

FINAL PLAT OF
COURTS AT STONEBRIDGE, 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:

Commencing at the Northeast corner of the Northwest Quarter of said Section 20; thence S 88°01'38" W, along the North line of the Northwest Quarter of said Section 20, a distance of 973.15 feet; thence S 1°58'22" E, perpendicular to the last described course, a distance of 712.52 feet to a point on the Southerly plat line of THE COURTS AT FAIRFIELD VILLAGE, FIFTH PLAT; a plotted subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being the point of beginning; thence S 33°33'47" E, a distance of 38.35 feet; thence S 26°36'43" W, a distance of 143.20 feet; thence S 37°02'42" E, a distance of 188.13 feet; thence Northeasterly on a curve to the left, said curve having an initial tangent bearing of N 48°34'41" E and a radius of 470.00 feet, an arc distance of 11.07 feet; thence N 47°13'41" E, a distance of 12.10 feet; thence S 34°00'05" E, a distance of 60.71 feet; thence S 47°13'41" W, a distance of 2.84 feet; thence Southwesterly on a curve to the right, said curve being tangent to the last described course and having a radius of 530.00 feet, an arc distance of 114.15 feet; thence S 59°34'07" W, a distance of 144.07 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 530.00 feet, an arc distance of 484.99 feet; thence N 68°00'04" W, a distance of 49.38 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 680.00 feet, an arc distance of 30.54 feet to a point on the Easterly plat line of THE COURTS AT FAIRFIELD VILLAGE, SECOND PLAT, a plotted subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Easterly plat line of said THE COURTS AT FAIRFIELD VILLAGE, SECOND PLAT, for the following three (3) courses; thence N 27°05'19" E, a distance of 59.33 feet; thence N 62°54'41" W, a distance of 30.00 feet; thence Northwestwardly on a curve to the right, said curve being tangent to the last described course and having a radius of 620.00 feet, an arc distance of 26.69 feet to the Southerly most corner of THE COURTS AT FAIRFIELD VILLAGE, THIRD PLAT, a plotted subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Southerly plat line of said THE COURTS AT FAIRFIELD VILLAGE, THIRD PLAT, for the following nine (9) courses; thence N 29°53'03" E, a distance of 72.71 feet; thence N 36°08'20" E, a distance of 60.02 feet; thence N 43°02'51" E, a distance of 60.63 feet; thence N 47°37'57" E, a distance of 115.04 feet; thence N 49°59'10" E, a distance of 53.73 feet; thence N 60°38'39" E, a distance of 56.05 feet; thence N 67°19'22" E, a distance of 57.92 feet; thence N 74°05'55" E, a distance of 61.06 feet; thence N 82°46'26" E, a distance of 45.01 feet to the Southeast plat corner of said THE COURTS AT FAIRFIELD VILLAGE, THIRD PLAT, said point also being the Southwest plat corner of THE COURTS AT FAIRFIELD VILLAGE, FIFTH PLAT; thence along the Southerly plat line of said THE COURTS AT FAIRFIELD VILLAGE, FIFTH PLAT, for the following five (5) courses; thence N 82°46'26" E, a distance of 36.28 feet; thence N 74°00'50" E, a distance of 63.84 feet; thence N 64°39'57" E, a distance of 61.05 feet; thence N 70°13'37" E, a distance of 62.90 feet; thence N 54°02'57" E, a distance of 4.66 feet to the point of beginning, containing 6.0317 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 "COURTS AT STONEBRIDGE, 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 parcels 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 absolves 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".

Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said facilities may apply.

STREAM CORRIDOR NOTICE

This property is located within or contains a Stream Corridor, as defined and regulated in the City of Olathe, Kansas, Municipal Code. Restrictions on the use or alteration of land within the Stream Corridor may apply. This property is also subject to the obligations and requirements of the Stream Corridor Maintenance Agreement (Bk. _____, Pg. _____) approved by the City.

Tract "A" shall be owned and maintained by Stonebridge Courts Homes Association. Said tract is intended to be used for future development of future townhomes and homeowner amenities, landscaping, monuments and private open space.

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____.

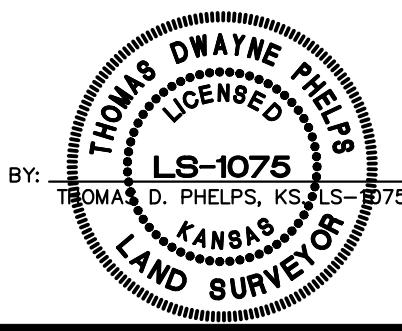
Chairman: C.S. Vokas

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

Mayor: Michael E. Copeland Attest: _____
City Clerk: Brenda D. Long

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
- ▲ DENOTES FOUND 1/2" REBAR W/P&B CLS-49 PLASTIC CAP,
- DENOTES FOUND MONUMENT, ORIGIN UNKNOWN UNLESS DESCRIBED
- U/E DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- S/E DENOTES SANITARY SEWER EASEMENT
- D/E DENOTES DRAINAGE EASEMENT
- L/E DENOTES LANDSCAPE EASEMENT



CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058



PLANNING
ENGINEERING
IMPLEMENTATION

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

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, MAP NO. 20091001105, AND DATED AUGUST 3, 2009.