

## **ORDINANCE NO. 25-09**

**AN ORDINANCE APPROVING THE DESCRIPTION AND SURVEY OF LANDS NECESSARY FOR THE PURPOSE OF RECONSTRUCTING AND MAINTAINING THE I-35 & SANTA FE INTERCHANGE/SANTA FE CORRIDOR (RIDGEVIEW TO MUR-LEN) IMPROVEMENTS [CITY PROJECT NO. 3-C-025-18] AND PROCEEDING TO ACQUIRE CERTAIN REAL PROPERTY AND REAL PROPERTY INTERESTS IN THE CITY OF OLATHE, KANSAS AS AUTHORIZED IN RESOLUTION NO. 24-1064, PASSED AND APPROVED BY THE GOVERNING BODY ON NOVEMBER 19TH, 2024.**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS:**

**SECTION ONE:** The description and survey of lands necessary to acquire fee simple title to real property and other real property interests in the City of Olathe, Kansas for the I-35 & Santa Fe Interchange Reconstruction/Santa Fe Corridor (Ridgeview to Mur-Len) improvement project [City Project No. 3-C-025-18], as prepared by the City Engineer or designee and filed with the City Clerk pursuant to Resolution No. 24-1064, adopted by the Governing Body of the City of Olathe, Kansas, on November 19, 2024, is hereby approved.

**SECTION TWO:** The action of the Governing Body of the City of Olathe, Kansas, in acquiring fee simple title to real property and other real property interests in the City of Olathe, Kansas for the I-35 & Santa Fe Interchange Reconstruction/Santa Fe Corridor (Ridgeview to Mur-Len) improvement project [City Project No. 3-C-025-18] has been declared necessary by the Governing Body.

**SECTION THREE:** The acquisition of fee simple title to real property and other real property interests in the City of Olathe, Kansas for the I-35 & Santa Fe Interchange Reconstruction/Santa Fe Corridor (Ridgeview to Mur-Len) improvement project [City Project No. 3-C-025-18] by eminent domain will be in accordance with and under the provisions of Chapter 26 of the Kansas Statutes Annotated.

**SECTION FOUR:** There is hereby declared to be public necessity to acquire by eminent domain proceedings fee simple title for the I-35 & Santa Fe Interchange Reconstruction/Santa Fe Corridor (Ridgeview to Mur-Len) improvement project [City Project No. 3-C-025-18], to the following described real property located in the City of Olathe, Kansas:

See exhibits 14, 15, 16, 17, 18, 20, 21, 23, 46, 74, 76 and 79, which are attached hereto and incorporated herein by reference.

**SECTION FIVE:** The City Attorney for the City of Olathe, Kansas, is hereby directed, authorized and instructed to make proper application to a Judge of the District Court of Johnson County, Kansas, for the acquisition of fee simple title to such real

property in the City of Olathe, Kansas for the I-35 & Santa Fe Interchange Reconstruction/Santa Fe Corridor (Ridgeview to Mur-Len) improvement project [City Project No. 3-C-025-18], praying for condemnation thereof and the appointment of three disinterested residents of the county to assess, determine the damages and compensation resulting from such condemnation and for such other proceedings as may be required by law.

**SECTION SIX:** This Ordinance shall take effect and be in force from and after its passage and publication as provided by law.

**PASSED** by the Governing Body this \_\_\_\_ day of \_\_\_\_\_, 2025.

**SIGNED** by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
John W. Bacon  
Mayor

ATTEST:

\_\_\_\_\_  
Brenda D. Swearingian  
City Clerk

(Seal)

APPROVED AS TO FORM:

\_\_\_\_\_  
Ronald R. Shaver  
City Attorney

EXHIBIT 14

# CERTIFICATE OF SURVEY

SECTION 30, TOWNSHIP 13 SOUTH, RANGE 24 EAST  
OLATHE, JOHNSON COUNTY, KANSAS

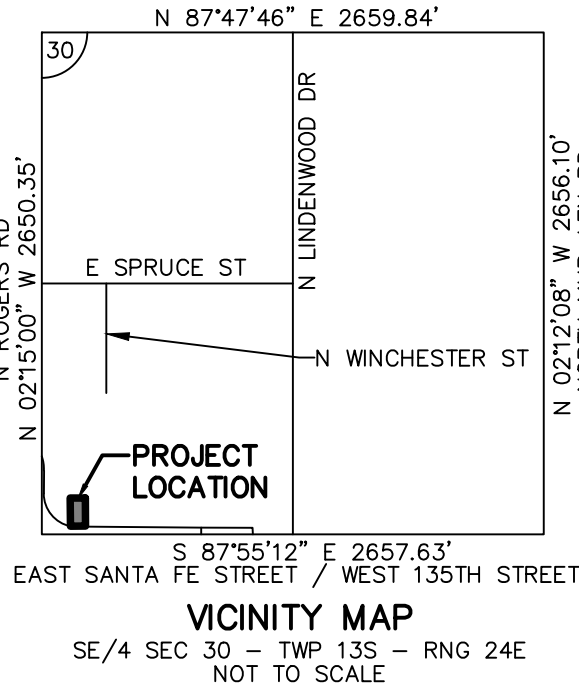
LOT 1  
UNITED INDUSTRIAL PARK  
(PLAT BK. 23, PG. 22)

SE CORNER, LOT 1  
MAG NAIL

## LEGEND:

- MONUMENT FOUND  
ORIGIN UNCERTAIN UNLESS  
OTHERWISE NOTED
- 1/2"x24" REBAR W/CLS 20 CAP  
(UNLESS NOTED OTHERWISE)
- (M) MEASURED VALUE
- (CM) CALCULATED MEASURED VALUE
- (D) DEED VALUE
- Ⓛ DEED IDENTIFIER

0 10 20 40  
8"x11" SCALE: 1" = 40'  
17"x22" SCALE: 1" = 20'



## HORIZONTAL AND VERTICAL DATUM:

UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES  
BASED ON THE KANSAS, NORTH ZONE (NAD 1983) (NAVD 1988)  
CAF: 0.99993494  
1 METER = 3.28083333 U.S. SURVEY FEET  
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES  
SCALED AROUND 0,0

## TITLE COMMITMENT:

ALPHA TITLE GUARANTY, INC.  
COMMITMENT NO.: 042480222-1  
EFFECTIVE DATE: JANUARY 8, 2025 AT 8:00 AM

## REFERENCE DOCUMENTS:

- KAREN G BROKENICKY, TRUSTEE OF KAREN G BROKENICKY REVOCABLE TRUST, TRUSATEE'S DEED, BOOK 201804, PAGE 008719, DATE RECORDED: APRIL 30, 2018.
- SARAH MARIE LLC, WARRANTY DEED, BOOK 201911, PAGE 003975, DATE RECORDED: NOVEMBER 13, 2019.
- TEMPLO CRISTIANO APOSENTO ALTO, INC, CORPORATION WARRANTY DEED, BOOK 201707, PAGE 004994, DATE RECORDED: JULY 13, 2017.
- MICHAEL T, LLC, WARRANTY DEED, BOOK 202112, PAGE 009465, DATE RECORDED DECEMBER 27, 2021.
- CITY OF OLATHE, KANSAS, DEDICATION OF DEDICATION, BOOK 4107, PAGE 500, DATE RECORDED: OCTOBER 19, 1993.
- CITY OF OLATHE, KANSAS, CONDEMNATION CASE 93C8596, BOOK 4029, PAGE 589, DATE RECORDED: AUGUST 10, 1993.

## REFERENCE PLATS:

- PETERS SUBDIVISION, PLAT BOOK 95, PAGE 31, DATE RECORDED: JUNE 12, 1996.

## DESCRIPTION:

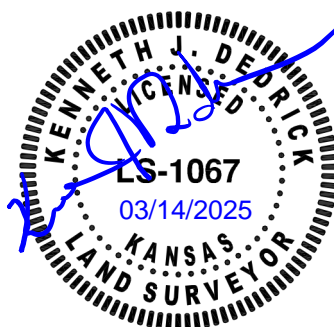
(TRUSTEE'S DEED, BOOK 201804, PAGE 008719 TRACT 1)  
THE WEST 110 FEET OF ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 13. RANGE 24, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 31, UNITED INDUSTRIAL PARK, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF AND 346.72 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE SOUTH 175.83 FEET TO THE NORTH RIGHT OF WAY LINE OF K-150 HIGHWAY; THENCE NORTH 89°50',45" WEST, ALONG SAID RIGHT OF WAY 215 FEET; THENCE NORTH 85°12',41" WEST ALONG SAID RIGHT OF WAY 11.03 FEET; THENCE SOUTH 89°50',45" EAST 226 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD. THE EAST LINE OF SAID WEST 110 FEET IS MEASURED AS RIGHT ANGLES TO AND IS PARALLEL WITH SAID WEST LINE, EXCEPT THAT PART IN ROAD.

## SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.  
THE FIELD WORK WAS COMPLETED ON 03-06-2025.  
DATE OF PLAT OR MAP: 03-13-2025.

## SURVEYORS NOTES:

- WEST LINE LOT 31 SET BY HOLDING PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 30, AND PLACED BY MONUMENTATION FOUND ON THE SOUTH LINE OF SPRUCE STREET.
- NORTH LINE OF APPARENT RIGHT-OF-WAY FOR SANTA FE SET 60' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER PER HIGHWAY PLANS PROJECT NO. 50-46-02-3(1).
- EAST LINE SET BY HELD MONUMENTATION.
- NORTH LINE SET BY HELD MONUMENTATION EXTENDED EASTERLY TO THE WEST LINE OF LOT 31.



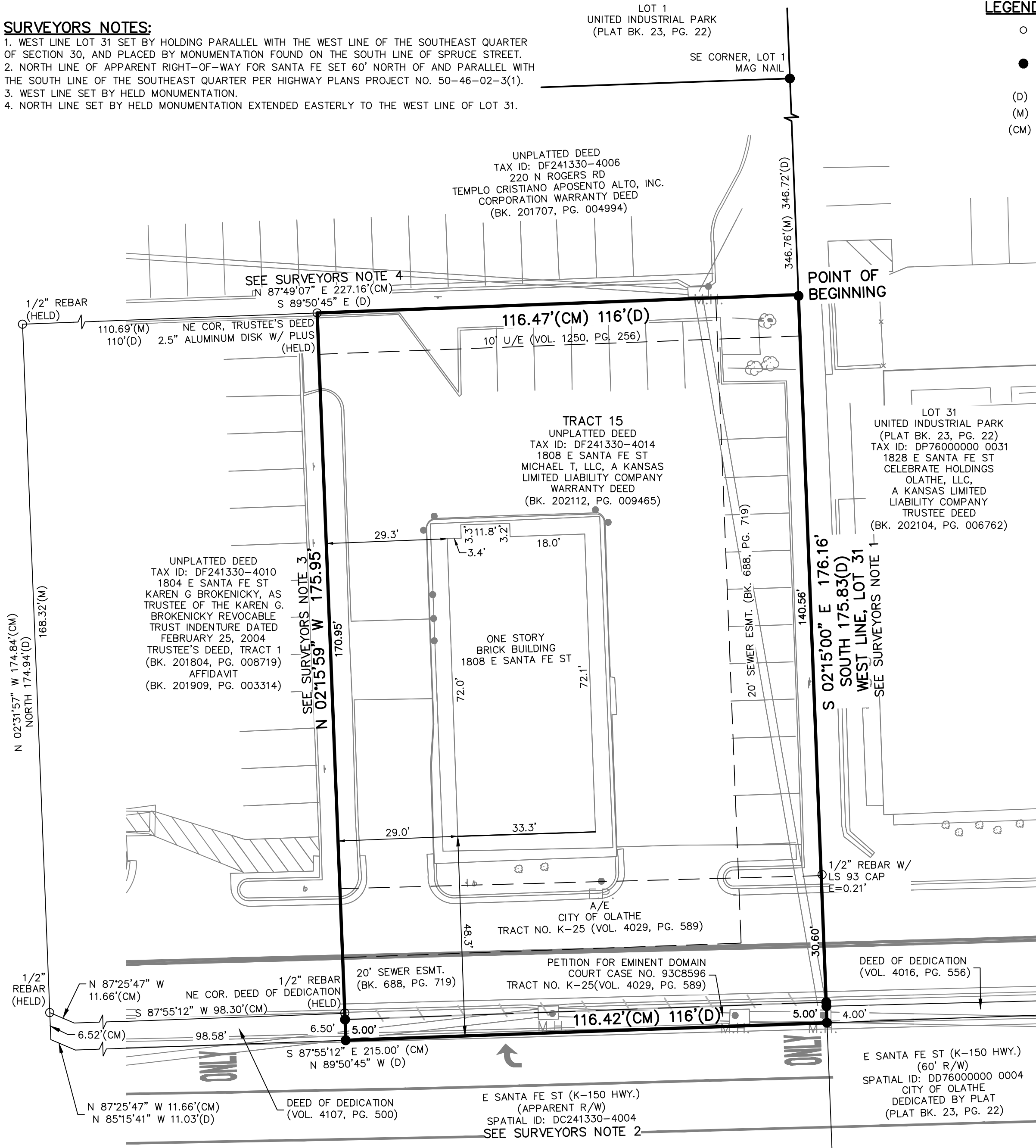
		14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH. (913) 894-5150 lx@kveng.com   www.kveng.com	PROJECT NO. <b>C21S0905</b> DRAWN BY <b>JDK</b> CHECKED BY <b>RAD</b> CFN <b>TRACT 14</b> SHEET <b>1 OF 1</b>
PROJECT: <b>SANTA FE - RIDGEVIEW TO MUR-LEN I-35 &amp; SANTA FE OLATHE, KS</b>		PREPARED FOR: <b>HNTB CORPORATION 7400 W 129TH STREET OVERLAND PARK, KS 66213</b>	
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26			



