

FINAL PLAT OF
VALLEY RIDGE, FIFTH PLAT

PARTS OF THE SW 1/4 AND SE 1/4 OF SEC. 17-13-23 IN THE CITY OF OLATHE,
JOHNSON COUNTY, KANSAS

DESCRIPTION:

Parts of the Southwest One-Quarter, and Southeast One-Quarter of Section 17, Township 13 South, Range 23 East in the City of Olathe, Johnson County, Kansas, both being more particularly described as follows:

Commencing at the Center of the Southwest One-Quarter of said Section 17; thence South 01 degrees 39 minutes 22 seconds East, along the West line of the said Southeast One-Quarter, a distance of 339.63 feet to the Point of Beginning, said point being on the East line of VALLEY, RIDGE FOURTH PLAT, a subdivision in the City of Olathe; thence along the East line of said VALLEY RIDGE, FOURTH PLAT, for the following fifteen courses, South 53 degrees 30 minutes 22 seconds East, a distance of 77.66 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of North 36 degrees 29 minutes 38 seconds East, 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 South 64 degrees 10 minutes 48 seconds East, a distance of 87.66 feet; thence North 43 degrees 47 minutes 24 seconds East, a distance of 103.89 feet; thence North 64 degrees 21 minutes 08 seconds East, a distance of 105.93 feet; thence North 01 degrees 01 minutes 34 seconds East, a distance of 154.51 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of North 65 degrees 18 minutes 15 seconds East, a radius of 175.00 feet, a central angle of 30 degrees 02 minutes 19 seconds and an arc length of 91.75 feet; thence South 84 degrees 39 minutes 26 seconds East, a distance of 51.28 feet; thence South 01 degrees 01 minutes 34 seconds East, a distance of 187.13 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 77.58 feet to the Southwest corner of the said North One-Half; thence North 69 degrees 11 minutes 50 seconds West, a distance of 680.62 feet; thence North 12 degrees 41 minutes 08 seconds East, a distance of 154.91 feet; thence North 19 degrees 43 minutes 52 seconds East, a distance of 320.23 feet; thence North 47 degrees 43 minutes 37 seconds East, a distance of 519.13 feet to a point on the South line of Lot 149, of said VALLEY RIDGE, FOURTH PLAT; thence South 53 degrees 30 minutes 22 seconds East, along the said South line a distance of 101.47 feet to the Point of Beginning, and containing 15.4524 acres, more or less.

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 "VALLEY RIDGE, FIFTH PLAT".

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 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 to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water lines, storm sewer 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 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 for said purposes.

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, 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 "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 said purposes.

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".

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, drainage ditches, drainage channels or water courses, other drainage facility tributary connections and appurtenant work relative to storm water drainage upon, over, or under the areas outlined and designated on this plat as "Stormwater Quality / Quantity Easement" or "BMP/E". Tract "P" is hereby designated as "Stormwater Quality / Quantity Easement" or "BMP/E".

An easement or license 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 disturbed areas upon and across those areas outlined and designated on this plat as "Street Easement" or "STRE". 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.

RESTRICTIONS:

All landscaping and related materials that are planted or constructed within the adjacent Street right-of-way shall be maintained by the Property Owners or their authorized representatives thereof.

The maintenance of the stormwater detention facilities located within Tract "P" and all water quality BMP's within Tract "P" are to be maintained by the Homes Association or their authorized representatives thereof.

Tract "P" shall be owned and maintained by the Homes Association or their authorized representatives thereof and used for landscaping purposes.

The undersigned proprietor of the described tract of land hereby consents and agrees 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 the unpaid special assessment on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public ways or thoroughfares.

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.

On-lot landscaping shall meet the requirements of Cedar Creek Overlay District 18.51.120 D.

The architectural and site design standards shall comply with the requirements of Cedar Creek Overlay District 18.51.130, including meeting all architectural standards and approval of the New Construction Committee.

Fences adjacent to the landscape tracts or landscape easements are subject to the approval of the HOA. 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.

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. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

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 City Clerk, BRENDA D. LONG

CONSENT TO LEVY:

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.

EXECUTION:

IN TESTIMONY WHEREOF, JOHN DUGGAN, Member of VALLEY RIDGE, LLC, a Kansas limited liability company, by the authority of its Member, has caused this instrument to be executed, this ____ day of ____, 20__.

VALLEY RIDGE, LLC

By: JOHN DUGGAN, Member

ACKNOWLEDGMENT:

STATE OF _____, ss.

COUNTY OF _____

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 VALLEY RIDGE, 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 same.

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

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 9-2-2019. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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



