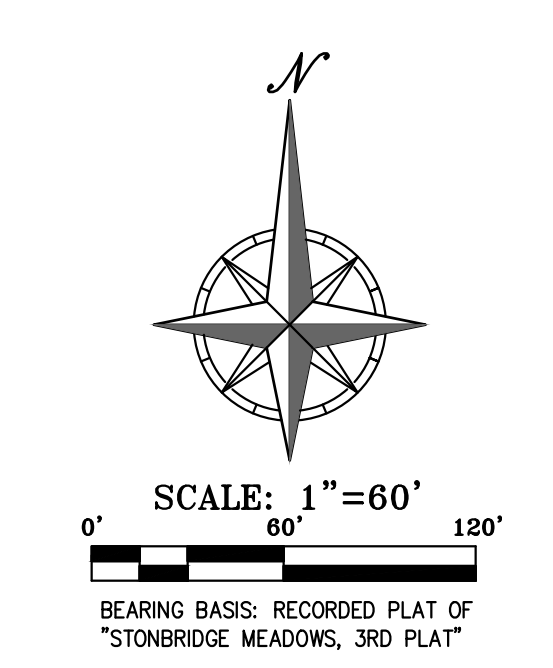
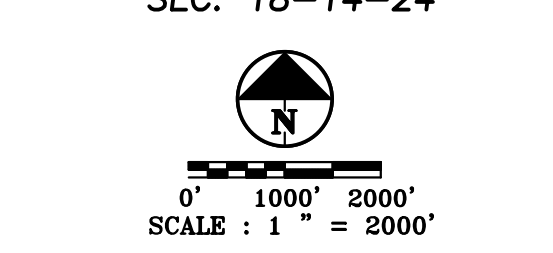
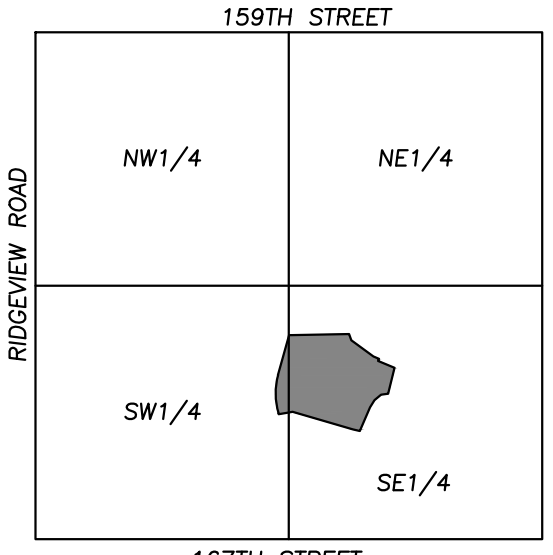


FINAL PLAT OF
STONEBRIDGE POINTE
A SUBDIVISION OF LAND IN THE SOUTH ONE-HALF OF
SECTION 18, TOWNSHIP 14 SOUTH, RANGE 24 EAST,
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



- LEGEND**
- DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-B2 PLASTIC CAP
 - DENOTES FOUND 1/2" REBAR W/P&B CAP CLS-49 UNLESS OTHERWISE NOTED
 - DENOTES FOUND MONUMENT, ORIGIN UNKNOWN UNLESS DESCRIBED
 - U/E DENOTES UTILITY EASEMENT
 - B.L. DENOTES BUILDING LINE
 - STR/E DENOTES STREET EASEMENT
 - D/E DENOTES DRAINAGE EASEMENT
 - S/E DENOTES SANITARY SEWER EASEMENT
 - SW/E DENOTES SIDEWALK EASEMENT

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, PANEL NO. 2009IC0109G, AND DATED AUGUST 3, 2009.

UTILITY NOTE:

A. ALL ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
B. EXTERIOR GROUND MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITIES METER BANKS, AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
C. ABOVE GROUND ELECTRICAL EQUIPMENT AND TELEPHONE CABINETS MUST BE PLACED IN THE REAR YARD.

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
ROW	92662.64	2.1272
PLAT	573037.54	13.1551
TRACT A	10357.47	0.2378
TRACT B	26380.25	0.6056
TRACT C	1277.04	0.0293
TRACT D	2263.73	0.0520
1	8227.23	0.1889
2	9923.25	0.2278
3	9501.89	0.2181
4	9529.36	0.2188
5	10117.36	0.2323
6	12551.42	0.2881
7	12327.65	0.2830
8	20718.47	0.4756
9	12611.75	0.2895
10	10880.66	0.2498
11	10811.97	0.2482
12	15005.79	0.3445
13	13226.37	0.3036
14	10776.92	0.2474
15	9884.29	0.2269
16	9916.52	0.2277
17	10064.87	0.2311
18	10895.07	0.2501
19	12103.55	0.2779
20	16075.52	0.3690
21	11621.82	0.2668
22	9450.00	0.2169
23	10869.97	0.2495
24	12543.76	0.2880
25	11513.86	0.2643
26	9717.99	0.2231
27	17214.68	0.3952
28	16905.33	0.3881
29	18966.23	0.4354
30	11122.94	0.2553
31	10842.85	0.2489
32	12895.12	0.2960
33	15280.67	0.3508
34	11503.41	0.2641
35	10950.00	0.2514
36	13548.11	0.3110

