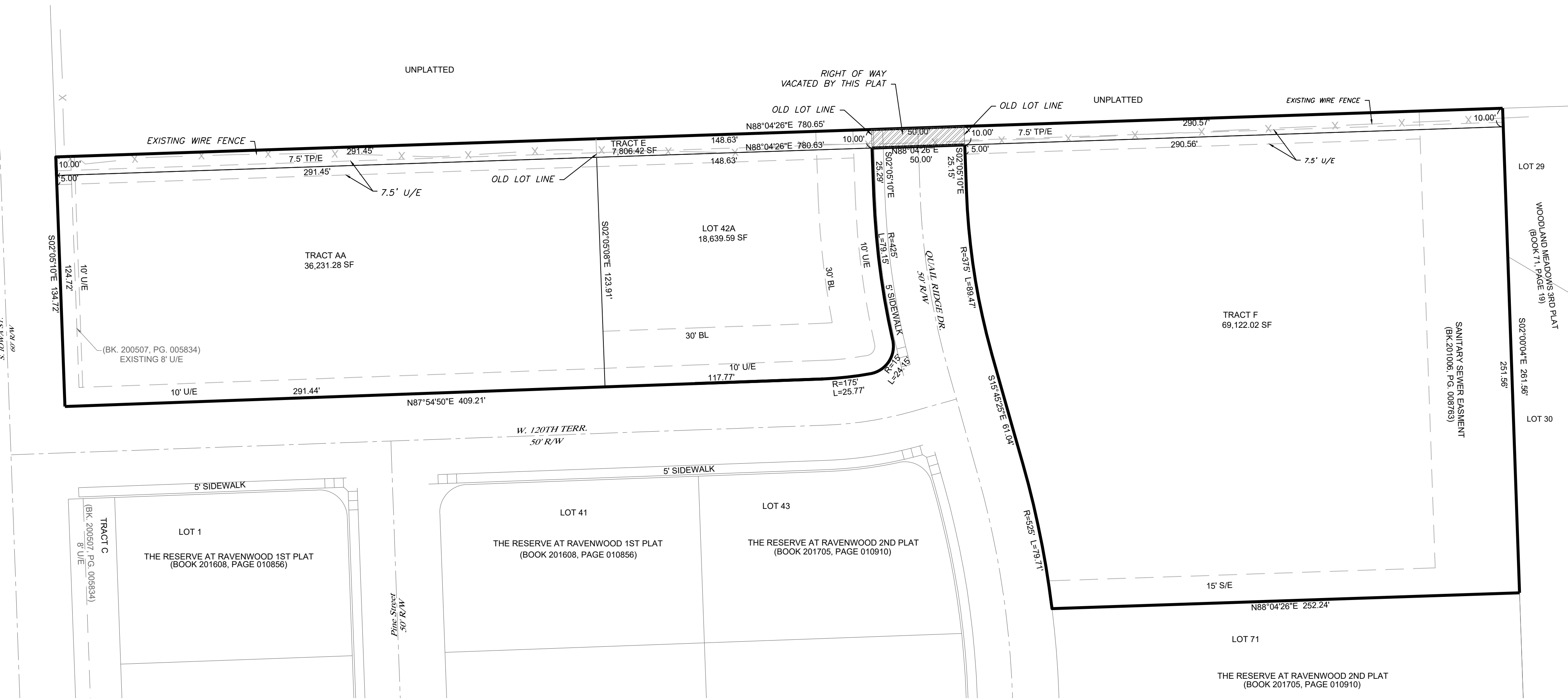


Final Plat  
The Reserve at Ravenwood, Lot 42A and Tracts AA, E and F  
A Replat of Tract A, The Reserve at Ravenwood - 1st Plat,  
And Lot 42 and Tract BB The Reserve at Ravenwood - 2nd Plat  
Section 23, Township 13S, Range 23E  
Olathe, Johnson County, Kansas



LOCATION MAP  
SECTION 23-T13S-R23E



SURVEY AND PLAT NOTES:

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
  - SEMI-PERMANENT MONUMENTS:  
SET 1/2" REBAR WITH PLASTIC CAP IN CONCRETE MARKED "LS-218" AT ALL REAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
  - PERMANENT MONUMENTS:  
SET 5/8" REBAR WITH ALUMINUM CAP MARKED "LS-218" AT PLAT BOUNDARY CORNERS.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (SUBURBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE KANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- BEARINGS SHOWN HEREON ARE BASED ON THE FINAL PLAT OF THE RESERVE AT RAVENWOOD - 1ST PLAT.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITIONS, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), PROJECT AREA IS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP NO. 20091C0063G, PANEL NO. 63 OF 161, COMMUNITY PANEL NO. 2001730063G EFFECTIVE DATE: AUGUST 3, 2009.
- INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
- ROAD RIGHT OF WAY AS ESTABLISHED BY FINAL PLATS OF THE RESERVE AT RAVENWOOD - 1ST PLAT AND THE RESERVE AT RAVENWOOD-2ND PLAT.

