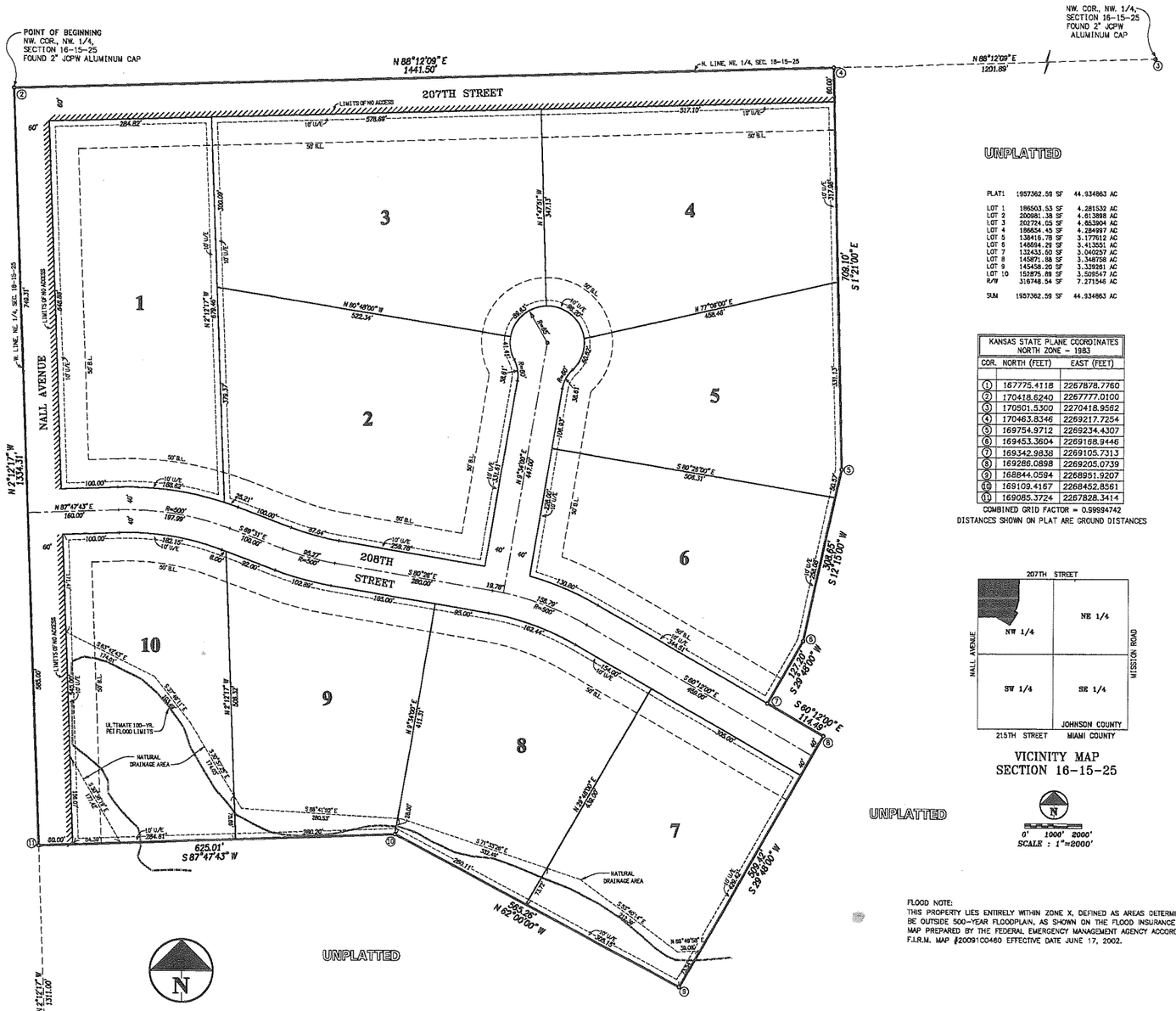
FINAL PLAT OF

OAKLEAF RIDGE, FIRST PLAT

A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF
SECTION 16, TOWNSHIP 15, RANGE 25,
IN AUBRY TOWNSHIP, JOHNSON COUNTY, KANSAS