LEGAL DESCRIPTION

All that part of the South One-half of Section 18, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 18; thence N 1°41'02" W, along the West line of the Southeast Quarter of said Section 18, a distance of 1324.55 feet to the intersection of the West line of the Southeast Quarter of said Section 18 and the Northerly plat line of WOODLAND SPRING MIDDLE SCHOOL, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being the point of beginning; thence S 77°54'01" W, along the Northerly plat line of said WOODLAND SPRING MIDDLE SCHOOL, a distance of 57.30 feet to the Northwest corner of Lot 1 of said WOODLAND SPRING MIDDLE SCHOOL, and an angle point on the Easterly plat line of STONEBRIDGE MEADOWS, 3RD PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Easterly plat line of said STONEBRIDGE MEADOWS, 3RD PLAT, for the following three (3) courses; thence N 19°30'00" W, a distance of 7.93 feet; thence Northerly on a curve to the right, said curve being tangent to the last described course and having a radius of 570.00 feet, an arc distance of 323.32 feet; thence N 13°00'00" E, a distance of 346.53 feet; thence N 86°29'09" E, a distance of 500.81 feet; thence S 22°46'54" E, a distance of 55.88 feet; thence S 56°22'44" E, a distance of 228.25 feet; thence S 70°02'28" E, a distance of 50.00 feet; thence S 19°57'32" W, a distance of 19.93 feet; thence S 70°02'28" E, a distance of 148.57 feet; thence S 11°12'12" W, a distance of 222.83 feet; thence S 80°25'47" W, a distance of 60.41 feet; thence S 46°47'21" W, a distance of 70.63 feet; thence S 30°32'03" W, a distance of 70.80 feet; thence S 20°33'53" W, a distance of 215.64 feet to a point on the Northerly plat line of said WOODLAND SPRING MIDDLE SCHOOL; thence along the Northerly plat line of said WOODLAND SPRING MIDDLE SCHOOL, for the following three (3) courses; thence N 79°04'29" W, a distance of 58.89 feet; thence N 76°22'43" W, a distance of 524.37 feet; thence S 77°54'01" W, a distance of 60.46 feet to the point of beginning, containing 13.1551 acres, more or less, unplatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "STONEBRIDGE POINTE".

DEDICATION

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. 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 proprietors hereby absolve and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over, and under these areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Olathe, Kansas.

An easement to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation therefor.

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 conduits, water, gas, pipes, poles, wires, surface drainage facilities, ducts cables, etc., upon, over and under those areas outlined hereon and designated on this plat as "U/E" or "Utility Easement".

An easement or license is hereby granted to the City of Olathe for the purpose of construction, repair and maintenance of curbs, streets and for any restoration of any disturbed areas upon and across those areas outlined and designated on this plat as "Street Easement" or "STR/E". Tract "C" is dedicated as "STR/E".

Tracts "A", "B", "C" and "D" shall be owned and maintained by the property owner, its successors & assigns. Said tract is intended to be used for landscaping, monuments, trails and private open space.

RESTRICTIONS

All lots, parcels, tracts and properties in this subdivision shall hereafter by subject to the Declaration of Restrictions for "Stonebridge Meadows", which instrument is recorded in the Office of the Register of Deeds of Johnson County, Kansas, and which shall hereby become a part of the dedication of this plat as thought fully set forth herein.

CONSENT TO LEVY

The undersigned proprietors of the above described 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 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.

EXECUTION

IN TESTIMONY WHEREOF, Stonebridge Partners, LLC, has caused this instrument to be executed on this ____ day of _____, 20____.

Stonebridge Partners, LLC
By: _____
Brian Rodrock, Manager

ACKNOWLEDGEMENT

STATE OF KANSAS)
COUNTY OF JOHNSON) 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 Brian Rodrock, Manager of Stonebridge Partners, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said partnership, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

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

Chairman: C.S. Vakos

Approved by the Governing Body of the City of Olathe, Kansas, this ____ day of _____, 20____.

Attest: _____
City Clerk: David F. Bryant 111, MMC

Mayor: Michael E. Copeland

By: _____
THOMAS D. PHELPS, KS-JS-1075
KANSAS LAND SURVEYOR

I, THOMAS D. PHELPS, HEREBY CERTIFY THAT IN AUGUST 2019, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

CERTIFICATE OF AUTHORIZATION
KANSAS LAND SURVEYING - LS-B2
ENGINEERING - E-391
(913) 393-1155
Fax (913) 393-1166

CERTIFICATE OF AUTHORIZATION
MISSOURI LAND SURVEYING-2007001128
ENGINEERING-2007005058