



Final Plat Tomahawk Hills Estates

A subdivision of land lying in the Southwest Quarter of Section 18, Township 12 South, Range 24 East in the City of Shawnee, Johnson County, Kansas

Property Description

All that part of an unplatted tract of land in the Southwest Quarter of Section 18, Township 12 South, Range 24 East, in the City of Shawnee, Johnson County, Kansas, more particularly described by Michael J. Bogina, Kansas PS-1655, of Olson, KSL-114, on August 19, 2022, as follows:

BEGINNING at the Northwest corner of said Section 18; thence North 87 degrees 19 minutes 45 seconds East, on the North line of said Southwest Quarter, a distance of 608.00 feet to a point; thence South 02 degrees 15 minutes 06 seconds East, departing said North line, a distance of 436.22 feet to the Southwest corner of Lot 30, Red Oak Hills Second Plat, a subdivision in the City of Shawnee, Johnson County, Kansas, said point also being on the East line of the West line of Replat of Red Oak Hills Second Plats 3, 7 thru 11 and Open Space, Block 2, a subdivision in the City of Shawnee, Johnson County, Kansas, a distance of 1425.65 feet to the said East line and on said West line, on said centerline, a distance of 1070.79 feet to a point on the West line of said Southwest Quarter; thence North 01 degree 52 minutes 05 seconds West, on said West line, a distance of 2049.52 feet to the POINT OF BEGINNING, containing 1,898,668 Square Feet, or 43.5874 Acres, more or less.

Dedication

The undersigned proprietor of the above 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 "Tomahawk Hills Estates."

The proprietors, successors, and assigns, of property described on this plat hereby dedicate to public use all land described on this plat as streets or public ways not heretofore dedicated. Acceptance of the dedication of land for public right-of-way purposes described on this plat is for the sole purpose of maintaining right-of-way, and does not constitute acceptance of any terms or conditions set forth in any agreement not shown on this plat.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest not shown on this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors, and assigns, of property shown on this plat hereby agree, jointly and severally, to indemnify the City of Shawnee, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

An easement is hereby granted to the City of Shawnee, Kansas, to enter upon, construct, maintain, use, and authorize the location of conduits for providing water, gas, cable, electric, sewer pipes, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, over, under, and across those areas outlined and designated on this plat as "Utility business in the City of Shawnee, Kansas."

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "SSE," on this plat, together with the right of ingress and egress over and through adjoining express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation therefor.

An easement is hereby granted to the City of Shawnee, Kansas, to enter upon, construct, maintain, and use conduits, sewer pipes, surface drainage facilities, etc., upon, over, under, and across those areas outlined and designated on this plat as "Drainage Easement" or "D/E" and, subject to the management by the City, to regulate the subordinate use of other easements by governmental or modification of any utility facility or other property improvement, including the removal of vegetation, determined by the City to impair the strength or interfere with the use and maintenance of any stormwater drainage facility or otherwise interfere with or obstruct the flow of surface drainage water.

An easement is granted to the City of Shawnee, Kansas, and the Homeowner's Association and the owners of each lot within Tomahawk Hills Estates to enter upon, construct, inspect, and maintain private stormwater detention and stormwater treatment facilities, within those areas outlined and designated on the plat as "Stormwater Management Easement" or "SME," and shall include the right of ingress and egress at all times to such areas, using such reasonable route across the lot as the property owner may designate. These areas shall be utilized for the purpose of constructing, inspecting, and maintaining private stormwater detention and stormwater treatment facilities. The perpetual maintenance of said facilities shall be the responsibility of the Homeowner's Association and instrument of writing and will be filed in the Register of Deeds Office of Johnson County, Kansas, and said agreement will thereby be made a part of the dedication of this plat as though fully set forth herein.

Areas designated on this plat as "Stream Corridor" are for the preservation and protection of stream corridors and other valuable aquatic riparian resources within the City. The Tomahawk Hills Estates Homeowner's Association, and owners of each lot within this plat are responsible for the perpetual maintenance of the Stream Corridor as outlined and designated on this plat, and as defined Maintenance Covenant approved by the City and filed with the Johnson County Register of Deeds. Restrictions on the use or alteration of the Stream Corridor apply.

Additionally, with the platting of a Stream Corridor, the Property Owner conveys the right to the City to allow for the use, construction, maintenance, and management of public recreational facilities, as well as related infrastructure and appurtenant work, within the limits of the Stream Corridor. This includes the construction of a Shared Use Path in accordance with the Shawnee Design and Construction Manual. Provided however, the cost of all related construction and maintenance of such facilities shall be the sole expense of Shawnee. Upon formal approval of plans by the Governing Body of Shawnee for the construction of a Shared Use Path and upon acceptance in writing by the Public Works Director of Shawnee certifying completion of the construction of the Shared Use Path as described in these plans, this conveyance shall automatically convert without any other required act, to a Shared Use Path Use and Maintenance Easement consisting of the area extending 10 feet in width along each side of the centerline of the trail as constructed on the property described in the Final Plat.