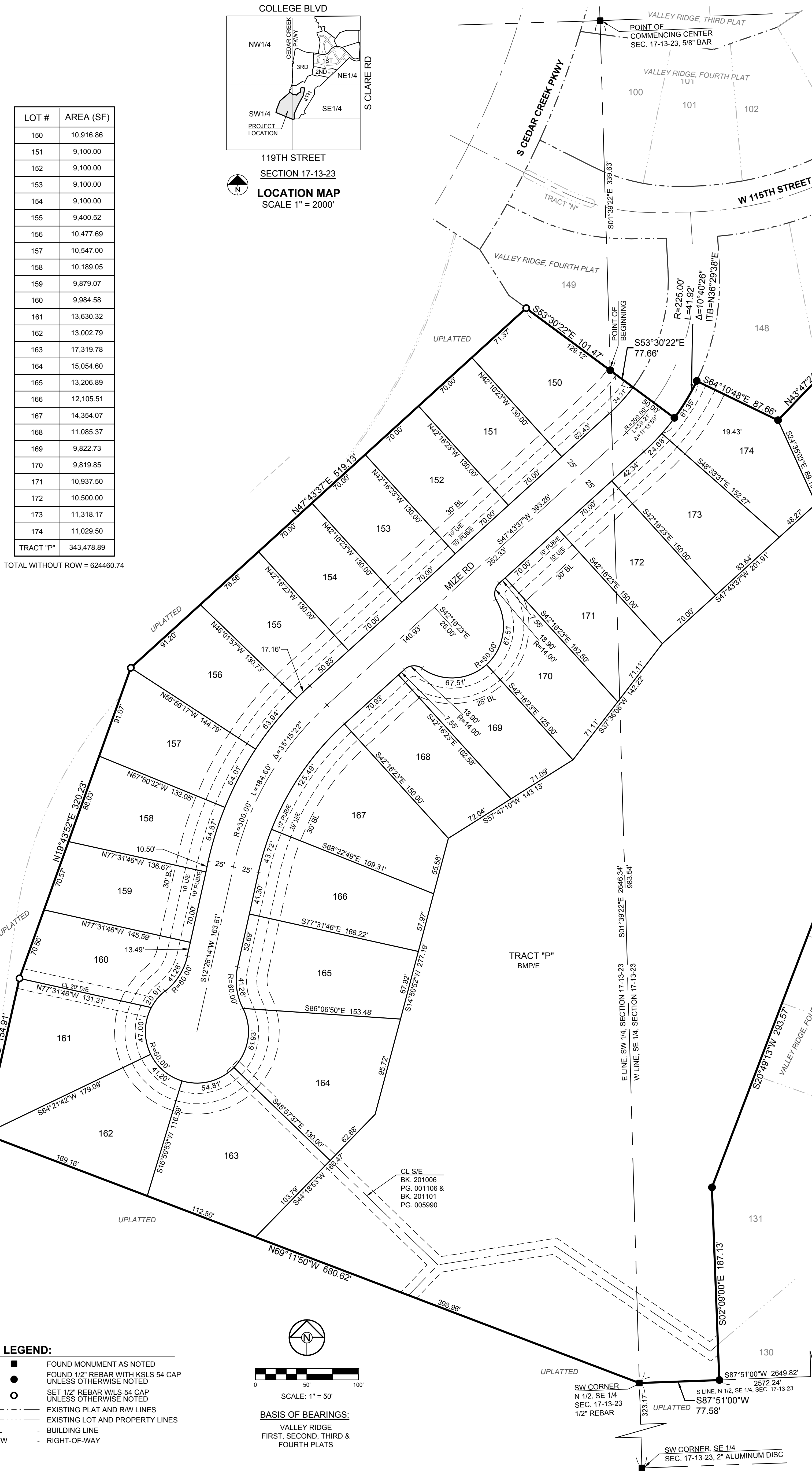
14920 West 107th Street • Lenexa, Kansas 66215
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificates of Authority
#E-296 #A-29 #LS-54

DATE 05/15/20
DRAWN BY JW
CHECKED BY ATR
PROJ. NO. 20-031

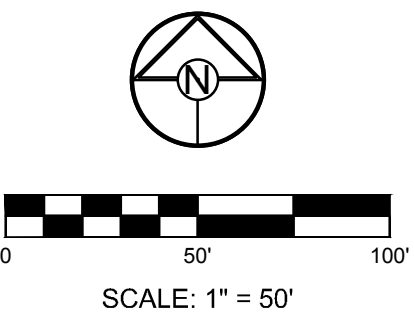
FINAL PLAT OF
VALLEY RIDGE
FIFTH PLAT
SHEET NO. 1

LOT #	AREA (SF)
150	10,916.86
151	9,100.00
152	9,100.00
153	9,100.00
154	9,100.00
155	9,400.52
156	10,477.69
157	10,547.00
158	10,189.05
159	9,879.07
160	9,984.58
161	13,630.32
162	13,002.79
163	17,319.78
164	15,054.60
165	13,206.89
166	12,105.51
167	14,354.07
168	11,085.37
169	9,822.73
170	9,819.85
171	10,937.50
172	10,500.00
173	11,318.17
174	11,029.50
TRACT "P"	343,478.89

TOTAL WITHOUT ROW = 624460.74



- LEGEND:
- FOUND MONUMENT AS NOTED
 - FOUND 1/2" REBAR WITH KSL S4 CAP UNLESS OTHERWISE NOTED
 - SET 1/2" REBAR W/LS-S4 CAP UNLESS OTHERWISE NOTED
 - EXISTING PLAT AND R/W LINES
 - EXISTING LOT AND PROPERTY LINES
 - BL - BUILDING LINE
 - R/W - RIGHT-OF-WAY



BASIS OF BEARINGS:
VALLEY RIDGE
FIRST, SECOND, THIRD &
FOURTH PLATS

SW CORNER
N 1/2, SE 1/4
SEC. 17-13-23
1/2" REBAR

SE CORNER
N 1/2, SE 1/4
SEC. 17-13-23
1/2" REBAR
W/LS-S4 CAP

SW CORNER, SE 1/4
SEC. 17-13-23, 2" ALUMINUM DISC