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Electronic Recording		9/24/2020
Pages: 4	F: \$72.00	12:45 PM
Register of Deeds		T2020067915

COVER SHEET

TITLE OF DOCUMENT:

Stormwater Treatment Facility Maintenance Agreement

DATE OF DOCUMENT:

September 22, 2020

GRANTOR(S):

Wolf Run, LLC

GRANTEE:

Clayton Properties Group, Inc.

LEGAL DESCRIPTION:

Wolf Run 2nd Plat

REASON FOR CORRECTION:

This document will amend the Wolf Run 2nd Plat Stormwater Treatment Facility Maintenance Agreement previously recorded on 5/20/2020 on Book 202005, Page 8068 due to a change in the legal description. The corrected legal description is attached.

DO NOT WRITE, TYPE OR STAMP ANYTHING ABOVE THIS LINE OR IN THE MARGINS.

Map No. 81 Wolf Run 1st Plat PIP2019-00017 \$72

Stormwater Treatment Facility Maintenance Agreement

This Agreement made and entered into this 22 day of September, 2020, by WOLF RUN, LLC, (hereinafter referred to as "Property Owner")

RECITALS:

WHEREAS, the Property Owner is the owner of the following described real property (hereinafter, the "Property") located in the City of Overland Park, Johnson County, Kansas, to wit:

Final Plat of WOLF RUN - 2ND PLAT.

WHEREAS, the Property Owner desires to develop the Property; and

WHEREAS, The Chapter 16.210 of the Overland Park Municipal Code requires that on-site stormwater treatment facilities be constructed and adequately maintained by the property owner.

WHEREAS, the term "Property Owner" as used in this document shall refer to the current owner of the Property, as well as all subsequent owners of any portion of the property contained within said Plat. Where the context requires, this shall include, without being limited to, any or all of the following: subsequent owners of individual lots developed for single family ownership, a Homes or Business Association that may own any property held in common, or any other owners of land within the Property described in said Plat.

WHEREAS, Chapter 16.210 of the Overland Park Municipal Code requires the Property Owner to place certain restrictions and responsibilities on the use and maintenance of stormwater treatment facilities; and

WHEREAS, the stormwater treatment facilities are located on the property in the locations as shown on **Attachment A (The Plan)**.

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DO NOT WRITE, TYPE OR STAMP ANYTHING ABOVE THIS LINE OR IN THE MARGINS.

IN WITNESS WHEREOF, the undersigned have caused this maintenance agreement to be duly executed the day and year first written above.

PETITIONER

WOLF RUN, LLC

BY: Dennis Patterson
Dennis Patterson, Member

ACKNOWLEDGMENT

STATE OF Kansas)
) ss.
COUNTY OF Johnson)

BE IT REMEMBERED, That on this 22 day of Sept, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Dennis Patterson, Member Wolf Run, LLC who is personally known to me to be the same persons who executed the foregoing instrument of writing on behalf of Limited Liability Company, and said persons duly acknowledged the execution of the same to be the act and deed of the limited liability company.

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

My Commission Expires:
8/27/2022

Chrisanne M. Golding
Notary Public



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ATTACHMENT "A" STORMWATER TREATMENT FACILITY - NATIVE VEGETATION AND EXTENDED DRY DETENTION

ALL OF TRACT "E" AS PLATTED IN WOLF RUN, SECOND PLAT, A
SUBDIVISION IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY,
KANSAS EXCEPT THAT PART TAKEN AS ROAD RIGHT OF WAY.

ALLOWED MAINTENANCE OF THE STORMWATER TREATMENT FACILITY

1. REMOVAL OF DEAD TREES/BRUSH AND TRASH.
2. REMOVAL OF DEBRIS THAT COULD CAUSE FLOODING.
3. SELECTIVE TREE TRIMMING OR TREE REMOVAL TO MITIGATE SAFETY HAZARDS OR THAT COULD CAUSE FLOODING.
4. SELECTIVE (SPOT) CHEMICAL SPRAYING FOR NOXIOUS WEEDS.
5. CUTTING AND MOWING OF NON-WOODY VEGETATION OR OTHER MANAGEMENT PRACTICES SHOWN TO ENHANCE NATURAL CONDITIONS.
6. MAINTENANCE OF ALL CITY-APPROVED IMPROVEMENTS.
7. MAINTENANCE OF CITY-APPROVED BANK STABILIZATION MEASURES

PROHIBITED MAINTENANCE

1. CUTTING OR MOWING OF NON-WOODY VEGETATION MORE THAN ONCE PER YEAR
2. NON-SELECTIVE CHEMICAL SPRAYING.

MAINTENANCE REQUIREMENTS

1. RESPONSIBLE PARTY - WOLF RUN HOA.
2. MINIMUM FREQUENCY OF INSPECTION & MAINTENANCE OF STORMWATER TREATMENT FACILITY - ONCE PER YEAR.

