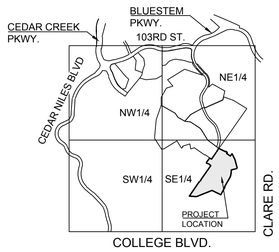
VILLAS AT HIDDEN LAKE

FIRST PLAT

PART OF THE SE 1/4, SEC. 8-13-23 IN THE, IN CITY OF OLATHE, JOHNSON COUNTY, KANSAS

LOT #	AREA (SF)
1	8,815.71
2	8,400.00
3	8,400.00
4	8,477.24
5	8,775.31
6	12,992.68
7	12,605.91
8	9,078.54
9	9,100.58
10	10,875.12
11	11,728.89
12	11,056.72
13	12,744.71
14	14,128.88
15	11,678.01
16	15,296.53
17	13,382.91
18	10,662.14
19	13,815.51
20	12,975.87
21	13,834.14
22	11,359.60
23	8,505.19
24	8,851.27
25	9,753.82
26	11,601.44
27	14,679.47
28	19,036.33
29	10,434.91
30	9,270.81

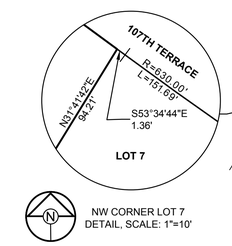
LOT #	AREA (SF)
31	9,446.36
32	10,948.11
33	9,438.12
34	9,468.52
35	9,706.94
36	9,893.73
37	10,790.00
38	9,100.00
39	9,100.00
40	9,100.00
41	10,313.70
42	13,904.33
43	12,017.79
44	9,404.42
45	10,057.82
46	13,134.26
47	10,824.44
TRACT "A"	36,216.48
TRACT "B"	106,856.93
TOTAL of LOTS & TRACTS	662,040.2
R/W	199,789.22



SECTION 8-13-23

LOCATION MAP

SCALE 1" = 2000'



NW CORNER LOT 7
DETAIL, SCALE: 1"=10'

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

DESCRIPTION:

Part of the Southeast One-Quarter 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 Northeast corner of the said Southeast One-Quarter; thence South 87 degrees 47 minutes 46 seconds West, along the North line of the said Northwest One-Quarter a distance of 907.17 feet to the Northeast corner of Tract "N", HIDDEN LAKE ESTATES, THIRD PLAT, a subdivision in the said City of Olathe; thence South 32 degrees 05 minutes 49 seconds West, along the East line of said Tract "N" for a distance of 275.72 feet to the POINT OF BEGINNING, said point being the Southeast corner of said Tract "N"; thence South 70 degrees 26 minutes 34 seconds East, a distance of 123.33 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 225.00 feet, a central angle of 12 degrees 13 minutes 06 seconds and an arc length of 47.98 feet; thence South 58 degrees 13 minutes 28 seconds East, a distance of 39.59 feet; thence North 31 degrees 46 minutes 32 seconds East, a distance of 14.00 feet; thence South 58 degrees 13 minutes 28 seconds East, a distance of 50.00 feet; thence South 31 degrees 46 minutes 32 seconds West, a distance of 36.68 feet; thence South 58 degrees 13 minutes 28 seconds East, a distance of 130.00 feet; thence North 31 degrees 46 minutes 32 seconds East, a distance of 85.16 feet; thence South 27 degrees 44 minutes 46 seconds East, a distance of 178.92 feet; thence South 19 degrees 01 minutes 53 seconds East, a distance of 254.79 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of South 66 degrees 04 minutes 10 seconds West, a radius of 530.00 feet, a central angle of 06 degrees 03 minutes 24 seconds and an arc length of 56.03 feet; thence South 72 degrees 07 minutes 30 seconds West, a distance of 116.92 feet; thence South 00 degrees 07 minutes 30 seconds West, a distance of 103.02 feet; thence South 09 degrees 59 minutes 54 seconds West, a distance of 66.88 feet; thence South 20 degrees 36 minutes 04 seconds West, a distance of 64.37 feet; thence South 26 degrees 05 minutes 22 seconds West, a distance of 293.00 feet; thence South 63 degrees 54 minutes 38 seconds East, a distance of 9.56 feet; thence South 26 degrees 05 minutes 22 seconds West, a distance of 190.42 feet; thence South 24 degrees 42 minutes 37 seconds West, a distance of 42.40 feet to the Northeast corner of Lot 2, CEDAR CREEK CORPORATE E.J., SECOND PLAT, a subdivision in the said City of Olathe; thence long the North line of said Lot 2 for the following two courses, North 66 degrees 56 minutes 39 seconds West, a distance of 269.29 feet; thence South 64 degrees 44 minutes 31 seconds West, a distance of 469.71 feet; thence North 89 degrees 08 minutes 06 seconds West, a distance of 201.35 feet; thence North 31 degrees 41 minutes 42 seconds East, a distance of 494.32 feet; thence North 85 degrees 37 minutes 29 seconds East, a distance of 20.00 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of North 04 degrees 22 minutes 31 seconds West, a radius of 50.00 feet, a central angle of 55 degrees 30 minutes 25 seconds and an arc length of 48.44 feet; thence North 38 degrees 52 minutes 06 seconds West, a distance of 10.00 feet; thence North 31 degrees 41 minutes 42 seconds East, a distance of 486.85 feet; thence North 53 degrees 34 minutes 44 seconds West, a distance of 92.95 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of South 38 degrees 05 minutes 25 seconds West, a radius of 1030.00 feet, a central angle of 00 degrees 57 minutes 22 seconds and an arc length of 17.19 feet; thence North 50 degrees 57 minutes 13 seconds West, a distance of 60.00 feet to a point of curvature; thence along a curve to the left having an initial tangent bearing of North 39 degrees 02 minutes 47 seconds East, a radius of 970.00 feet, a central angle of 07 degrees 16 minutes 15 seconds and an arc length of 123.09 feet; thence North 31 degrees 46 minutes 32 seconds East, a distance of 37.62 feet to the Southeast corner of Lot 116, HIDDEN LAKE ESTATES, FOURTH PLAT, a subdivision in the said City of Olathe; thence along the Southerly and Easterly lines of of said HIDDEN LAKE ESTATES, FOURTH PLAT for the following three courses, South 58 degrees 13 minutes 28 seconds East, a distance of 60.00 feet; thence North 31 degrees 46 minutes 32 seconds East, a distance of 239.00 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 630.66 feet, a central angle of 11 degrees 30 minutes 05 seconds and an arc length of 126.60 feet to the Southwest corner of said Tract "N", HIDDEN LAKE ESTATES, FIRST PLAT; thence South 56 degrees 27 minutes 40 seconds East, along the Southerly line of said Tract "N" a distance of 11.33 feet to the Point of Beginning, and containing 19.7849 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 VILLAS AT HIDDEN LAKE , FIRST PLAT.

The undersigned proprietor of said property shown on this plat does hereby dedicate those portions of the streets and roadways shown as 106th Terrace 107th Terrace, 107th Street, 108th Terrace, Shady Bend Road, Shady Bend Court, Castledown 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 these 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 "A/E and L/E" 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.

Tracts "A" and "B" shall be designated in their entirety as tree preservation easements and the tree preservations 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. Tracts "A" and "B" shall be owned and maintained by the Homes Association or their authorized representatives thereof and used for landscaping purposes.

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.

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 NOTE:

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

FLOOD NOTE:

Property lies within ZONE X (Areas determined to be outside the 02.% annual chance floodplain) as shown on FIRM MAP # 20091C0061G, revised August 3, 2009.

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.

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

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)
)ss.
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 same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

_____ My Commission Expires:_____
Notary Public

_____
Print Name

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.

AARON T. REUTER LICENSED LS-1429 KANSAS LAND SURVEYOR

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

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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 #LA-29 #LS-54

DATE 4-30-2020	FINAL PLAT OF VILLAS AT HIDDEN LAKE FIRST PLAT
DRAWN BY ATR	
CHECKED BY JWT	
PROJ. NO. 20-034	SHEET NO. 1