PLAT:	1957362.59 SF	44.934863 AC
LOT 1	186503.53 SF	4.281532 AC
LOT 2	200981.38 SF	4.613898 AC
LOT 3	202724.03 SF	4.653904 AC
LOT 4	186634.43 SF	4.284997 AC
LOT 5	138418.78 SF	3.177812 AC
LOT 6	146884.29 SF	3.411551 AC
LOT 7	132433.68 SF	3.040259 AC
LOT 8	145871.88 SF	3.348758 AC
LOT 9	145458.20 SF	3.339281 AC
LOT 10	152875.88 SF	3.509547 AC
R/W	316748.54 SF	7.271546 AC
SUM	1957362.59 SF	44.934863 AC

KANSAS STATE PLANE COORDINATES NORTH ZONE - 1983		
COR.	NORTH (FEET)	EAST (FEET)
1	167775.4118	2267878.7760
2	170418.6240	2267777.0100
3	170501.5300	2270418.9582
4	170463.8346	2269217.7254
5	169754.9712	2269234.4307
6	169453.3604	2269168.9446
7	169342.9838	2269105.7313
8	169286.0898	2269205.0739
9	168844.0594	2268951.9207
10	169109.4167	2268452.8561
11	169085.3724	2267828.3414

COMBINED GRID FACTOR = 0.999934742
DISTANCES SHOWN ON PLAT ARE GROUND DISTANCES

VICINITY MAP
SECTION 16-15-25

0' 1000' 2000'
SCALE : 1"=2000'

FLOOD NOTE:
THIS PROPERTY LIES ENTIRELY WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO F.I.R.M. MAP #20091C0460 EFFECTIVE DATE JUNE 17, 2002.

NOTE:
1. THE MARAIS DES CYGNES WATERSHED IS CURRENTLY UNDER REGARDING, AMONG OTHER THINGS, THE ALLOWED LIMITS AND/OR BOUNDARY FOR DEVELOPMENT AND IS SHOWN HERE FOR INFORMATIONAL PURPOSES ONLY. THE FEMA 100 YEAR FLOOD PLAIN BOUNDARY DEFINES THE OFFICIAL FLOODPLAIN. HOWEVER, AS THE MARAIS DES CYGNES WATERSHED STUDY IS A MORE DETAILED FORECAST OF THE FUTURE LIMITS, IT HAS BEEN INCLUDED FOR REFERENCE.

2. NO DRIVEWAYS AREA ALLOWED IN AREAS MARKED ACCESS CONTROL.

3. THE NATURAL DRAINAGE AREA IS FOR SURFACE WATER DRAINAGE, AND NO BUILDINGS ARE ALLOWED IN THIS AREA.

4. BASEMENT DRAINS AND DAYLIGHT BASEMENTS SHALL NOT BE DRAINED BY GRADING INTO THE NATURAL DRAINAGE AREAS OR FLOOD PLAIN.

5. THE DEVELOPER DID NOT PAY INTO AN ESCROW ACCOUNT, SO LOTS ME BE INCLUDED IN A BENEFIT DISTRICT IF 207TH STREET AND/OR NALL AVENUE ARE IMPROVED.

