

JOHN A. BARTLETT
REGISTERED
OF DEEDS
JOHNSON COUNTY, KANSAS

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127TH STREET
NW 1/4 NE 1/4
PROJECT LOCATION
SW 1/4 SE 1/4
28
135TH STREET
SECTION 28-13-24
LOCATION MAP
SCALE 1" = 2000'

REVIEWED
John A. Bartlett 8/23/19
COUNTY CLERK
Deputy County Surveyor
Reviewed in accordance with
KSA 58-2001 to 2005
Deputy County Surveyor
DATE

FINAL PLAT OF
CRESTWOOD VILLAGE, SECOND PLAT
PART OF THE NW 1/4 OF SEC. 28-13-24, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

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 "CRESTWOOD VILLAGE, SECOND 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 heretofore 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 the 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 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 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".

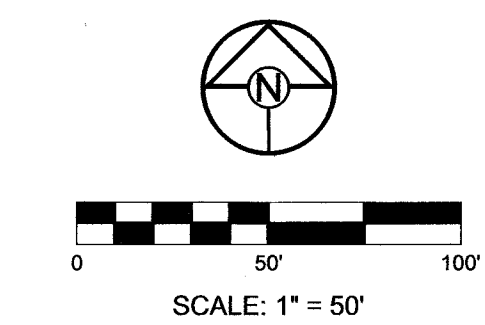
An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of sidewalks, upon and over those areas outlined and designated on this plat as "Sidewalk Easement" or "SWE" is hereby granted to the City of Olathe, Kansas. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "U/E" that crosses or intersects with a "SWE".

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 and 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". Tracts "I", "J" and "L" are hereby designated as "Stormwater Quality / Quantity Easement" or "BMP/E".

DESCRIPTION:

Part of the Northwest One-Quarter of Section 28, Township 13 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest corner of said Northwest One-Quarter; thence North 02 degrees 06 minutes 06 seconds West, along the West line of said Northwest One-Quarter, a distance of 550.18 feet to the POINT OF BEGINNING; thence continuing North 02 degrees 06 minutes 06 seconds West, along said West line a distance of 325.16 feet to the Southwest corner of "CRESTWOOD VILLAGE, FIRST PLAT", a subdivision of land in the City of Olathe, Johnson County, Kansas, thence along the South line of said "CRESTWOOD VILLAGE, FIRST PLAT" for the following sixteen courses, North 87 degrees 53 minutes 54 seconds East a distance of 578.77 feet, thence North 64 degrees 56 minutes 38 seconds East a distance of 50.00 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of North 25 degrees 03 minutes 22 seconds West, a radius of 275.00 feet, a central angle of 07 degrees 03 minutes 01 seconds and an arc length of 33.84 feet; thence North 64 degrees 56 minutes 38 seconds East a distance of 126.00 feet; thence South 77 degrees 54 minutes 10 seconds East a distance of 91.86 feet; thence South 00 degrees 30 minutes 02 seconds East a distance of 122.70 feet; thence South 18 degrees 51 minutes 29 seconds East a distance of 214.00 feet; thence South 00 degrees 34 minutes 41 seconds East a distance of 58.17 feet; thence South 30 degrees 31 minutes 41 seconds East a distance of 107.54 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of South 51 degrees 39 minutes 57 seconds West, a radius of 175.00 feet, a central angle of 12 degrees 27 minutes 42 seconds and an arc length of 38.06 feet; thence South 25 degrees 52 minutes 21 seconds East a distance of 50.00 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of North 64 degrees 07 minutes 39 seconds East, a radius of 225.00 feet, a central angle of 03 degrees 00 minutes 44 seconds and an arc length of 11.83 feet; thence South 35 degrees 15 minutes 51 seconds East a distance of 24.11 feet; thence North 54 degrees 44 minutes 09 seconds East a distance of 50.00 feet; thence North 69 degrees 47 minutes 10 seconds East a distance of 199.28 feet; thence North 87 degrees 54 minutes 56 seconds East a distance of 160.00 feet to the Southeast corner of said "CRESTWOOD VILLAGE, FIRST PLAT", said point also being on the West line of "EAST HEIGHTS", a subdivision of land in the City of Olathe, Johnson County, Kansas, and the East line of the Southwest One-Quarter of the said Northwest One-Quarter; thence along said West line of "EAST HEIGHTS" and said East line of the said Quarter-Quarter section, South 02 degrees 06 minutes 06 seconds East a distance of 477.78 feet to the Southwest corner of said "EAST HEIGHTS" and the Southeast corner of the said Quarter-Quarter section; thence South 87 degrees 41 minutes 55 seconds West, along the South line of the said Quarter-Quarter section a distance of 457.63 feet to the Southeast corner of said "BEAUTIFUL SAVIOR LUTHERAN CHURCH", a subdivision of land in the City of Olathe, Johnson County, Kansas; thence North 02 degrees 05 minutes 45 seconds West (Platted North 00 degrees 05 minutes 37 seconds East) along the East line of said "BEAUTIFUL SAVIOR LUTHERAN CHURCH" a distance of 250.25 feet (Platted 250.00) to the Northeast corner of said "BEAUTIFUL SAVIOR LUTHERAN CHURCH"; thence South 87 degrees 40 minutes 34 seconds West (Platted South 89 degrees 53 minutes 25 seconds West) a distance of 411.12 feet; thence North 02 degrees 07 minutes 51 seconds West a distance of 299.97 feet; thence South 87 degrees 42 minutes 48 seconds West a distance of 459.94 feet to the Point of Beginning, and containing 14.3449 acres, more or less.



