

FINAL PLAT OF
**STONEBRIDGE VILLAS,
FIRST PLAT**

A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER
SECTION 20, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

LEGAL DESCRIPTION
All that part of the Northwest Quarter of Section 20, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of said Section 20; thence N 2°22'37" W, along the West line of the Northwest Quarter of said Section 20, a distance of 994.70 feet to the Southwest plot corner of THE COURTS AT FAIRFIELD VILLAGE, FIRST PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Southerly plot line of said THE COURTS AT FAIRFIELD VILLAGE, FIRST PLAT and along the Southerly right-of-way line of 169th Place, as now established, for the following six (6) courses; thence N 87°37'23" E, a distance of 159.22 feet; thence Easterly on a curve to the left, said curve being tangent to the last described course and having a radius of 350.00 feet, an arc distance of 78.87 feet; thence N 74°42'45" E, a distance of 110.26 feet; thence Easterly on a curve to the left, said curve being tangent to the last described course and having a radius of 830.00 feet, an arc distance of 187.39 feet; thence N 61°46'36" E, a distance of 232.77 feet; thence Northeasterly on a curve to the left, said curve being tangent to the last described course and having a radius of 530.00 feet, an arc distance of 33.35 feet; thence S 31°49'42" E, a distance of 86.50 feet; thence S 19°23'38" E, a distance of 249.68 feet; thence S 10°05'30" E, a distance of 70.71 feet; thence S 7°38'50" E, a distance of 257.17 feet; thence S 82°21'10" W, a distance of 110.96 feet; thence S 7°38'50" E, a distance of 127.00 feet; thence S 1°58'31" E, a distance of 435.97 feet to a point on the South line of the Northwest Quarter of said Section 20, said point also being on the North plat line of FOREST HILLS ESTATES, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence S 88°01'29" W, along the South line of the Northwest Quarter of said Section 20 and the North plat line of said FOREST HILLS ESTATES, a distance of 807.16 feet to the point of beginning, containing 20.6561 acres, more or less, of 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 VILLAS, FIRST PLAT".

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 thereon are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby abseves 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 thereof.

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, Johnson County, Kansas to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance and use of a pedestrian pathway for recreation purposes, upon, over and under these areas outlined and designated on the plat as a "Permanent Recreation Easement" or "PR/E".

An easement or license is hereby dedicated to the City of Olathe to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "TP/E". Trees shall not be removed from a tree preservation easement without the City of Olathe's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The developer and/or the homes association shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead or diseased trees or trees posing a threat to the public or adjacent property.

Tracts "A", "B" and "C" are to be used and dedicated as private open space, common areas and may include landscaping, fencing, subdivision monuments, storm water detention and amenities and to be owned and maintained by the Homes Association.

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agree 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

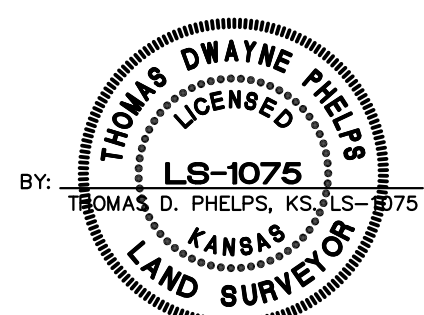
Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 20_____.

Chairman: C.S. Vakas

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

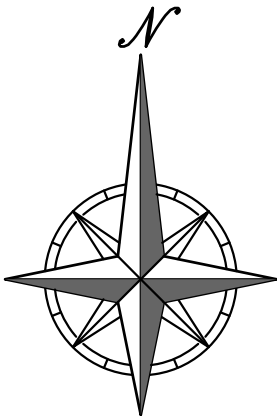
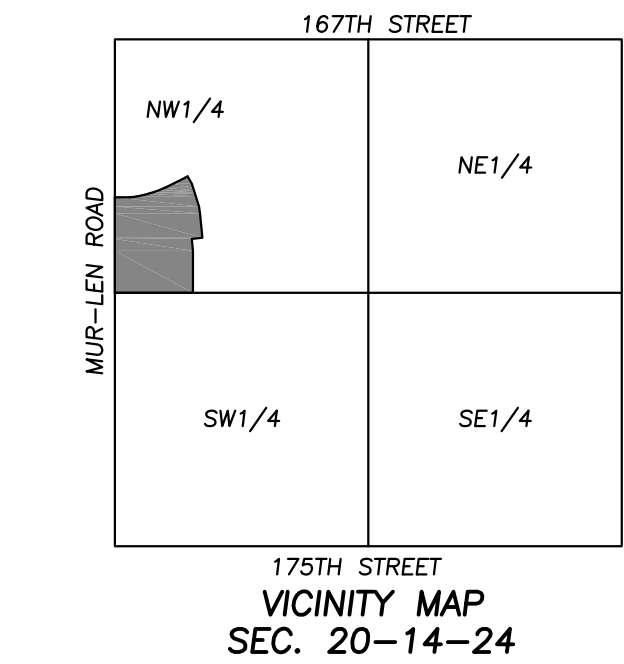
Mayor: Michael E. Copeland City Clerk: _____

I, THOMAS D. PHELPS, HEREBY CERTIFY THAT IN MARCH 2020, 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
LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING-2007001128
ENGINEERING-2007005008

PEI
PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166



SCALE: 1"=60'
BEARING BASIS: RECORDED PLAT OF
"COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT"

LEGEND

- DENOTES SET 1/2"X24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP
- DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP, UNLESS OTHERWISE NOTED (ORIGIN UNKNOWN UNLESS DESCRIBED)
- U/E DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- D/E DENOTES DRAINAGE EASEMENT
- L/E DENOTES LANDSCAPE EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT
- PR/E DENOTES PERMANENT RECREATION EASEMENT
- TP/E DENOTES TREE PRESERVATION EASEMENT

FLOOD NOTE:
A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X(SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE 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, MAP NO. 2009100110G, AND DATED AUGUST 3, 2009.