



2016-05
BK 2100000
PL 2100000
Page: 1
F: \$32.00
10:48 AM
Register of Deeds
10000004567

REVIEWED
John A. Bartolo
CLERK
My signature
7/16/18
Reviewed in accordance with
KSA 59-201 to 305
Signature
7/16/18
DEPUTY COUNTY SURVEYOR
Signature
7/16/18

LOT #	AREA (SF)
1	13,526.06
2	15,725.01
3	13,913.60
4	14,402.65
5	18,368.69
6	17,155.98
7	20,005.71
8	18,579.30
9	18,105.28
10	18,794.20
11	17,106.13
12	17,607.28
13	16,577.44
14	14,327.44
15	12,348.00
16	11,844.00
17	12,915.91
18	15,855.38
19	16,295.11
20	12,587.86
21	13,208.31
22	15,266.19
23	14,091.91
24	12,246.19
25	11,934.74
26	15,002.55
27	17,271.56
28	12,855.63
29	13,800.15
30	16,048.10
31	17,194.63
32	13,871.57
R/W	177,952.47
TRACT "A"	64,671.56
TRACT "B"	34,676.84
TRACT "C"	36,615.86
TRACT "D"	159,063.07
TRACT "E"	27,499.80
TRACT "F"	975.60
TRACT "G"	314.56
TRACT "H"	1,044.47

BLACK BOB
ROAD RIGHT-OF-WAY:
± 0.6168 ACRES
or 2675.19 sf.
(INCLUDED IN R/W IN TABLE)

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 15th day of January, 2018

CRESTWOOD VILLAGE, LLC,
By: Clay Blair Services Corporation, Manager

By: CLAY BLAIR, III, President

ACKNOWLEDGMENT:

