

FINAL PLAT OF HIDDEN LAKE ESTATES, FOURTH PLAT

PART OF SEC. 8-13-23 IN THE, IN CITY OF OLATHE, JOHNSON COUNTY, KANSAS

DESCRIPTION:

Part of Section 8, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the center of said Section 8; thence South 88 degrees 05 minutes 14 seconds West, along the South line of the Northwest One-Quarter of said Section 8 a distance of 194.69 feet to the POINT OF BEGINNING; thence North 35 degrees 23 minutes 55 seconds West, a distance of 32.47 feet; thence North 01 degrees 50 minutes 44 seconds East, a distance of 519.62 feet; thence North 15 degrees 48 minutes 56 seconds East, a distance of 429.36 feet to the Southwest corner of Lot 21, "HIDDEN LAKE ESTATES, FIRST PLAT", a subdivision of land in the said City of Olathe; thence along the South line of said plat for the following four courses, South 63 degrees 35 minutes 46 seconds East, a distance of 32.66 feet to a point on the East line of said Northwest One-Quarter; thence continuing South 63 degrees 35 minutes 46 seconds East, a distance of 412.22 feet; thence South 38 degrees 32 minutes 15 seconds East, a distance of 149.70 feet; thence South 63 degrees 02 minutes 33 seconds East, a distance of 217.29 feet to the Westernmost corner of Lot 76, "HIDDEN LAKE ESTATES, THIRD PLAT", a subdivision of land in the said City of Olathe; thence along the Southerly line of said plat for the following five courses, South 85 degrees 33 minutes 31 seconds East, a distance of 158.28 feet; thence South 60 degrees 40 minutes 40 seconds East, a distance of 310.25 feet; thence South 43 degrees 14 minutes 15 seconds East, a distance of 65.60 feet; thence South 64 degrees 45 minutes 04 seconds East, a distance of 378.59 feet to a point on the North line of the Southeast One-Quarter of said Section 8; thence South 56 degrees 27 minutes 40 seconds East, a distance of 336.60 feet to a point on the curve to the right, having an initial tangent bearing of South 20 degrees 16 minutes 27 seconds West, a radius of 630.66 feet, a central angle of 11 degrees 30 minutes 05 seconds and an arc length of 126.60 feet; thence South 31 degrees 46 minutes 32 seconds West, a distance of 239.00 feet; thence North 58 degrees 13 minutes 28 seconds West, a distance of 215.00 feet; thence South 31 degrees 46 minutes 32 seconds West, a distance of 108.99 feet; thence North 11 degrees 54 minutes 10 seconds West, a distance of 141.54 feet; thence South 68 degrees 06 minutes 58 seconds West, a distance of 219.50 feet; thence South 35 degrees 06 minutes 21 seconds East, a distance of 28.73 feet; thence South 54 degrees 53 minutes 39 seconds West, a distance of 50.00 feet; thence North 35 degrees 23 minutes 55 seconds West, a distance of 64.66 feet to a point on the West line of the Southeast One-Quarter of said Section 8; thence continuing South 72 degrees 52 minutes 58 seconds West, a distance of 13.14 feet; thence North 35 degrees 23 minutes 55 seconds West, a distance of 334.96 feet to the Point of Beginning, and containing 28.4517 acres, more or less.

RESTRICTIONS:

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 of the dedication of this plat as though set forth herein.

All on-site wiring and cables must be placed underground.

Sidewalks in cul-de-sacs will terminate at a driveway.

UTILITY NOTES:

All Mechanical Equipment shall be screened in accordance with the UDO.

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 HIDDEN LAKE ESTATES, FOURTH PLAT.

The undersigned proprietor of said property shown on this plat does hereby dedicate those portions of the streets and roadways shown as 107th Street, Zarda Drive, Picking Street and BLUESTEM PARKWAY, 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 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 and cables, sidewalks, etc. upon, over and under the areas outlined and designated on this plat as "Utility Easement" or "U/E".

An easement or license to enter upon, located, construct and maintain or authorize the location, construction of maintenance and use of conduits, water lines, storm sewer pipes, sanitary sewer pipes and related facilities and structures, upon, over and under the areas outline and designated on this plat as "PUB/E" or "Public Utility Easement", is hereby granted to the City of Olathe, Johnson County, Kansas. Public utility easements shall be provided when necessary and be adjacent to the proposed right-of-way. The minimum width shall be at least ten (10) feet and dedicated to the City of Olathe for the purpose of placing water and sanitary lines.

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 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".

A perpetual easement over, under, across and upon those portions of the property herein delineated and designated as "Landscape and Access Easement" or "L/AE" 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 I 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 I, 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.