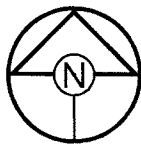
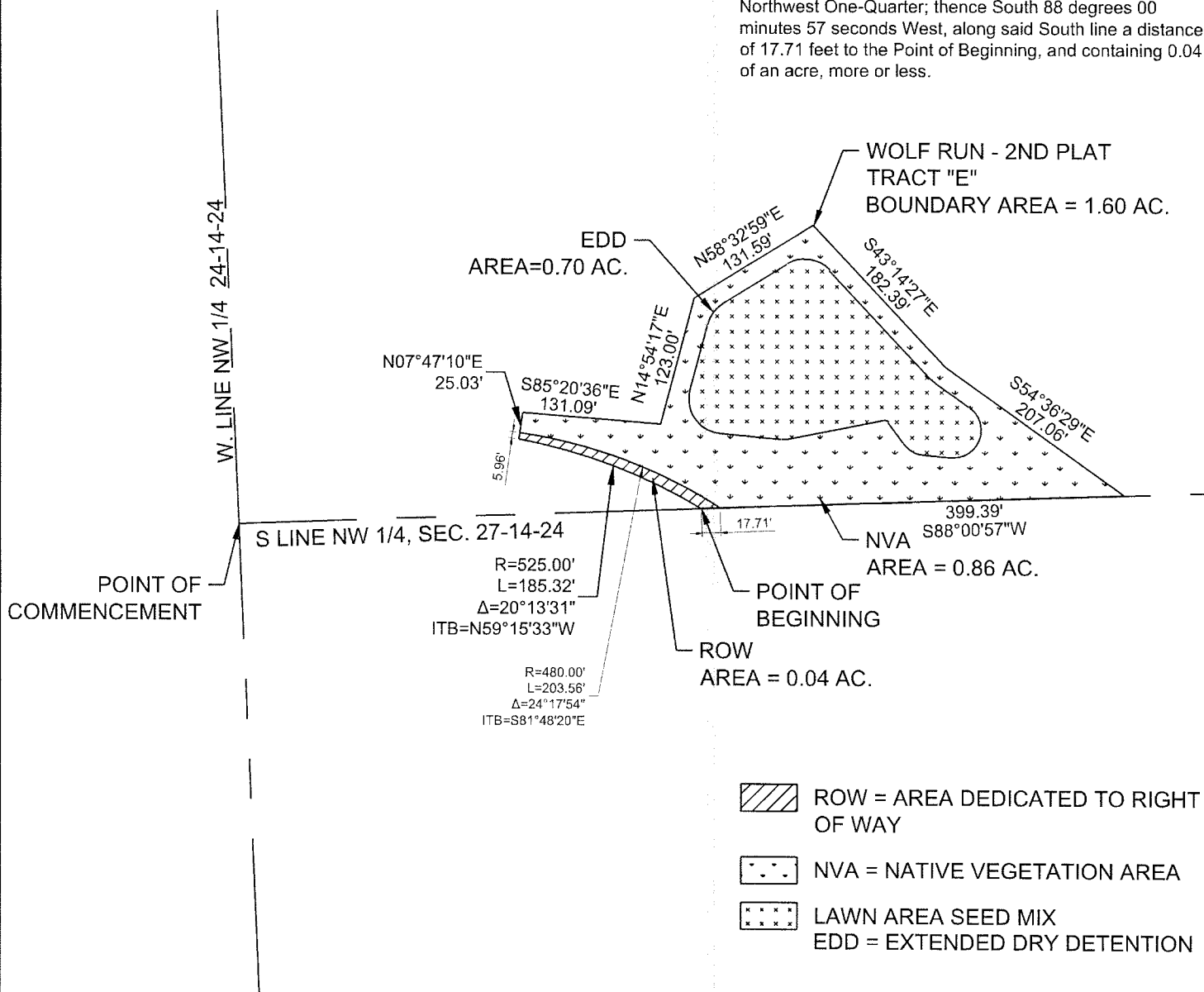
NOTE:

THE PLANNED USE FOR THE NATIVE VEGETATION AREA IS TO LEAVE IT IN A "NATURAL" CONDITION.

ROW DESCRIPTION:

A tract of land lying in the South Half of the Northwest One-Quarter of Section 27, Township 14 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas being more particularly described as follows:

COMMENCING at the Southwest corner of the said Northwest One-Quarter; thence North 88 degrees 00 minutes 57 seconds East, along the South line of the said Northwest One-Quarter a distance of 437.69 feet to the POINT OF BEGINNING; thence Northwesterly along a curve to the left, having an initial tangent bearing of North 59 degrees 15 minutes 33 seconds West, a radius of 525.00 feet, a central angle of 20 degrees 13 minutes 31 seconds and an arc length of 185.32 feet; thence North 07 degrees 47 minutes 10 seconds East, a distance of 5.96 feet; thence Southeasterly along a curve to the right, having an initial tangent bearing of South 81 degrees 48 minutes 20 seconds East, a radius of 480.00 feet, a central angle of 24 degrees 17 minutes 54 seconds and an arc length of 203.56 feet to a point on the South line of the said Northwest One-Quarter; thence South 88 degrees 00 minutes 57 seconds West, along said South line a distance of 17.71 feet to the Point of Beginning, and containing 0.04 of an acre, more or less.



DRAWN BY:	RPM
CHECKED BY:	DAR
DATE:	09/15/2020
PROJECT NO:	18-220
SCALE:	1" = 150'
SHEET	

SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

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