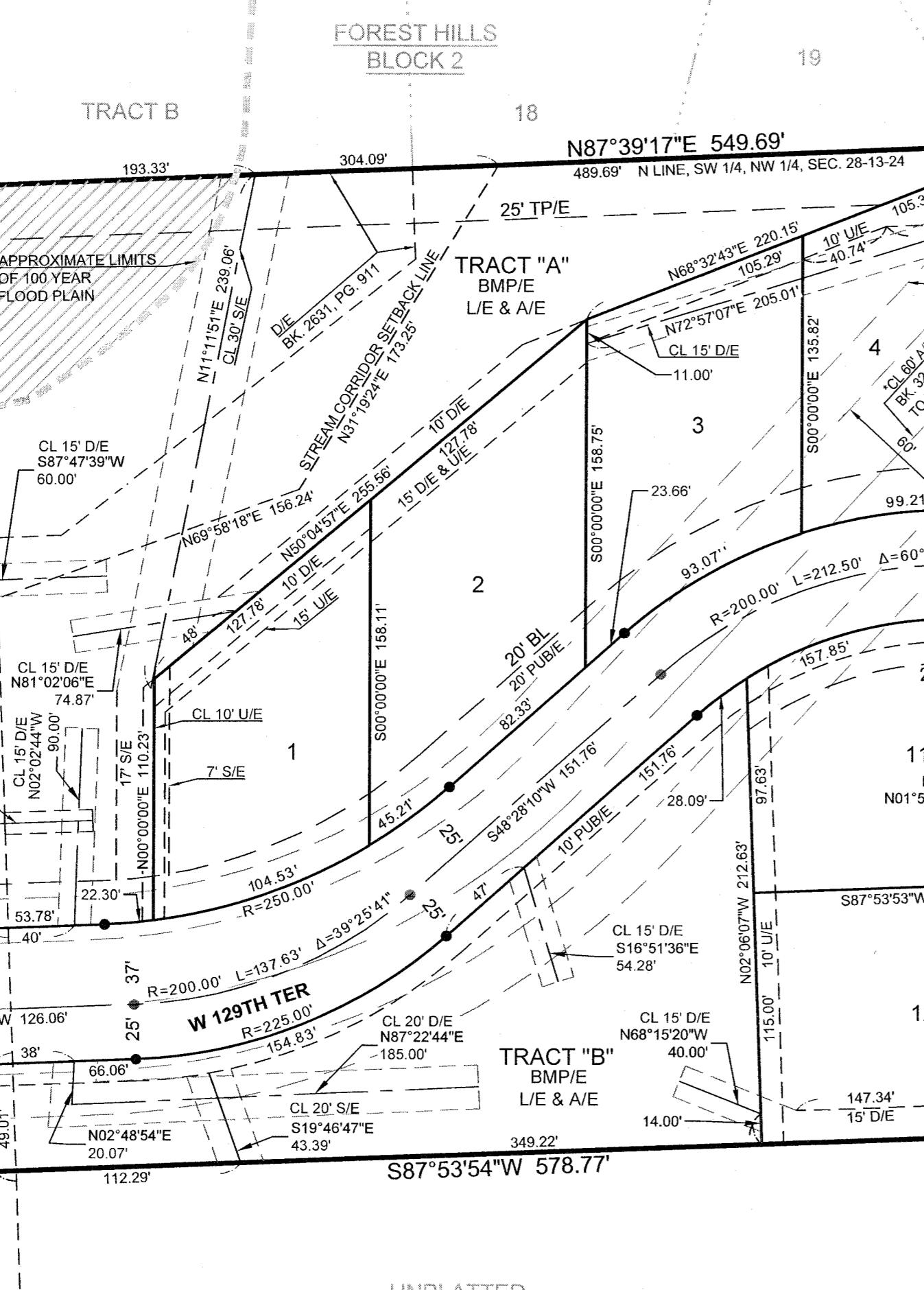
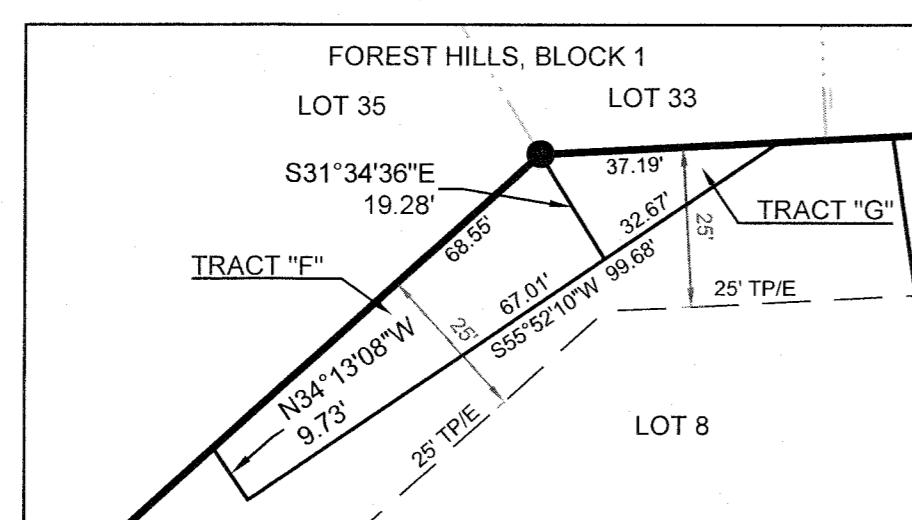
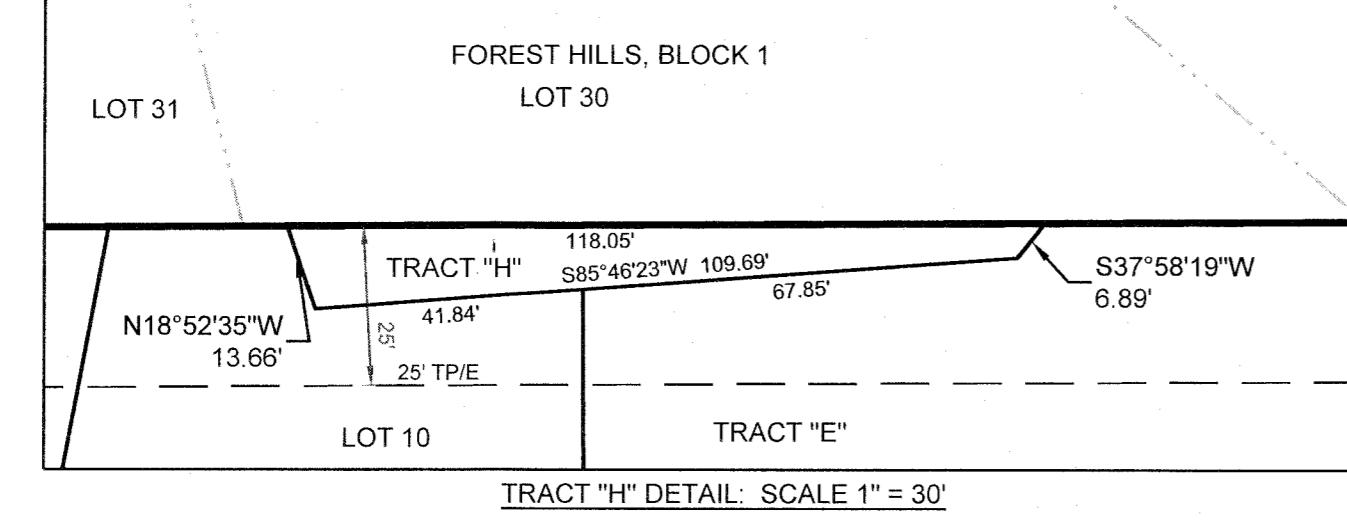
STATE OF KANSAS)
ss:
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 15th day of January 2018, 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: 3/27/2018