- LEGEND:**
- FOUND 1/2" REBAR WITH KSL'S 54 CAP UNLESS OTHERWISE NOTED
 - FOUND MONUMENT AS NOTED
 - SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
 - EXISTING PLAT AND RAW LINES
 - EXISTING LOT AND PROPERTY LINES
 - LIMITS OF NO ACCESS
 - BUILDING LINE
 - RIGHT-OF-WAY
 - GAS LINE EASEMENT
 - KANSAS CITY POWER & LIGHT EASEMENT
- THE PLATS OF "FOREST HILLS" & "CRESTWOOD VILLAGE, FIRST PLAT"**
W LINE, NW 1/4, SEC. 28-13-24
N2°06'06"W

CONSENT TO LEVY:

The undersigned proprietors 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, CLAY BLAIR, III, President of CLAY BLAIR SERVICES CORPORATION, the Manager of CRESTWOOD VILLAGE, LLC has caused this instrument to be executed, this 27 day of June, 2019.

CRESTWOOD VILLAGE, LLC,
By: Clay Blair Services Corporation, Manager
Clay Blair
By: CLAY BLAIR, III, President

ACKNOWLEDGMENT:

STATE OF KANSAS)
COUNTY OF JOHNSON) ss.

BE IT REMEMBERED that on this 27 day of June, 2019, before me, the undersigned, a Notary Public in and for said County and State, came CLAY BLAIR, III, President of Clay Blair Services Corporation, the Manager of CRESTWOOD VILLAGE, LLC, 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.

Christanne M. Golding
Notary Public
My Commission Expires: 8/27/2022

Christanne M. Golding
Print Name

CHRISANNE M. GOLDING
NOTARY PUBLIC
STATE OF KANSAS
My App. Exp. August 27, 2022

POINT OF COMMENCING
SW CORNER, NW 1/4, SEC. 28-13-24
FOUND 2.5" BRASS CAP W/PUNCH MARK
IN MONUMENT BOX

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
33	12,602.52	44	15,752.31	55	13,526.47
34	12,879.43	45	18,886.81	56	13,263.77
35	14,229.07	46	19,267.19	57	16,689.62
36	16,642.31	47	16,037.04	TRACT "I"	101,698.51
37	20,400.93	48	13,457.02	TRACT "J"	24,117.82
38	16,759.19	49	13,363.48	TRACT "K"	8,123.22
39	10,871.99	50	13,453.99	TRACT "L"	17,014.95
40	15,069.54	51	11,869.12	RIGHT OF WAY	AREA (SF)
41	11,905.45	52	15,939.15	W 130TH ST & S CONSTANCE ST	58,989.81
42	17,301.96	53	16,577.25	RAW ALDEN ST	21,442.05
43	14,210.97	54	13,018.01	RAW BLACK BOB	19,503.97
				TOTAL RW	99,935.83

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 5-21-2018. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Aaron T. Reuter - Land Surveyor
K#S LS-1429

LS-1429
6-25-2019
KANSAS
LAND SURVEYOR

RESTRICTIONS:

Tracts "I", "J", "K" and "L" shall be owned and maintained by the CRESTWOOD VILLAGE Homes Association or their authorized representatives thereof and used for landscaping purposes and open space. It is the CRESTWOOD VILLAGE Homes Association or their authorized representatives thereof permanent responsibility and authority to enter upon the said landscape tracts to maintain, plant, replant, replace, mow, clip, trim, spray, chemically treat, repair, and otherwise maintain any and all grass, trees, shrubs, flowers, plants, fences, and walls. Deed restrictions shall be recorded with the Register of Deeds of Johnson County concurrently with the recording of the final plat.

The maintenance of all water quality BMP's within Tracts "I", "J" and "L" are to be maintained by CRESTWOOD VILLAGE Homes Association and the property owners and their successors and assigns.

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 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.

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 8th day of October, 2018.

W.M. Rinke
Chairman, C.S. VAKAS
Vice Chairman, W.M. Rinke

APPROVED by the Governing Body of the City of Olathe, Johnson County, Kansas, this 16th day of October, 2018.

Michael J. Gopeland
Mayor Pro Tem, Jim Randall
Mayor MICHAEL GOPELAND
Deputy City Clerk, DAVID J. BRYANT III, MMC

SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400

DATE 01-07-2019
DRAWN BY JMT
CHECKED BY AR
PROJ. NO. 18-100

FINAL PLAT OF
CRESTWOOD VILLAGE
SECOND PLAT
SHEET NO. 1 OF 1