FINAL PLAT OF VALLEY RIDGE, FOURTH PLAT COLLEGE BLVD SE CORNER, NE 1/4 SEC. 17-13-23 1/2" BAR 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 Part of the Northeast One-Quarter, Southeast One-Quarter, and Southwest One-Quarter of Section 17, Township 13 South, Range 23 East in the City of Olathe, Johnson County, Kansas, altogether being more particularly described as Commencing at the Center of the Southwest One-Quarter of said Section 17; thence South 01 degrees 39 minutes 22 seconds East along the East line of the said Southwest One-Quarter, a distance of 13.27 feet to the Point of Beginning, said point being on the South line of VALLEY, RIDGE THIRD PLAT, a subdivision in the City of Olathe; thence along the South line of said VALLEY RIDGE, THIRD PLAT, the following eight courses, South 82 degrees 15 minutes 49 seconds East, a distance of 110.67 feet; thence North 70 degrees 47 minutes 59 seconds East, a distance of 66.01 feet; thence North 55 degrees 30 minutes 24 seconds East, a distance of 25.00 feet to a point on the South line of the said Northeast One-Quarter; thence continuing North 55 degrees 30 minutes 24 seconds East, a distance of 239.13 feet; thence South 76 degrees 55 minutes 44 seconds East, a distance of 98.15 feet; thence North 26 degrees 39 minutes 35 seconds East, LOCATION a distance of 168.68 feet; thence North 21 degrees 55 minutes 47 seconds East, a distance of 87.63 feet; thence North 68 degrees 44 minutes 03 seconds East, a distance of 185.69 feet to the Southwest corner of Lot 48, VALLEY RIDGE, 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 SECOND PLAT, a subdivision in the City of Olathe; thence along the South line of said VALLEY RIDGE, SECOND PLAT for the following three courses, South 76 degrees 08 minutes 48 seconds East, a distance of 204.23 feet; thence North SW1/4 shall hereafter be known as "VALLEY RIDGE, FOURTH PLAT". 74 degrees 05 minutes 16 seconds East, a distance of 81.26 feet; thence South 79 degrees 51 minutes 02 seconds East, a distance of 379.06 feet; thence South 44 degrees 07 minutes 33 seconds West, a distance of 391.80 feet to a point on the North line of the said Southeast One-Quarter; thence continuing South 44 degrees 07 minutes 33 seconds West, a distance of 88.54 feet; thence North 87 degrees 27 minutes 27 seconds West, a distance of 53.31 feet; thence South 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 64 degrees 51 minutes 06 seconds West, a distance of 90.88 feet, thence South 41 degrees 07 minutes 40 seconds West, a distance of 83.95 feet; thence South 17 degrees 31 minutes 12 seconds West, a distance of 72.52 feet; thence 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 South 01 degrees 48 minutes 06 seconds East, a distance of 158.25 feet; thence South 30 degrees 05 minutes 48 seconds West, a distance of 793.18 feet to a point of curvature; thence along a curve to the left having an initial tangent 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 bearing of North 60 degrees 03 minutes 20 seconds East, a radius of 300.00 feet, a central angle of 04 degrees 46 minutes 51 seconds and an arc length of 25.03 feet; thence South 30 degrees 05 minutes 48 seconds West, a distance of conduits, water, gas and sewer pipes, poles and wires under, over and along said roadways. 119TH STREET 339.81 feet to a point on the South line of the North One-Half of the said Southeast One-Quarter; thence South 87 degrees 51 minutes 00 seconds West, along the said South line a distance of 168.71 feet; thence North 02 degrees 09 minutes UNPLATTED 00 seconds West, a distance of 187.13 feet; thence North 20 degrees 49 minutes 13 seconds East, a distance of 293.57 feet; thence North 25 degrees 41 minutes 40 seconds East, a distance of 162.81 feet; thence North 26 degrees 34 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 **SECTION 17-13-23** minutes 33 seconds East, a distance of 160.46 feet; thence North 27 degrees 39 minutes 46 seconds East, a distance of 188.90 feet; thence North 11 degrees 16 minutes 49 seconds East, a distance of 220.47 feet; thence North 01 degrees pipes, sanitary sewer pipes and related facilities and structures, upon, over and under these areas outlined and designated on this plat as "PUB/E" or "Public Utility 59 minutes 43 seconds West, a distance of 82.39 feet; thence North 84 degrees 39 minutes 