Christanne M. Golding
Print Name
ROTARY PUBLISHING
NOTARY PUBLIC
STATE OF KANSAS
My App. Exp. August 27, 2018



POINT OF BEGINNING



SCALE: 1" = 60'

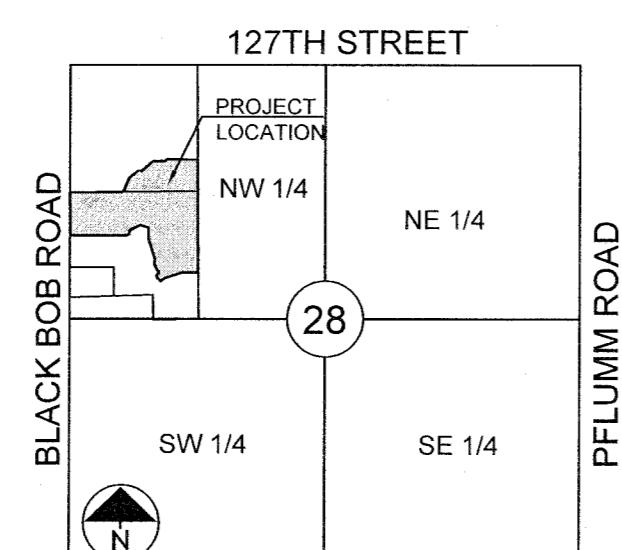
BASIS OF BEARINGS:

THE PLATE OF FOREST HILLS

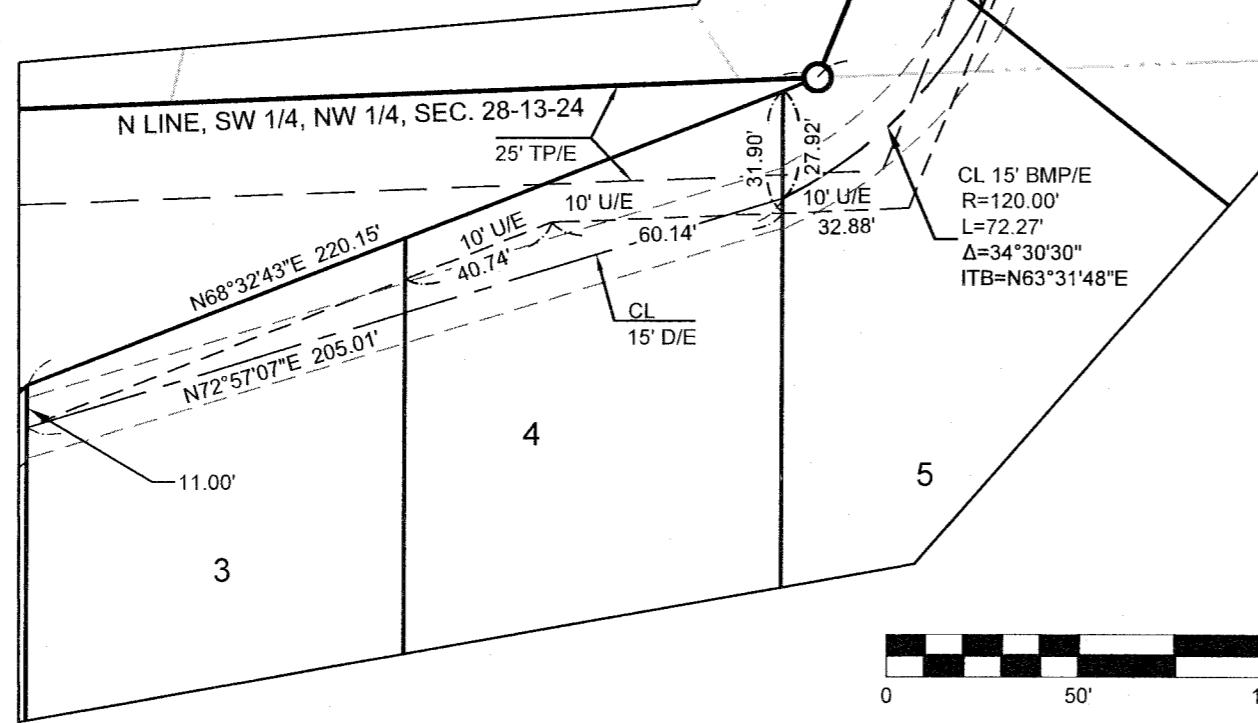
W LINE, NW 1/4, SEC. 28-13-24

N20606W

0 60' 120'