Execution

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed his name.

OWNER - Gatens Properties, LLC, a Kansas limited liability company

By: *[Signature]* Daniel W. Quinn, Mgr. Member

Signature Printed Name & Title

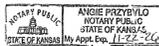
STATE OF KANSAS } SS

COUNTY OF JOHNSON }

Be it remembered, that on this 13 day of October 2022, before me, a notary public in and for said county and state, came Daniel W. Quinn, known to me to be the same person who executed the foregoing instrument of writing on and to be duly acknowledged the execution of the same to be the free act and deed of said owner.

In witness hereof, I have hereunto subscribed my name and affixed my notarial seal this day and year last above written.

[Signature] Notary: My appointment expires: 11-22-2026



Tracts A, B, C and D are intended to be Utility and Landscaping Easements, and will be owned and maintained by the subdivision's Homeowner's Association.

Tracts E and F are intended to be Stream Corridor Tracts, and will be owned and maintained by the subdivision's Homeowner's Association.

| Lot Number | Area (SF) | Area (Ac.) |
|------------|-----------|------------|
| 1 | 16,588 | 0.3808 |
| 2 | 12,717 | 0.2919 |
| 3 | 13,711 | 0.3148 |
| 4 | 15,618 | 0.3585 |
| 5 | 10,175 | 0.2336 |
| 6 | 17,437 | 0.4003 |
| 7 | 21,585 | 0.4955 |
| 8 | 10,590 | 0.2431 |
| 9 | 13,006 | 0.2986 |
| 10 | 10,470 | 0.2404 |
| 11 | 9,760 | 0.2241 |
| 12 | 9,750 | 0.2238 |
| 13 | 9,750 | 0.2238 |
| 14 | 9,750 | 0.2238 |
| 15 | 13,648 | 0.3133 |
| 16 | 14,367 | 0.3288 |
| 17 | 12,872 | 0.2955 |
| 18 | 20,844 | 0.4785 |

| Lot Number | Area (SF) | Area (Ac.) |
|------------|-----------|------------|
| 19 | 16,894 | 0.3878 |
| 20 | 16,973 | 0.3896 |
| 21 | 11,701 | 0.2686 |
| 22 | 27,779 | 0.6377 |
| 23 | 30,189 | 0.6930 |
| 24 | 21,196 | 0.4866 |
| 25 | 18,711 | 0.4295 |
| 26 | 15,814 | 0.3630 |
| 27 | 14,731 | 0.3382 |
| 28 | 20,761 | 0.4766 |
| 29 | 28,655 | 0.6578 |
| 30 | 15,689 | 0.3602 |
| 31 | 13,162 | 0.3022 |
| 32 | 11,810 | 0.2711 |
| 33 | 19,377 | 0.4448 |
| 34 | 19,873 | 0.4562 |
| 35 | 12,443 | 0.2857 |
| 36 | 11,668 | 0.2679 |

| Lot Number | Area (SF) | Area (Ac.) |
|------------|-----------|------------|
| 37 | 19,451 | 0.4452 |
| 38 | 10,080 | 0.2314 |
| 39 | 9,449 | 0.2169 |
| 40 | 9,622 | 0.2209 |
| 41 | 9,800 | 0.2250 |
| 42 | 15,561 | 0.3572 |
| 43 | 16,743 | 0.3844 |
| 44 | 13,198 | 0.3030 |
| 45 | 12,864 | 0.2953 |
| 46 | 10,390 | 0.2385 |
| 47 | 11,480 | 0.2635 |
| 48 | 12,674 | 0.2910 |
| 49 | 9,282 | 0.2131 |
| 50 | 10,911 | 0.2505 |
| 51 | 14,290 | 0.3281 |
| 52 | 13,666 | 0.3137 |
| 53 | 10,646 | 0.2444 |
| 54 | 13,651 | 0.3134 |