Tract "O" shall be owned and maintained by the Homes Association or their authorized representatives thereof and used for landscaping purposes. Tract "O" shall be designated in its entirety as a tree preservation easement and the tree preservations in Tract "O" shall conform to the Cedar Creek Design Standards. Generally, the entire tract will be a tree preservation easement except in areas where selective clearing may occur for the construction of utilities or as allowed by the Cedar Creek Review 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 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.

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.

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, Johnson County, Kansas, this _____ day of _____, 20____.

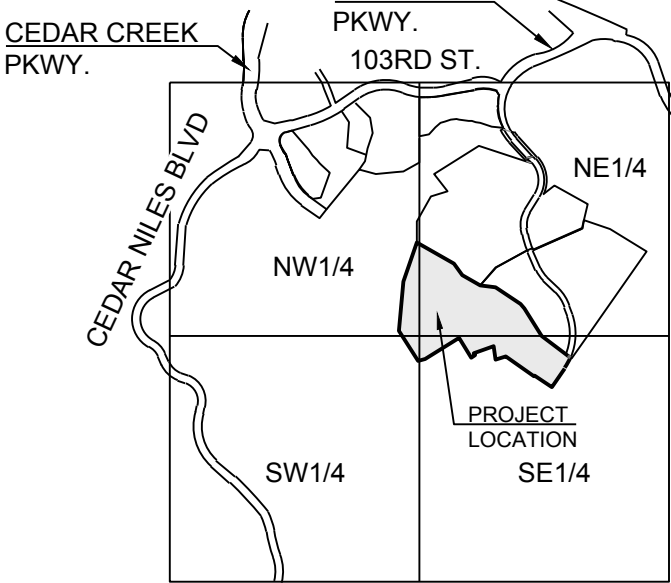
Mayor, MICHAEL COPELAND

City Clerk, BRENDA D. LONG

LOT #	AREA (SF)
87	22,826.07
88	18,712.75
89	18,660.00
90	17,160.00
91	21,188.81
92	23,303.20
93	21,171.10
94	42,106.71
95	21,684.08
96	24,937.16
97	24,215.70
98	28,700.92
99	21,765.66
100	18,719.39
101	39,833.04
102	37,438.96
103	19,874.36
104	22,485.62
105	19,104.32
106	43,456.30
107	26,872.56
108	25,348.19
109	17,796.94
110	19,110.00
111	34,553.98
112	34,544.73
113	18,000.00
114	18,000.00
115	18,573.88
116	23,560.00
TRACT "O"	341,595.73

TOTAL WITHOUT ROW = 1085300.16

SW CORNER
NW 1/4, SEC. 8-13-23
SET 1/2" BAR W/
KSL S 54 CAP
2448.42'



COLLEGE BLVD.

SECTION 8-13-23

LOCATION MAP

SCALE 1" = 2000'

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR WITH LS-54 CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- ACC - ACCESS
- BL - BUILDING LINE
- LNA - LIMITS OF NO ACCESS

EXECUTION:

IN TESTIMONY WHEREOF, 30TH PLAT OF CEDAR CREEK, LLC, a Kansas limited liability company, by the authority of its Managing Member, has caused this instrument to be executed, this _____ day of _____, 20____.

30TH PLAT OF CEDAR CREEK, LLC

By: JOHN DUGGAN, Member

ACKNOWLEDGMENT:

STATE OF KANSAS

COUNTY OF JOHNSON

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 30TH PLAT OF CEDAR CREEK, 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 said company.

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

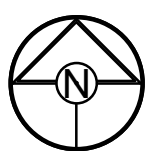
FLOOD NOTE:

A portion of Tract "O" lies within the 100 YEAR FLOODPLAIN (ZONE AE -Base Flood Elevations determined) scaled and shown hereon from the FIRM MAP # 20091C00613, revised August 3, 2009. The remaining property lies within ZONE X (Areas determined to be outside the 02% annual chance floodplain)

AIRPORT NOTE:

The Hidden Lake Estates Subdivision is located in close proximity to the Cedar Air Park Airport and aircraft, including business jets, operating from the airport should be expected to overfly, be visible from and be heard from the property on a regular basis.

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 1-2-2020. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



SCALE: 1" = 60'

BASIS OF BEARINGS
HIDDEN LAKE ESTATES
FIRST & THIRD PLATS



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



14920 West 107th Street • Lenexa, Kansas 66215
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificates of Authority
#E-296 #A-29 #LS-54

DATE 05-15-20
DRAWN BY JWT
CHECKED BY ATR
PROJ. NO. 20-032

FINAL PLAT OF
HIDDEN LAKE ESTATES
FOURTH PLAT
SHEET NO. 1