

# THE VILLAS OF ASBURY

## 53rd PLAT

A REPLAT OF LOT 16, THE VILLAS OF ASBURY 51st PLAT  
CITY OF OLATHE,  
JOHNSON COUNTY, KANSAS

This is a resurvey and replat of all of Lots 16, THE VILLAS OF ASBURY, 51ST PLAT, a subdivision in the City of Olathe, Johnson County, Kansas.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "THE VILLAS OF ASBURY, 53RD PLAT".

The undersigned proprietor reserves unto itself, its grantees, agents, successors and assigns, a permanent easement for the purpose of locating, constructing and maintaining or authorizing the location, construction and maintenance of underground conduits for water, electricity, sewer and gas mains, or all or any of them under or upon all lots in this plat. This easement is designed to allow for the placement of a single main for each of the aforesaid utilities to service all dwelling units in the building constructed on this plat. Said easement shall be in gross and shall be permanent in nature and duration, and the owner of any dwelling unit shall commit no act or omission that will preclude the making and maintenance of the aforesaid improvements.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.68, Lot Splits, of Unified Development Ordinance or by replat.

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Johnson County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

IN TESTIMONY WHEREOF, Pinnacle Construction Co., Inc. has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

PINNACLE CONSTRUCTION CO., INC.

By: \_\_\_\_\_  
Randall C. Willbanks, President

STATE OF KANSAS )  
COUNTY OF JOHNSON ) SS:

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Randall C. Willbanks, President of Pinnacle Construction Co., Inc., who is personally known to be the same person who executed the within instrument of writing, and such person duly acknowledged the execution of the same for himself and for the uses and purposes herein setforth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My Commission Expires: \_\_\_\_\_  
Notary Public

APPROVED BY, the Planning Commission of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_  
C.S. Vakas, Chairman

POINT	NORTHING	EASTING
NE COR., SE 1/4	203332.7000	2224313.1400
POINT A	202781.7491	2224333.0937
SE COR., SE 1/4	200682.9972	2224409.1039
NE COR., LOT 16	202739.6727	2223171.3036
SE COR., LOT 16	202610.3427	2223171.3086
SW COR., LOT 16	202610.3393	2223082.6386
NW COR., LOT 16	202739.6693	2223082.6336

LOT	SQ. FT.
1600	3,408
1601	2,525
1602	2,353
1603	2,182

#### ERROR OF CLOSURE

Perimeter: 436.00' Area: 11467.69 Sq. Ft.  
Error Closure: 0.0000 Course: N0°00'00"E  
Error North: 0.00000 East: 0.00000

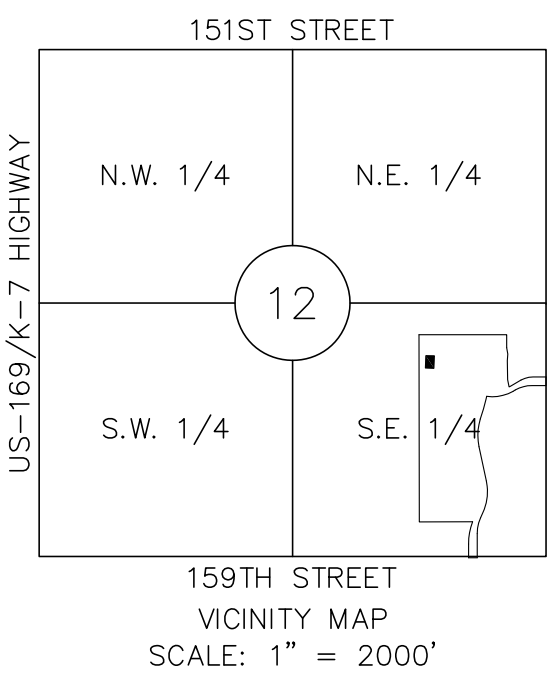
Precision 1: 436000000.00

#### LEGEND

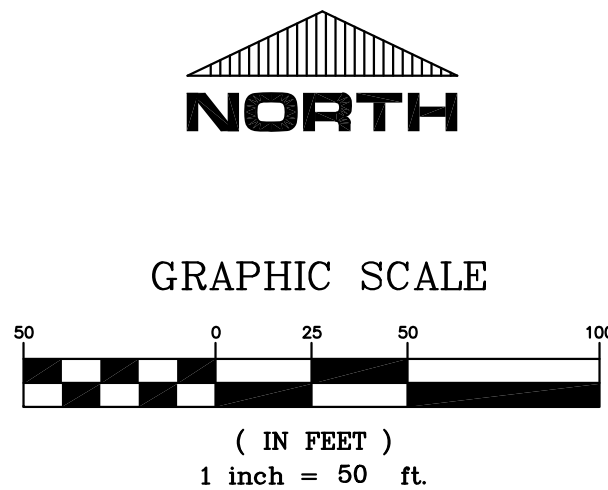
- ▲ MONUMENT FOUND AS DESCRIBED
- ⊙ SET 1/2" X 24" REBAR WITH PLASTIC KS CLS 93 CAP