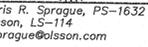
| Lot Number | Area (SF) | Area (Ac.) |
|------------|-----------|------------|
| 55 | 12,581 | 0.2888 |
| 56 | 9,750 | 0.2238 |
| 57 | 9,750 | 0.2238 |
| 58 | 12,835 | 0.2947 |
| 59 | 10,873 | 0.2496 |
| 60 | 11,329 | 0.2601 |
| 61 | 10,418 | 0.2392 |
| 62 | 9,856 | 0.2263 |
| 63 | 16,451 | 0.3777 |
| 64 | 9,765 | 0.2242 |
| 65 | 10,147 | 0.2329 |
| 66 | 11,589 | 0.2660 |
| 67 | 11,593 | 0.2661 |
| 68 | 11,773 | 0.2703 |
| 69 | 13,443 | 0.3086 |
| 70 | 14,706 | 0.3378 |
| 71 | 22,889 | 0.5255 |
| 72 | 17,151 | 0.3937 |

| Lot Number | Area (SF) | Area (Ac.) |
|------------------|-----------|------------|
| 73 | 18,784 | 0.4308 |
| Tract A | 10,016 | 0.2299 |
| Tract B | 26,228 | 0.6021 |
| Tract C | 8,082 | 0.1855 |
| Tract D | 444,611 | 10.2089 |
| Tract E | 35,567 | 0.8165 |
| Tract F | 16,897 | 0.3879 |
| Ogg Road | 16,215 | 0.3722 |
| Midland Road | 53,531 | 1.2289 |
| Ridgeview Road | 49,203 | 1.1295 |
| Oak Ridge Drive | 150,559 | 3.4564 |
| Central Street | 31,574 | 0.7248 |
| W. 68th Street | 16,500 | 0.3788 |
| Total | 1,898,668 | 43.5874 |
| Vacated Ogg Road | 23,797 | 0.5463 |

Certification: This is to certify that on November 3, 2022, this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for Boundary Surveys pursuant to K.A.R. 66-12-1.

Surveyor's Notes:

- Basis of Bearings: Held West Line, Southwest Quarter, Section 18, Township 12 South, Range 24 East = N01°52'05"W, Kansas Coordinate System 1983, North Zone. Distances shown hereon are ground distances in US Survey Feet.
- Subject Property lies within "Zone X - Areas determined to be outside the 0.2% annual chance floodplain," according to the FEMA Flood Insurance Rate Map Number 2009IC0019G, Revised August 3, 2009.
- Subject Property contains 1,898,668 Square Feet or 43.5874 Acres, more or less.
- This plat lies within the required minimum error of closure of 1:10,000.
- 53,351 Square Feet or 1.2289 Acres of Total Right-of-Way for Midland Drive is hereby dedicated to the City of Shawnee, Kansas, as shown hereon. 16,215 Square Feet or 0.3722 Acres of Total Right-of-Way for Ogg Road is hereby dedicated to the City of Shawnee, Kansas, as shown hereon. 49,203 Square Feet or 1.1295 Acres of Total Right-of-Way for Ridgeview Road is hereby dedicated to the City of Shawnee, Kansas, as shown hereon. 150,705 Square Feet or 3.4596 Acres of Total Right-of-Way for Oak Ridge Drive is hereby dedicated to the City of Shawnee, Kansas, as shown hereon. 31,574 Square Feet or 0.7248 Acres of Total Right-of-Way for Central Street is hereby dedicated to the City of Shawnee, Kansas, as shown hereon. 16,500 Square Feet or 0.3788 Acres of Total Right-of-Way for W. 68th Street is hereby dedicated to the City of Shawnee, Kansas, as shown hereon.



Chris R. Sprague, PS-1632
Olson, LS-114
csprague@olson.com

Approved by the Planning Commission of the City of Shawnee, Kansas on this 6th day of MARCH 2023