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:

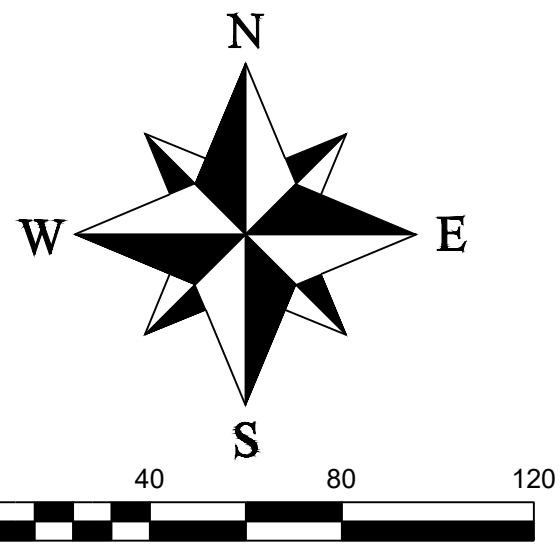
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

CHAIRMAN, C. S. VAKAS

APPROVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

MAYOR, MICHAEL E. COPELAND

DEPUTY CITY CLERK, DAVID F. BRYANT III, MMC



LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-218-D)
- ⊙ Found Survey Monument (As Noted)

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOW AS

THE RESERVE AT RAVENWOOD, LOT 42A AND TRACTS AA, E AND F

THE UNDERSIGNED PROPRIETOR(S) 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 PROPRIETOR(S) 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.

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USED OF SANITARY SEWER LINES AND SURFACE DRAINAGE FACILITIES, INCLUDING MANHOLES, INLETS, PIPES, DRAINS, ETC., UPON, OVER, AND UNDER THOSE AREAS OUTLINED HEREON AND DESIGNATED ON THIS PLAT AT "D/E" OR "DRAINAGE EASEMENT".

AN EASEMENT TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER LINES, STORM PIPES, SEWER PIPES AND RELATED FACILITIES AND STRUCTURES, STREET TREES AND SIDEWALKS UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "U/E" OR "UTILITY EASEMENT", IS HEREBY GRANTED TO THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF OLATHE, TO ENTER UPON, OVER AND ACROSS THOSE AREAS AS OUTLINED AND DESIGNATED ON THIS PLAT AS "TREE PRESERVATION EASEMENT" OR "T/P/E". TREES SHALL NOT BE REMOVED FROM A TREE PRESERVATION EASEMENT WITHOUT THE CITY OF OLATHE'S PERMISSION, UNLESS SUCH TREE IS DEAD, DISEASED OR POSE A THREAT TO THE PUBLIC OR ADJACENT PROPERTY. THE INDIVIDUAL PROPERTY OWNERS, OR THEIR DESIGNEES, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TREE PRESERVATION EASEMENT, INCLUDING BUT NOT LIMITED TO THE REMOVAL OF DEAD, DISEASED TREES OR TREES POSING A THREAT TO THE PUBLIC OR ADJACENT PROPERTY.

EXISTING RIGHT-OF-WAY INCLUDED IN TRACT E IS BEING VACATED WITH THIS PLAT APPLICATION CONSISTENT WITH UDO 18.40.190-D.1.

TRACT DEDICATION:

TRACT AA, AS SHOWN HEREON, IS INTENDED TO BE USED BY THE HOME OWNERS ASSOCIATION FOR FUTURE POOL AND AMENITIES.

TRACT E, AS SHOWN HEREON, IS INTENDED TO BE USED FOR TREE PRESERVATION AND FENCING AND IS INTENDED TO BE SOLD TO, AND MAINTAINED BY, THE ADJACENT LOT OWNER.

TRACT F, AS SHOWN HEREON, IS INTENDED TO BE USED FOR DETENTION PURPOSES AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

CONSENT

THE UNDERSIGNED PROPRIETOR(S) 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, FORM 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.

OWNER TRACTS A & BB

IN TESTIMONY WHEREOF:  
CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DBA SUMMIT HOMES, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT SECRETARY THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DBA SUMMIT HOMES

ZALMAN KOHEN, VICE PRESIDENT

NOTARY CERTIFICATION:

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

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ZALMAN KOHEN, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS VICE PRESIDENT OF CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DBA SUMMIT HOMES, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER LOT 42

IN TESTIMONY THEREOF:  
KYLE A & MONICA A WILSON, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENT TO BE SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

KYLE A WILSON

MONICA A WILSON

NOTARY CERTIFICATION

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

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KYLE A & MONICA A WILSON, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED HEREIN AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF

I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "KANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE KANSAS BOARD OF TECHNICAL PROFESSIONALS AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHLICH, KSPLS 1586  
ENGINEERING SOLUTIONS, LLC., KS CORP LS 218-D

REVISIONS

DATE	REVISIONS

A Replat of Tract A, The Reserve at  
Ravenwood - 1st Plat, And Lot 42 and Tract BB  
The Reserve at Ravenwood - 2nd Plat  
Section 23, Township 13S, Range 23E  
Olathe, Johnson County, Kansas

Final Plat  
The Reserve at Ravenwood, Lot 42A and Tracts AA, E and F

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	23	13S	23E	Johnson	Reserve at Ravenwood
DATE	SCALE	DATE OF PREPARATION	SCALE	DATE OF PREPARATION	SCALE
M. Schlicht, PLS., PE	1"=40'	January 15, 2020	1"=40'	January 15, 2020	1"=40'

PROFESSIONAL SEAL

ENGINEERING & SURVEYING  
SOLUTIONS  
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849