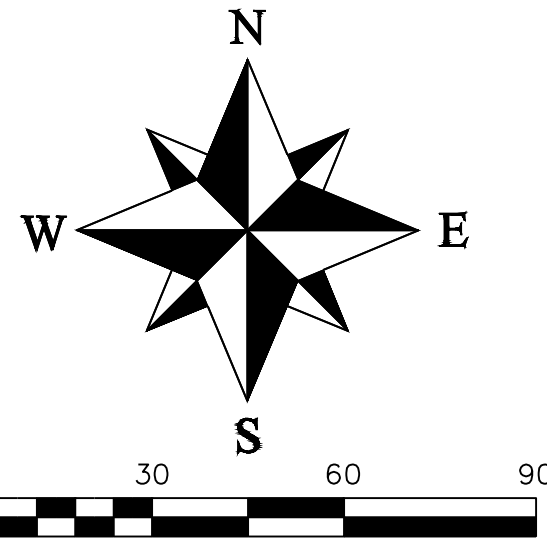


Villages of Forest Hills,
Buildings 3 and 4

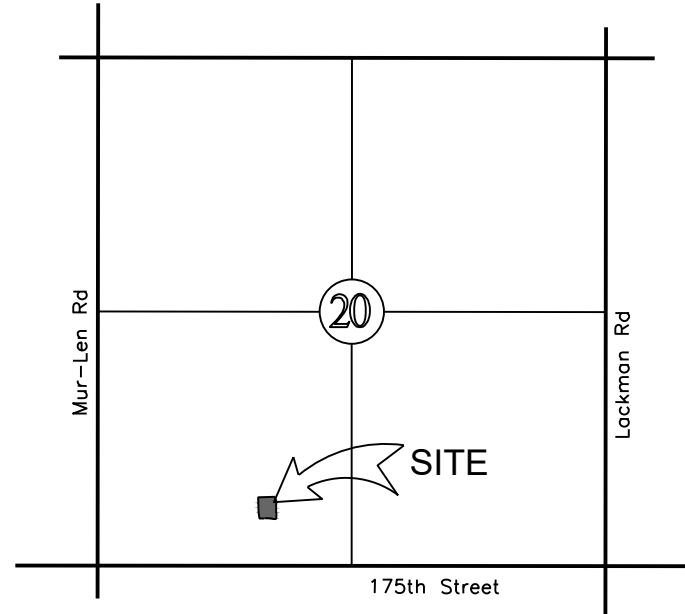
Replat of Tract A, Village of Forest Hills, First Plat
Section 20, Township 14, Range 24
Olathe, Johnson County, Kansas



LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-218)
- ⊙ Found Survey Monument (As Noted)
- 📍 Exception Document Location



LOCATION MAP
SECTION 20-T14-R24

DEVELOPER/OWNER:

SOUTH SUMMIT HOMES LLC
200 NW COMMERCE CT
LEE'S SUMMIT, MO 64086
(816) 524-3855

PLAT BOUNDARY DESCRIPTION

All of Tract A, Village of Forest Hills, First Plat, a subdivision as recorded in Olathe, Johnson County, Kansas. Recorded on Book 200710, Page 008787.

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOW AS

VILLAGES OF FOREST HILLS, BUILDINGS 3 AND 4

THE UNDERSIGNED PROPRIETOR(S) OF THE PROPERTY SHOWN ON THIS PLAT DO HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, AVENUES, AND ALLEYS, NOT HERETOFORE DEDICATED.

THE UNDERSIGNED PROPRIETOR(S) OF SAID PROPERTY SHOWN ON THIS PLAT DO HEREBY CERTIFY 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 RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY AGREE AND CONSENT 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 DEDICATED, SHALL REMAIN A LIEN ON THE REMAINDER OF THIS LAND FRONTING AND ABUTTING ON SAID DEDICATED PUBLIC WAY OR THOROUGHFARE.

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 PIPES, SEWER PIPES AND RELATED FACILITIES AND STRUCTURES, AND SIDEWALKS UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "PUBIC" OR "PUBLIC UTILITY EASEMENT", 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 PURPOSE.

AN EASEMENT 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, SEWER, PIPES, POLES, WIRES, SURFACE DRAINAGE FACILITIES, DUCTS, CABLES, ETC., UPON, OVER, AND UNDER THOSE AREAS OUTLINED HEREON AND DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" OR "SE" OR "SANITARY EASEMENT".

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, SEWER, PIPES, POLES, WIRES, SURFACE DRAINAGE FACILITIES, DUCTS, CABLES, ETC., UPON, OVER AND UNDER THOSE AREAS OUTLINED HEREON AND DESIGNATED ON THIS PLAT AS "UE" OR "UTILITY EASEMENT".

TRACT A IS TO BE OWNED AND MAINTAINED BY THE FOREST HILLS ESTATES HOMES ASSOCIATION AND SAID TRACT WILL BE USED FOR HOMEOWNER AMENITIES, LANDSCAPING, MONUMENTS, EGRESS AND INGRESS, AND PRIVATE OPEN SPACE.

CONSENT

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY AGREE AND CONSENT 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 DEDICATED, SHALL REMAIN A LIEN ON THE REMAINDER OF THIS LAND FRONTING AND ABUTTING ON SAID DEDICATED PUBLIC WAY OR THOROUGHFARE.

IN TESTIMONY WHEREOF:
SOUTH SUMMIT HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SCOTT BAMESBERGER THIS _____ DAY OF _____, 2020.

SOUTH SUMMIT HOMES, LLC

SCOTT BAMESBERGER, MEMBER

NOTARY CERTIFICATION:
STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT BAMESBERGER, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF SOUTH SUMMIT HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "KANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE KANSAS BOARD OF TECHNICAL PROFESSIONALS AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: _____
MATTHEW J. SCHLICHT, KSPLS 1586
ENGINEERING SOLUTIONS, LLC, KS CORP LS 218-D

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

SURVEY AND PLAT NOTES:

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
 - SEMI-PERMANENT MONUMENTS:
 - SET 1/2" REBAR WITH PLASTIC CAP IN CONCRETE MARKED "LS-218" AT ALL REAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
 - PERMANENT MONUMENTS:
 - SET 5/8" REBAR WITH ALUMINUM CAP MARKED "LS-218" AT PLAT BOUNDARY CORNERS.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (SUBURBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE KANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF "VILLAGE OF FOREST HILLS, FIRST PLAT" RECORDED UNDER BOOK 200710, PAGE 008787.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITIONS, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), PROJECT AREA IS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP NO. 20091C0125G, PANEL NO. 125 OF 161, EFFECTIVE DATE: AUGUST 3, 2009, AND PER FEMA MAP NO 20091C0110G, PANEL 110 OF 161, EFFECTIVE AUGUST 3, 2009.
- INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
- PLAT DESCRIPTION CLOSURE PRECISION = 1 IN 72738437 TOTAL BOUNDARY DISTANCE = 834.90 FEET.