

FINAL PLAT OF HALL ACRES

A SUBDIVISION IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION 23, TOWNSHIP 14, RANGE 25
IN AUBRY TOWNSHIP, JOHNSON COUNTY, KANSAS



SCALE: 1" = 100'
0' 100' 200'

BEARING BASIS: STATE PLANE COORDINATE SYSTEM,
KANSAS NORTH ZONE NAD83 #1501

LEGEND

- DENOTES SET 1/2"x24" REBAR W/PHELPS
CLS-82 PLASTIC CAP
- DENOTES FOUND MONUMENT AS DESCRIBED
- ▲ SECTION CORNER

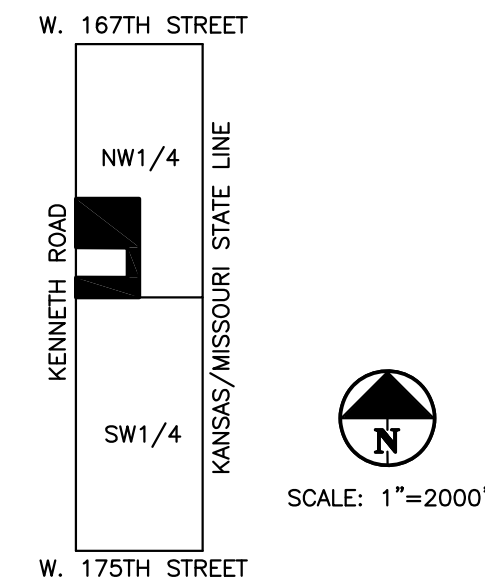
FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR COMMUNITY NO. 200159, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0115 G, AND DATED AUGUST 3, 2009.

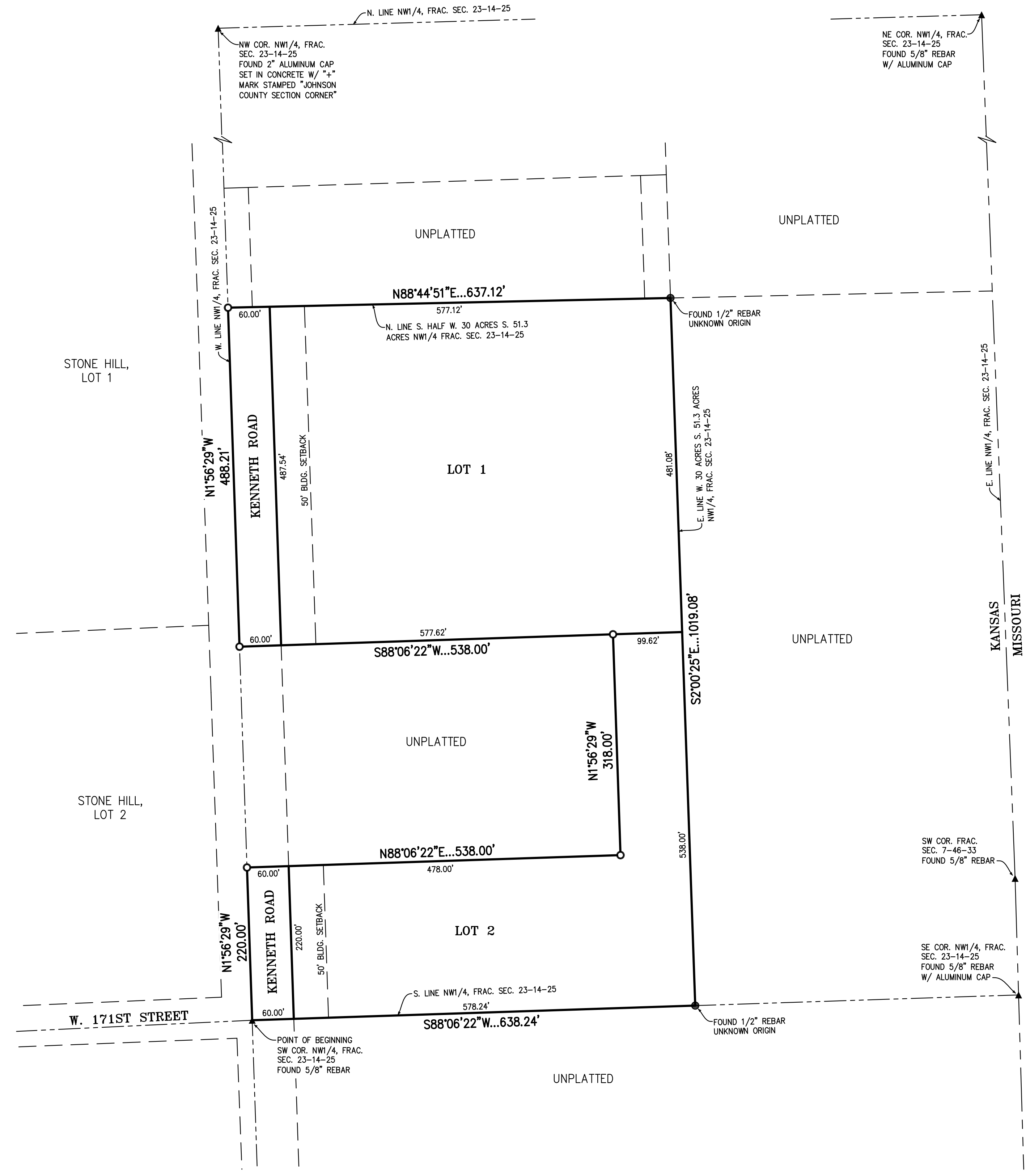
JOHNSON COUNTY DEVELOPMENT REQUIREMENTS/RESTRICTIONS:

1. ANY FUTURE DEVELOPMENT WHICH DISTURBS MORE THAN ONE ACRE SHALL REQUIRE A LAND DISTURBANCE (LD) PERMIT PRIOR TO AN LAND DISTURBING ACTIVITIES. A LD PERMIT IS REQUIRED FOR ANY LD ACTIVITIES THAT ARE PART OF A LARGER, PHASED, STAGED COMMON PLAN OF DEVELOPMENT THAT WILL DISTURB A CUMULATIVE TOTAL OF MORE THAN ONE ACRE OVER THE LIFE OF THE DEVELOPMENT.
2. A DRIVEWAY ENTRANCE PERMIT IS REQUIRED FOR ANY NEW RESIDENTIAL ENTRANCE. THE ENTRANCE SHALL CONFORM TO COUNTY STANDARDS FOR RESIDENTIAL ENTRANCES.
3. THIS PLAT IS NOT CONSIDERED A DEVELOPMENT PROJECT AND THEREFORE IS NOT SUBJECT TO THE PARK LAND DEDICATION REQUIREMENTS OF JOHNSON COUNTY RESOLUTION NO. 046-94.

AREA TABLE		
PLAT BNDY	481,010± SQ.FT.	11.042± ACRES
LOT 1	279,615± SQ.FT.	6.419± ACRES
LOT 2	158,923± SQ.FT.	3.648± ACRES
STREET R/W	42,472± SQ.FT.	0.975± ACRES



VICINITY MAP
FRAC. SEC. 23-14-25



LEGAL DESCRIPTION

All that part of the NW/4 of Fractional Section 23, Township 14 South, Range 25 East, in Aubry Township, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Southwest corner of the NW/4 of said Fractional Section 23; thence N 1° 56' 29" W, along the West line of the NW/4 of said Fractional Section 23, a distance of 220.00 feet; thence N 88° 06' 22" E, a distance of 538.00 feet; thence N 1° 56' 29" W, a distance of 318.00 feet; thence S 88° 06' 22" W, a distance of 538.00 feet, to a point on the West line of the NW/4 of said Fractional Section 23; thence N 1° 56' 29" W, along the West line of the NW/4 of said Fractional Section 23, a distance of 488.21 feet, to a point on the North line of the South half of the West 30 acres of the South 51.3 acres of the NW/4 of said Fractional Section 23; thence N 88° 44' 51" E, along said line, a distance of 637.12 feet, to a point on the East line of the West 30 acres of the South 51.3 acres of the NW/4 of said Fractional Section 23; thence S 2° 00' 25" E, along said line, a distance of 1019.08 feet, to a point on the South line of the NW/4 of said Fractional Section 23; thence S 88° 06' 22" W, along the South line of the NW/4 of said Fractional Section 23, a distance of 638.24 feet, to the point of beginning, containing 11.042 acres, more or less, of unplatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "HALL ACRES".

DEDICATION

The undersigned proprietor of said property shown on this plat does hereby dedicate over, under, and through all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways and avenues not heretofore dedicated, a perpetual easement for the purpose of constructing, using, replacing, and maintaining public roadways, public ways and thoroughfares, including storm sewer, street lighting, sidewalks, trails, and appurtenant work in any part of the easement, including the right to clean, repair, maintain and replace the roadway, and for any future expansion of such facilities within the area of the easement together with the right of access to the easement and over the easement for these purposes. Where prior easement 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 proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agree and consents 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 assessment, 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 such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 2021.

OWNER: James J. Hall and Nancy E. Hall

By: _____
James J. Hall

By: _____
Nancy E. Hall

ACKNOWLEDGEMENT

STATE OF KANSAS)
) SS
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this _____ day of _____, 2021, before me, the undersigned, a Notary Public in and for said County and State, came James J. Hall and Nancy E. Hall, who are personally known to me to be such persons who executed the within instrument, and such persons duly acknowledged the execution of the same to be their free act and deed.

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

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

Approved by the Southeast Consolidated Zoning Board, Johnson County, Kansas, this _____ day of _____, 2021.

Jason Meier, Chairman

Approved by the Johnson County Engineer, this _____ day of _____, 2021.

Brian Pieteg, PE, County Engineer

Approved by the Johnson County Board of Commissioners, this _____ day of _____, 2021.

Ed Eiert, Chairman

Attest: _____
Lynda Sader, Deputy County Clerk

I, THOMAS D. PHELPS, HEREBY CERTIFY THAT IN JANUARY 2021, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

PHELPS ENGINEERING, INC.
PLANNING
ENGINEERING
IMPLEMENTATION
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