LOCATION MAP
SCALE 1" = 2000'



SCALE: 1" = 50'
EASEMENT DETAIL
LOTS 3-7

FINAL PLAT OF
CRESTWOOD VILLAGE, FIRST PLAT

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

LEGEND:

- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/L/S CAP UNLESS OTHERWISE NOTED
- EXISTING PLAT AND R/W/LINES
- EXISTING LOT AND PROPERTY LINES
- ACCESS
- LIMITS OF NO ACCESS
- BUILDING LINE
- RIGHT-OF-WAY
- GAS LINE EASEMENT
- KANSAS CITY POWER & LIGHT EASEMENT
- PC/P/T TICK MARK NO MONUMENT SET

Flood Note:

Part of Tract "A" lies within Zone AE (Base Flood Elevation determined). Scaled and shown herein from the Flood Insurance Rate Map 20091C0080G dated August 3, 2009. The remainder of property lies within flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain.

*EASEMENT VACATION/TERMINATION NOTES:

1. THE TERMINATION OF 60' INGRESS AND EGRESS EASEMENT, RECORDED AS DOCUMENT NO. 1964929, RECORDED AUGUST 6TH IN BOOK 3216, PAGE 805 HAS BEEN TERMINATED WITH DOCUMENT NO. 20170009861
2. THE VACATION OF THE FOLLOWING EASEMENTS DEDICATED TO THE CITY OF OLATHE ARE VACATED WITH THE RECORDING OF THIS PLAT.
 - a. THE STORM DRAINAGE AND GRADING EASEMENT RECORDED AS DOCUMENT NO. 1964926, RECORDED AUGUST 6TH IN BOOK 3216, PAGE 800
 - b. THE STORM DRAINAGE AND GRADING EASEMENT RECORDED AS DOCUMENT NO. 1964930, RECORDED AUGUST 6TH IN BOOK 3216, PAGE 806

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:

Commencing at the Southwest corner of said Northwest One-Quarter, a distance of 875.34 feet to the POINT OF BEGINNING, thence continuing North 02 degrees 06 minutes 02 seconds West, along said West line, a distance of 443.46 feet to the Southwest corner of the plat of "FOREST HILLS", said point also being the Northwest corner of the Southwest One-Quarter of the said Northwest One-Quarter, thence along the South line of said "FOREST HILLS" and the North line of the said Quarter-Quarter section, North 87 degrees 39 minutes 17 seconds East a distance of 549.69 feet; thence continuing along the South line of said "FOREST HILLS" North 22 degrees 02 minutes 02 seconds East a distance of 161.69 feet; thence deviating from said South line, North 53 degrees 03 minutes 32 seconds East a distance of 293.20 feet, along the Southeastern line of a tract of land as conveyed in Document No. 3018136 in Book 6259 at Page 263 a distance of 128.82 feet to a point of curvature on the South line of said "FOREST HILLS", said point being on the Westerly right-of-way of Constance Street, thence along the South line of said "FOREST HILLS" for three and the following four (4) courses, along the South line of said "FOREST HILLS" and the West line of said Quarter-Quarter section, South 02 degrees 05 minutes 04 seconds East, along said West line of "EAST HEIGHTS" and the East line of the Southwest One-Quarter of the said Northwest One-Quarter, a distance of 848.46 feet; thence South 87 degrees 44 minutes 09 seconds West a distance of 50.00 feet; thence North 47 minutes 10 seconds West a distance of 199.28 feet; thence South 87 degrees 44 minutes 09 seconds West a distance of 50.00 feet; thence North 33 degrees 15 minutes 51 seconds West a distance of 24.11 feet to a point of curvature; thence along a curve to the North 44 degrees 44 minutes 33 seconds West a distance of 225.22 feet, a central angle of 04 degrees 44 minutes 33 seconds, a radius 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 11.63 feet; thence North 29 degrees 22 minutes 44 seconds and an arc length of 38.00 feet; thence North 30 degrees 31 minutes 41 seconds West a distance of 107.54 feet; thence North 00 degrees 34 minutes 44 seconds and an arc length of 214.00 feet; thence North 00 degrees 30 minutes 02 seconds West a distance of 122.70 feet; thence North 77 degrees 54 minutes 10 seconds West a distance of 214.00 feet; thence along a curve to the left having an initial tangent bearing of South 18 degrees 00 minutes 22 seconds East, 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 South 64 degrees 56 minutes 38 seconds West a distance of 50.00 feet; thence South 87 degrees 53 minutes 54 seconds West a distance of 578.77 feet to the Point of Beginning, and containing 22.7651 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 "CRESTWOOD VILLAGE, FIRST PLAT".