[Signature] Bruce Bienhoff, Chairman
[Signature] Joe Van Walleghem, Secretary

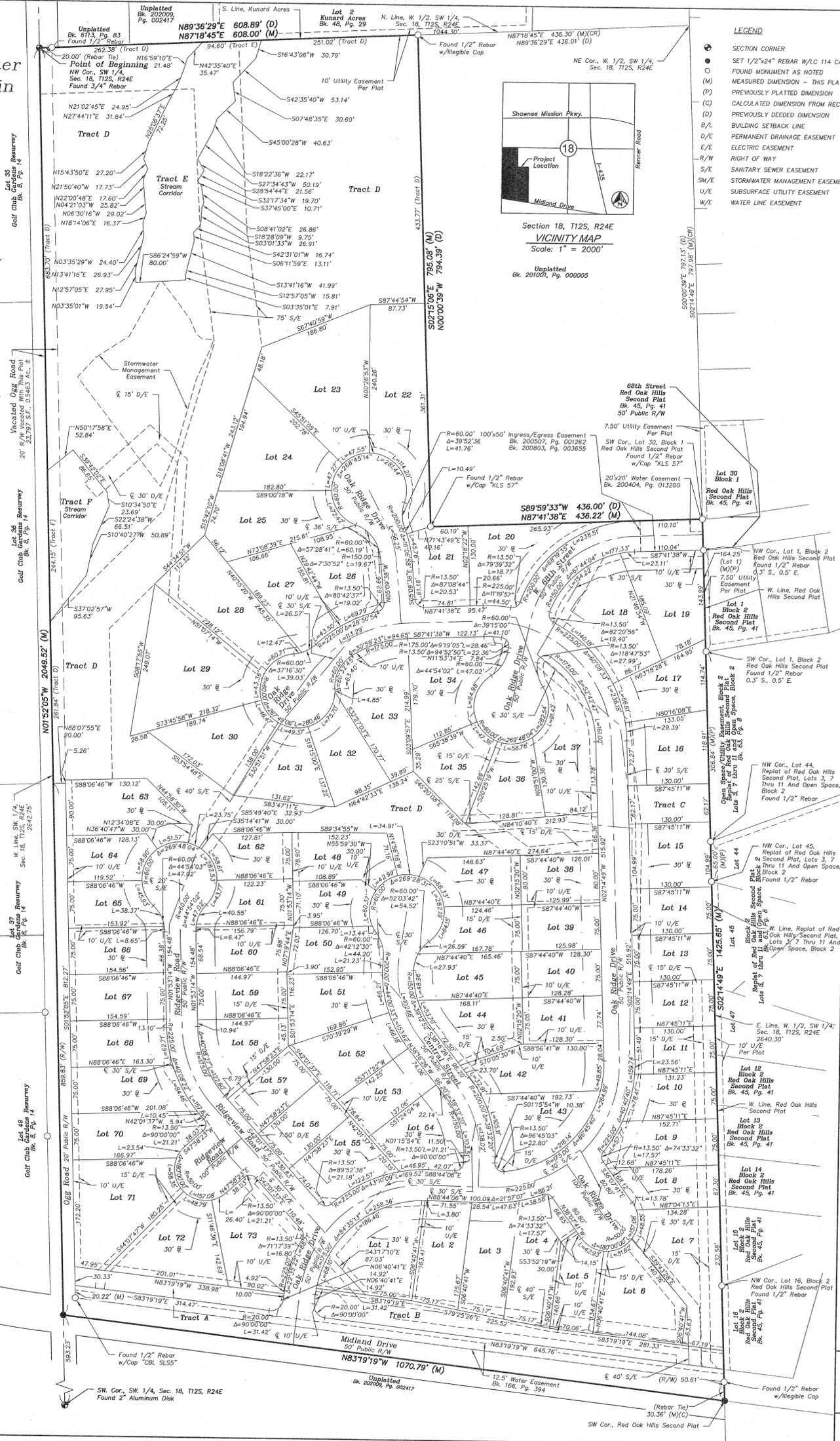
Approved by and lands dedicated for public purposes accepted hereby the Governing Body of the City of Shawnee, Kansas, on this 27th day of March 2023.

[Signature] Michael Sandifer, Mayor
[Signature] Stephanie Zaldivar, City Clerk



Property Owner/Prepared For:
Gatens Properties, LLC
15111 Metcalf Avenue
Overland Park, KS 66222

Prepared By:
Olson
7301 W. 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone (913) 381-1170



- ### LEGEND
- SECTION CORNER
 - SET 1/2" x 24" REBAR W/LC 114 CAP
 - FOUND MONUMENT AS NOTED
 - MEASURED DIMENSION - THIS PLAT
 - PREVIOUSLY PLATTED DIMENSION
 - CALCULATED DIMENSION FROM RECORD
 - PREVIOUSLY DEEDED DIMENSION
 - BUILDING SETBACK LINE
 - PERMANENT DRAINAGE EASEMENT
 - ELECTRIC EASEMENT
 - RIGHT OF WAY
 - SANITARY SEWER EASEMENT
 - STORMWATER MANAGEMENT EASEMENT
 - SUBSURFACE UTILITY EASEMENT
 - WATER LINE EASEMENT

Olson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170
www.olson.com

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|----------|------------|-----------------------|
| 1 | 2022.03.14 | Initial Plat |
| 2 | 2022.03.14 | Revised Plat |
| 3 | 2022.03.14 | Revised Plat |
| 4 | 2022.03.14 | Revised Plat |
| 5 | 2022.03.14 | Revised Plat |
| 6 | 2022.03.14 | Revised Plat |
| 7 | 2022.03.14 | Revised Plat |
| 8 | 2022.03.14 | Revised Plat |
| 9 | 2022.03.14 | Revised Plat |

drawn by: MJB

checked by: TBW

approved by: MJB

CAC/CC by: MJB

project no.: 022-03361

drawing no.: V.F.P. 2203361

date: 2022.11.02

REVISIONS

Final Plat

Tomahawk Hills Estates

A subdivision of land lying in the Southwest Quarter of Section 18, Township 12 South, Range 24 East

Shawnee, Johnson County, Kansas

SHEET

DWG: F:\2022\03001-03500\022-03361\40-Design\Survey\SRVY\SHEETS\V.F.P. 2203361.dwg
DATE: 03/13/2023 7:45am
USER: csprague