#### NOTES:

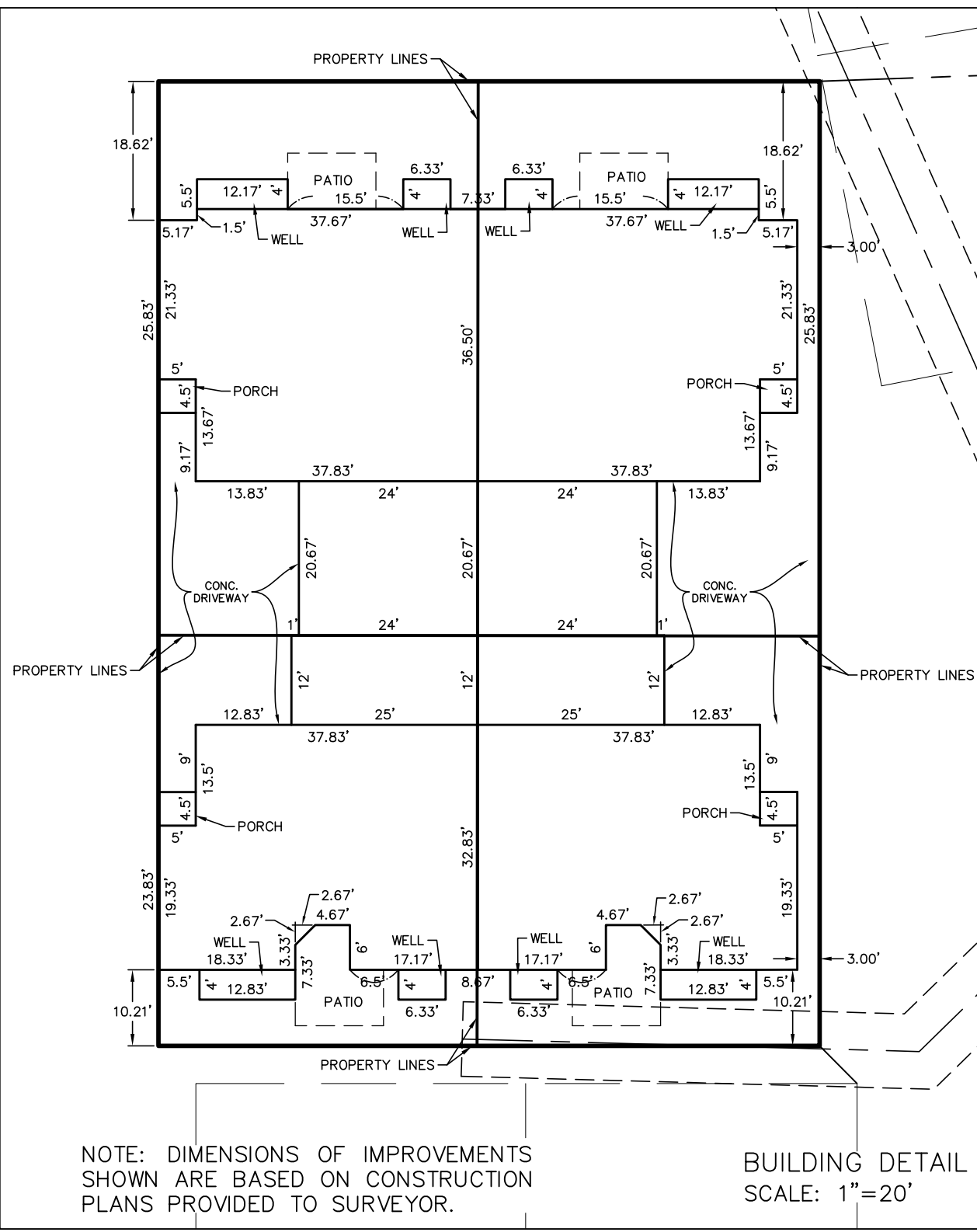
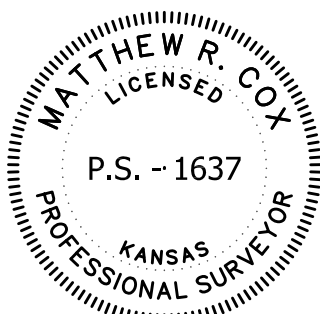
- BEARINGS BASED ON FINAL PLAT OF THE VILLAS OF ASBURY, RECORDED IN BOOK 122, PAGE 15.
- INTERIOR LOT LINES FOLLOW CENTERLINES OF PARTY WALLS AND THEIR EXTENSIONS.



PROJECT LOCATION  
SECTION 12-14-23



THIS IS TO CERTIFY THAT ON THE 28TH DAY OF JANUARY, 2019, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.A.R. 66-12-1.



## THE VILLAS OF ASBURY 53RD PLAT



CIVIL ENGINEERS  
LAND SURVEYORS - LAND PLANNERS

122 N. WATER STREET  
OLATHE, KANSAS 66061  
PHONE: (913) 764-1076  
FAX: (913) 764-8635

14 W. PEORIA  
PAOLA, KANSAS 66071  
PHONE: (913) 557-1076  
FAX: (913) 557-6904

AD PROJECT #34963

12-14-23 FINAL PLAT