26 seconds West, a distance of 51.28 feet to a point of curvature; thence along a curve to the left, tangent to the previous course, having a radius of 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 175.00 feet, a central angle of 30 degrees 02 minutes 19 seconds, and an arc length of 91.75 feet; thence South 01 degrees 01 minutes 34 seconds West, a distance of 154.51 feet; thence South 64 degrees 21 minutes 08 seconds West, a 114 **LOCATION MAP** distance of 105.93 feet; thence South 43 degrees 47 minutes 24 seconds West, a distance of 103.89 feet; thence North 64 degrees 10 minutes 48 seconds West, a distance of 87.66 feet to a point of curvature; thence along a curve to the SCALE 1" = 2000' right having an initial tangent bearing of South 25 degrees 49 minutes 12 seconds West, a radius of 225.00 feet, a central angle of 10 degrees 40 minutes 26 seconds and an arc length of 41.92 feet; thence North 53 degrees 30 minutes 22 seconds West, a distance of 77.66 feet to a point on the East line of the said Southwest One-Quarter; thence continuing North 53 degrees 30 minutes 22 seconds West, a distance of 122.18 feet; thence North 32 degrees 26 minutes 36 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, seconds West, a distance of 52.93 feet to a point of curvature; thence along a curve to the left having an initial tangent bearing of North 33 degrees 03 minutes 20 seconds East, a radius of 810.00 feet, a central angle of 16 degrees 32 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 minutes 20 seconds and an arc length of 233.81 feet; thence South 82 degrees 15 minutes 49 seconds East, a distance of 19.68 feet to the Point of Beginning, and containing 21.4557 acres, more or less. "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 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 **RESTRICTIONS:** 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". All landscaping and related materials that are planted or constructed within the adjacent Street right-of-way shall be maintained by the 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 Property Owners or their authorized representatives thereof. 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". The maintenance of the stormwater detention facilities located within Tract "K" and all water quality BMP's within Tract "K" are to 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 maintained by the Homes Association or their authorized representatives thereof. drainage facilities, drainage ditches, drainage channels or water courses, other drainage facility tributary connections and appurtenant work relative to storm water Tracts "K", "L", "M" & "N" shall be owned and maintained by the Homes Association or their authorized representatives thereof and 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". used for landscaping purposes. An easement or licence 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 The undersigned proprietor of the described tract of land hereby consents and agrees that the Board of County Commissioners of disturbed areas upon and across those areas outlined and designated on this plat as "Street Easement" or "STR/E". Tracts "M" & "N" are hereby dedicated as "STR/E". 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 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 that the amount of the unpaid special assessment on such land dedicated shall become and remain a lien on the remainder of this land L/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 fronting or abutting on such dedicated public ways or thoroughfares. 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 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 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 of the dedication of this plat as though set forth herein. 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 On-lot landscaping shall meet the requirements of Cedar Creek Overlay District 18.51.120 D. N74°05'16"E and electricity and such other purposes as the Declarant, Cedar Creek Community Services Corporation, or the Association, their successors and assigns, may deem The architectural and site design standards shall comply with the requirements of Cedar Creek Overlay District 18.51.130, including appropriate and consistent with the provisions of said Declarations as they now exist, or as they may from time to time be amended. 