

FINAL PLAT OF
VALLEY RIDGE, FOURTH PLAT
PART OF THE SW 1/4, SE 1/4 AND NE 1/4 OF SEC. 17-13-23 IN THE CITY OF
OLATHE, JOHNSON COUNTY, KANSAS

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 "VALLEY RIDGE, FOURTH PLAT".

The undersigned proprietor of said property shown on this plat does hereby dedicate those portions of the streets and roadways shown hereon, together with all other parcels and parts of land indicated on this plat, and not heretofore dedicated, as streets, terraces, roads, drives, lanes, avenues, courts, places, etc., for public use as public ways or thoroughfares, subject to the right hereby reserved to the present owner and its successors and assigns for the location, construction and maintenance of conduits, water, gas and sewer pipes, poles and wires under, over and along said roadways.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water lines, storm sewer pipes, sanitary sewer pipes and related facilities and structures, upon, over and under these areas outlined and designated on this plat as "Public 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 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.

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 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 is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain pipes, inlets, manholes, surface drainage facilities, drainage ditches, drainage channels or water courses, other drainage facility tributary connections and appurtenant work relative to storm water drainage upon, over, or under the areas outlined and designated on this plat as "Stormwater Quality / Quantity Easement" or "BMP/E". Part of Tract "K" is hereby designated as "Stormwater Quality / Quantity Easement" or "BMP/E".

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 "STRE". Tracts "M" & "N" are hereby dedicated as "STRE".

A perpetual easement over, under, across and upon those portions of the property herein delineated and designated as "Landscape and Access Easement" or "A/E" and "U/E" and "Utility Easement" or "U/E", is hereby reserved in favor of the "Declarant" (as that term is defined in the "Declarations" herein described), Cedar Creek Community Services Corporation, and Cedar Creek Village II Association, Inc. (the "Association"), their respective successors and assigns, pursuant to that certain Declaration of Covenants for the Cedar Creek Community and that certain Declaration of Covenants, Conditions and Restrictions for Cedar Creek Village II, as they or either of them may be supplemented or amended from time to time by Supplemental Declarations (the "Declarations"), which instruments are or will be recorded in the Office of Register of Deeds of Johnson County, Kansas for those purposes set forth in the Declarations, including, but not limited to, ingress, egress, installation, replacing, repairing and maintaining cable television systems, master television antenna systems, security and similar systems, roads, walkways, bicycle pathways, lakes, ponds, wetlands, drainage systems, street lights, sign-age and all utilities, including, but not limited to, water, sewers, meter boxes, mail boxes, telephones, gas and electricity and such other purposes as the Declarant, Cedar Creek Community Services Corporation, or the Association, their successors and assigns, may deem appropriate and consistent with the provisions of said Declarations as they now exist, or as they may from time to time be amended.

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.

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, JOHN DUGGAN, Member of VALLEY RIDGE, LLC, a Kansas limited liability company, by the authority of its Member, has caused this instrument to be executed, this ____ day of ____, 20__.

VALLEY RIDGE, LLC

By: JOHN DUGGAN, Member

ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

BE IT REMEMBERED that on this ____ day of ____, 20__ before me, the undersigned, a Notary Public in and for said County and State, came JOHN DUGGAN, Member of VALLEY RIDGE, 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.