The undersigned proprietor of said property shown on this plat does hereby dedicate those portions of the streets and roadways shown herein, together with all other parcels and parts of land 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 his successors and assigns for the location, construction and maintenance of conduits, water, gas and sewer pipes, poles and wires, surface drainage facilities, ducts and cables, sidewalks, etc., upon, 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, poles, wires, surface drainage facilities, ducts and cables, sidewalks, etc., upon, over and under the areas outlined and designated on this plat as "PUBIE" 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, 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 "UE".

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 to storm water drainage upon, over, or under the areas outlined and designated on this plat as "Stormwater Quality / Quantity Easement" or "BMPE". Tracts "A", "B", "C", "D" and "E" are hereby designated as "Stormwater Quality / Quantity Easement" or "BMPE".

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" is hereby reserved in favor of the CRESTWOOD VILLAGE Homes Association, their respective successors and assigns, for, 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, signage and all utilities, including, but not limited to, water, sewer, meter boxes, mail boxes, telephones, gas and electricity and such other purposes as the Association, their successors and assigns, may deem appropriate. Tracts "A", "B", "C", "D" and "E" are dedicated as "Landscape and Access Easement" or "L/AE".

An easement or license or right-of-way is hereby dedicated on this plat as "Tree Preservation Easement" or "TPE" is hereby dedicated to the Homeowners Association. Trees within the Tree Preservation Easement with a caliper dimension of "C" or larger shall not be removed without the express written consent of the Homeowners Association, unless such trees are dead, diseased, or pose a threat to the public or adjacent property. Maintenance of Tree Preservation Easements shall be the responsibility of the owners of the lots within which they are located. Maintenance shall include, but not be limited to removal of dead or diseased trees or trees posing a threat to the public or adjacent property.

A perpetual easement for pedestrian access over, under, across and upon the areas designated as "Pedestrian Access Easement" or "P/A" is hereby reserved by the undersigned proprietor, its heirs, assigns, or successors for ingress and egress of all owners and occupants of lots and parcels in this subdivision, their guests and invitees. No obstructions that would prohibit the free flow of pedestrian traffic shall be allowed to be constructed or maintained within said easement. CRESTWOOD VILLAGE Homes Association, their respective successors and assigns shall be responsible for the maintenance, repair, and/or replacement of the sidewalk and other amenities contained within said easement.

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:

Tracts "A", "B", "C", "D" and "E" shall be owned and maintained by the CRESTWOOD VILLAGE Homes Association or their authorized representatives thereof and used for landscaping purposes and open space.

The maintenance of all water quality BMP's within Tracts "A", "B", "C", "D" and "E" are maintained by CRESTWOOD VILLAGE Homes Association and the property owners and their successors and assigns.

Tract "F" is to be deeded to the owner of Lot 35, "FOREST HILLS, BLOCK 1".

Tract "G" is to be deeded to the owner of Lot 33, "FOREST HILLS, BLOCK 1".

Tract "H" is to be deeded to the owner of Lot 30, "FOREST HILLS, BLOCK 1".

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 set forth herein.

Notice: This property is located within or contains a designated 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 approved by the City.

APPROVALS:

APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas, this 14th day of August 2017.

Chairman, C.S. VAKAS

APPROVED by the Governing Body of the City of Olathe, Johnson County, Kansas, this 5th day of September 2017.

Mayor, MICHAEL COPLAND
Deputy City Clerk, DAVID H. BRYANT III, MMC

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FLOOR SURVEY PERFORMED ON 3-28-2017. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID A. RINNE
LICENSED LAND SURVEYOR
LS-1268
LAND SURVEYOR

DATE 01-25-2018
DRAWN BY JWT
CHECKED BY DAR
PROJ. NO. 16-069