81.26' meeting all architectural standards and approval of the New Construction Committee. 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 Fences adjacent to the landscape tracts or landscape easements are subject to the approval of the HOA. 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. All on-site wiring and cables must be placed underground. All above ground electrical equipment and/or telephone cabinets must be placed in the rear yard. Sidewalks in cul-de-sacs will terminate at a driveway. S41°07'40"W **CONSENT TO LEVY:** 111 83.95' NOTICE: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. 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 Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and UNPLATTED 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 requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City. 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:** S01°48'06"E IN TESTIMONY WHEREOF, JOHN DUGGAN, Member of VALLEY RIDGE, LLC, a Kansas limited liability company, by the KCPL EASEMENT authority of its Member, has caused this instrument to be executed, this _____ day of ___ BK. 201710 PG. 001491 By: JOHN DUGGAN, Member **ACKNOWLEDGMENT** 122 STATE OF COUNTY OF TRACT "F" before me, the undersigned, a Notary Public in and day of for said County and State, came JOHN DUGGAN, Member of VALLEY RIDGE, LLC, a Kansas Limited Liability Company, who is 124 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. N11°10'22"E 99.80' _N00°13'35"E 78.37' N16°49'33"E S05°40'29"E IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written. 125 $L = 452.60' \Delta = 35^{\circ} 46'08"$ N05°20'34"E My Commission Expires:_ UNPLATTED -18.20' **Print Name** TRACT "K" 127 N21°55'47"E 143 TRACT "F" R = 300.00L=25.03' CL 20' D/E N01°59'43"W Δ=4°46'51" S76°55'44"E 82.39' ITB=N60°03'20"W N84°39'26"W BK. 201101, PG. 005990 & BK. 201006, PG. 001106 TO BE VACATED WITHIN PLAT R=175.00' -L=91.75' UNPLATTED Δ=30°02'19" 137 S01°01'34"W 154.51' LOT # AREA (SF) LOT# AREA (SF AREA (SF LOT# 12,407.49 10,203.54 9,937.00 100 10,394.91 10,206.72 9,375.08 101 119 137 102 10,268.00 9,130.87 103 11,420.11 20,785.23 9,172.59 14,785.34 25,840.61 9,349.03 104 140 S43°47'24"W 10,085.54 21,559.16 9,609.06 105 123 141 10,828.44 17,793.45 142 9,920.05 106 UNPLATTED 131 9,666.13 15,158.90 9,975.42 107 125 143 N55°30'24"E 9,677.74 108 9,332.01 126 14,590.12 N64°10'48"W 87.66' 9,744.58 14,357.40 145 11,417.70 10,379.84 13,487.21 10,735.46 128 146 R=225.00' L=41.92' 10,610.39 11,015.39 13,239.63 147 129 _MIZE RD Δ=10°40'26" ш | S03°22'05"Е | — 10' U/E 15,089.65 11,605.98 26,520.60 112 (ITB=S25°49'12"W L=139.14' UNPLATTED BEGINNING SW/E 113 13,086.28 28,437.54 18,301.56 131 149 S01°39'22"E <u>/1/2" REBAR</u> 19,627.12 12,401.00 TRACT "K" 115,585.85 114 132 13.27' 100 POINT OF N53°30'22"W 115 16,610.50 133 11,861.19 TRACT "L" 4,803.08 33.81' 30' BI W LINE, SE 1/4 SEC. 17-13-23 COMMENCING CENTER SEC. 17-13-23, 5/8" BAR 14,487.18 11,438.20 TRACT "M" 380.13 N01°39'22"W 1323.17' 116 134 326.36' I HEREBY CERTIFY THIS PLAT WAS PREPARED TRACT "N" 12,130.46 10,701.76 588.36 117 135 UNDER MY DIRECT SUPERVISION BASED ON A S82°15'49"E **APPROVALS**: FIELD SURVEY PERFORMED ON 4-2-2018. THE 152,122.92 R/W 19.68' DETAILS SHOWN ARE TRUE AND CORRECT TO APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of THE BEST OF MY KNOWLEDGE AND BELIEF. LEGEND: L=233.81, FOUND MONUMENT AS NOTED FOUND 1/2" REBAR WITH KSLS 54 CAP ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS **UNLESS OTHERWISE NOTED** UNPLATTED 14920 West 107th Street • Lenexa, Kansas 66215 Chairman, C.S. VAKAS SET 1/2" REBAR W/LS-54 CAP Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM **UNLESS OTHERWISE NOTED** N32°26'36"W LS-1429 Kansas State Certificates of Authority #E-296 #LA-29 #LS-54 ---- EXISTING PLAT AND R/W LINES SCALE: 1" = 60' 52.93' APPROVED by the Governing Body of the City of Olathe, Johnson County, Kansas, this _____ day of EXISTING LOT AND PROPERTY LINES , 2020. DATE 02-21-2020 FINAL PLAT OF BASIS OF BEARINGS: ACC - ACCESS VALLEY RIDGE DRAWN BY JWT ---- - LIMITS OF NO ACCESS **VALLEY RIDGE** FOURTH PLAT CHECKED BY FIRST, SECOND BUILDING LINE Deputy City Clerk, DAVID F. BRYANT III, MMC Mayor, MICHAEL COPELAND Aaron T. Reuter - Land Surveyor & THIRD PLATS RIGHT-OF-WAY SHEET NO. 1 PROJ. NO. 19-154