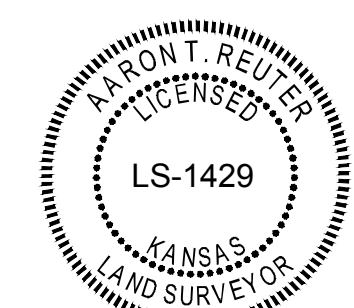
Notary Public

My Commission Expires: _____

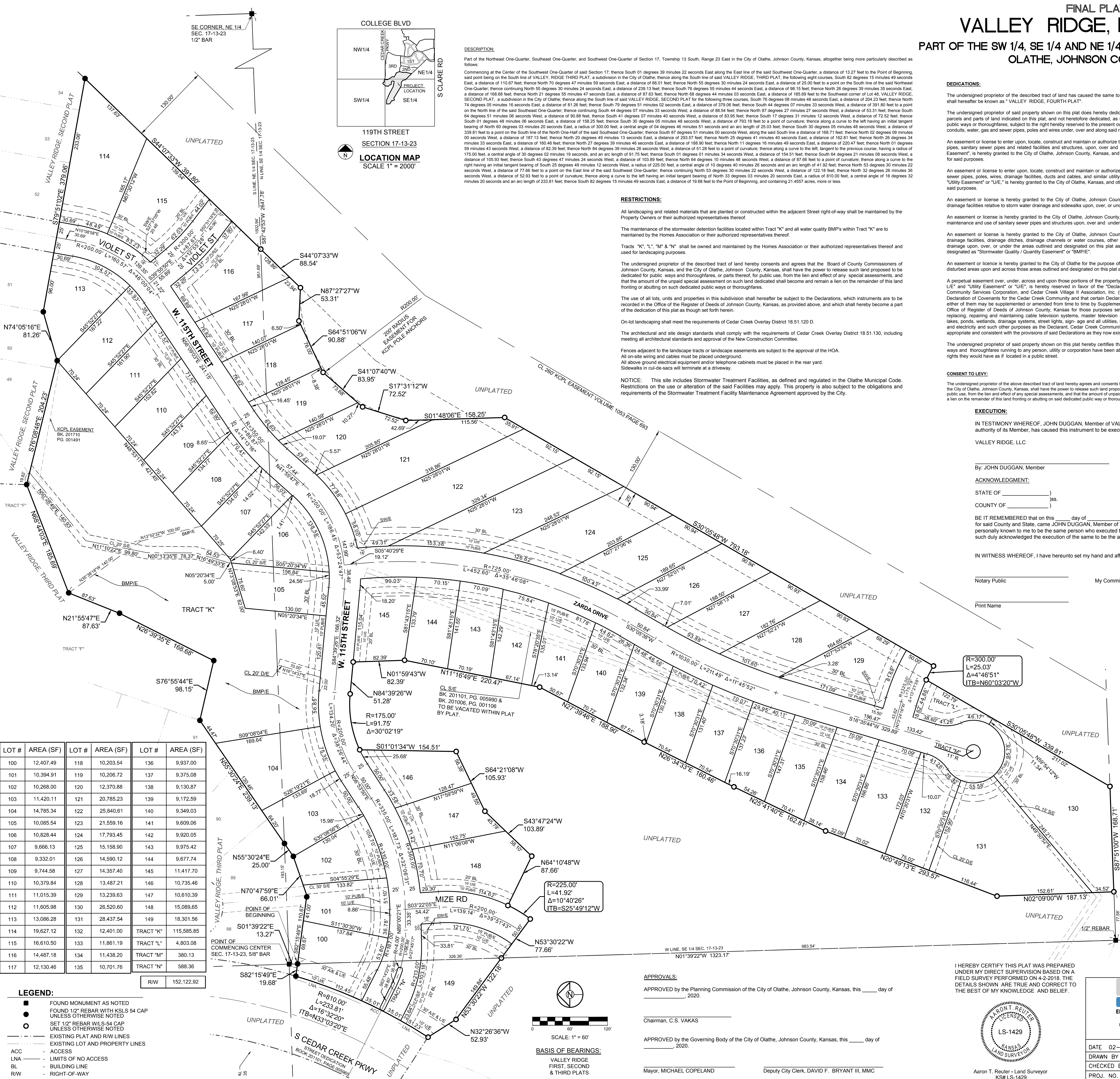
Print Name

R=300.00'
L=25.03'
Δ=4°46'51"
ITB=N60°03'20"W

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 4-2-2018. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

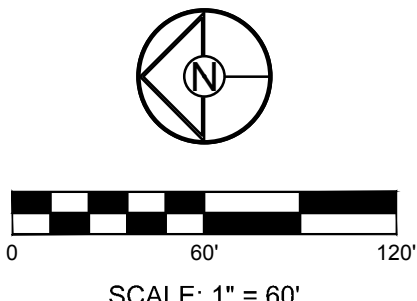


DATE 02-21-2020
DRAWN BY JW
CHECKED BY AR
PROJ. NO. 19-154
FINAL PLAT OF
VALLEY RIDGE
FOURTH PLAT
SHEET NO. 1



| LOT # | AREA (SF) | LOT # | AREA (SF) | LOT # | AREA (SF) |
|-------|-----------|-------|-----------|-----------|----------------|
| 100 | 12,407.49 | 118 | 10,203.54 | 136 | 9,937.00 |
| 101 | 10,394.91 | 119 | 10,206.72 | 137 | 9,375.08 |
| 102 | 10,268.00 | 120 | 12,370.88 | 138 | 9,130.87 |
| 103 | 11,420.11 | 121 | 20,785.23 | 139 | 9,172.59 |
| 104 | 14,785.34 | 122 | 25,840.61 | 140 | 9,349.03 |
| 105 | 10,085.54 | 123 | 21,559.16 | 141 | 9,609.06 |
| 106 | 10,828.44 | 124 | 17,793.45 | 142 | 9,920.05 |
| 107 | 9,666.13 | 125 | 15,158.90 | 143 | 9,975.42 |
| 108 | 9,332.01 | 126 | 14,590.12 | 144 | 9,677.74 |
| 109 | 9,744.58 | 127 | 14,357.40 | 145 | 11,417.70 |
| 110 | 10,379.84 | 128 | 13,487.21 | 146 | 10,735.46 |
| 111 | 11,015.39 | 129 | 13,239.63 | 147 | 10,610.39 |
| 112 | 11,605.98 | 130 | 26,520.60 | 148 | 15,089.65 |
| 113 | 13,086.28 | 131 | 28,437.54 | 149 | 18,301.56 |
| 114 | 19,627.12 | 132 | 12,401.00 | TRACT "K" | 115,585.85 |
| 115 | 16,610.50 | 133 | 11,861.19 | TRACT "L" | 4,803.08 |
| 116 | 14,487.18 | 134 | 11,438.20 | TRACT "M" | 380.13 |
| 117 | 12,130.46 | 135 | 10,701.76 | TRACT "N" | 588.36 |
| | | | | | R/W 152,122.92 |

- LEGEND:
- FOUND MONUMENT AS NOTED
 - FOUND 1/2" REBAR WITH KSL 54 CAP UNLESS OTHERWISE NOTED
 - SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
 - EXISTING PLAT AND R/W LINES
 - ACCESS
 - LNA - LIMITS OF NO ACCESS
 - BL - BUILDING LINE
 - R/W - RIGHT-OF-WAY



BASIS OF BEARINGS:
VALLEY RIDGE
FIRST, SECOND
& THIRD PLATS

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 COPELAND

Deputy City Clerk, DAVID F. BRYANT III, MMC

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