LEGEND

- ○ DENOTES 1/2" IRON BAR W/#1145 CAP SET
- ● DENOTES 1/2" IRON BAR FOUND
- B.L. DENOTES BUILDING LINE
- U/E DENOTES UTILITY EASEMENT
- D/E DENOTES DRAINAGE EASEMENT
- \\\\ DENOTES LIMITS OF NO ACCESS
- DENOTES APPROXIMATE LIMITS OF 100-YR. FLOODPLAIN
- (10) DENOTES PLAT CORNER NUMBER

DESCRIPTION

A tract of land in the Northwest Quarter of Section 16, Township 15, Range 25, in Aubry Township, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Section 16; thence N 88°12'09" E, along the North line of the Northeast Quarter of said Section 16, a distance of 1441.50 feet; thence S 1°21'00" E, a distance of 709.10 feet; thence S 12°15'00" W, a distance of 308.65 feet; thence S 29°48'00" W, a distance of 127.20 feet; thence S 90°12'00" E, a distance of 114.49 feet; thence S 29°48'00" W, a distance of 509.42 feet; thence N 62°00'00" W, a distance of 565.26 feet; thence S 87°47'43" W, a distance of 625.01 feet to a point on the West line of the Northwest Quarter of said Section 16; thence N 2°12'17" W, along said West line, a distance of 1334.31 feet to the Point of Beginning, containing 44.9349 acres, more or less, of unplated land.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat which subdivision shall hereafter be known as "OAKLEAF RIDGE, FIRST PLAT".

DEDICATION

This Plat is considered to be a Development Project, and therefor is subject to a fee in lieu of park land dedication in the amount of $XXXX (1% of the fair market value), in accordance with the requirements of Johnson County Resolution No. 048-94.

An easement or license is hereby granted to Johnson County, Kansas to locate, construct maintain or authorize the location, construction, and maintenance of conduits, gas, water, sewer lines, poles, wires, and anchors and all or any of them over, under, or along the strips designated as "Utility Easement" or by the abbreviation "U/E" on the accompanying plat.

Street rights-of-way shown on the accompanying plat not heretofore dedicated to public use is hereby dedicated. Where prior easements rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated in accordance with the proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify Johnson County, Kansas from any expense incident to the relocation of any such existing utility installations within said prior easement.

The undersigned proprietor of the above described land hereby consents and agrees that the Board of County Commissioners of 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 dedicated, shall become and remain a lien on the remainder of such land fronting or abutting on such dedicated public way or thoroughfare.

RESTRICTIONS

All lots, parcels, tracts and properties in this subdivision shall hereafter be subject to the Declaration of Restrictions for "Oakleaf Ridge", which instrument is recorded in the Office of the Register of Deeds of Johnson County, Kansas, and which shall hereby become a part of the dedication of this plat as though fully set forth herein.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor have hereunto subscribed their name this _____ day of _____, _____.

OAKLEAF HOLDINGS, L.L.C., a Kansas Limited Liability Company

_____
Terry Oakleaf, Member

ACKNOWLEDGEMENT

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

BE IT REMEMBERED, that on this _____ day of _____, _____, before me, the undersigned, a Notary Public, in and for said County and State, came Terry Oakleaf, Member of Oakleaf Holdings, L.L.C., a Kansas Limited Liability Company, who is personally known to me to be the same person who executed as such member, the within instrument, and such person duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said County, the day and year last above written.

_____ My Appointment Expires: _____
Notary Public

APPROVALS

APPROVED by Aubry Township Zoning Board on this _____ day of _____, _____.

_____ _____
Chairman Secretary

APPROVED by the Board of County Commissioners of Johnson County, Kansas on this _____ day of _____, _____.

_____ _____
Chairman: Annabeth Surbaugh County Clerk: Beverly L. Baker

APPROVED by the County Engineer of Johnson County, Kansas this _____ day of _____, _____.

_____
County Engineer: Norman L. Bowers

I, Douglas E. Ubben, hereby certify that I have made a survey of the above described premises and the results of said survey are correctly represented on this plat.

_____
Date

_____
Douglas E. Ubben, Kansas R.L.S. # 1362

PEI
PLANNING
ENGINEERING
IMPLEMENTATION
PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

LEGAL CLOSURE: N = 0.006328' E = 0.001755' CLOSURE = 0.006567' PERIMETER = 5734.83' PRECISION = 1 : 873295