CERTIFICATE OF SURVEY  
SECTION 30, TOWNSHIP 13 SOUTH, RANGE 24 EAST  
OLATHE, JOHNSON COUNTY, KANSAS

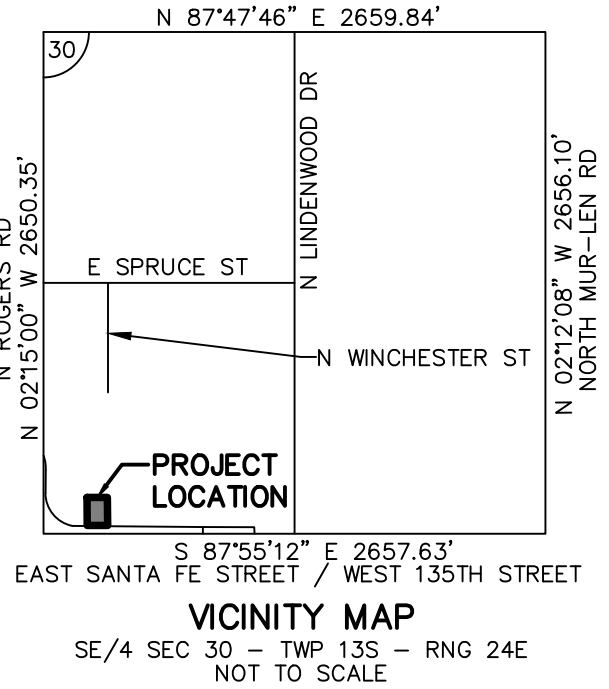
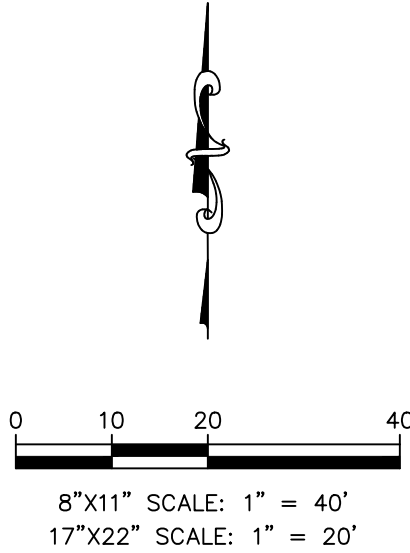
SURVEYORS NOTES:

- WEST LINE LOT 31 SET BY HOLDING PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 30, AND PLACED BY MONUMENTATION FOUND ON THE SOUTH LINE OF SPRUCE STREET.
- NORTH LINE OF APPARENT RIGHT-OF-WAY FOR SANTA FE SET 60' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER PER HIGHWAY PLANS PROJECT NO. 50-46-02-3(1).
- WEST LINE SET BY HELD MONUMENTATION.
- NORTH LINE SET BY HELD MONUMENTATION EXTENDED EASTERLY TO THE WEST LINE OF LOT 31.



LEGEND:

- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- SET 1/2"x24" REBAR W/CLS 20 CAP (UNLESS NOTED OTHERWISE)
- (D) DEED VALUE
- (M) MEASURED VALUE
- (CM) CALCULATED MEASURED VALUE



HORIZONTAL AND VERTICAL DATUM:

UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE KANSAS, NORTH ZONE (NAD 1983) (NAVD 1988)  
CAF: 0.99993494  
1 METER = 3.28083333 U.S. SURVEY FEET  
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES  
SCALED AROUND 0,0

TITLE COMMITMENT:

ALPHA TITLE GUARANTY, INC  
COMMITMENT NO.: 042480223-1  
EFFECTIVE DATE: JANUARY 24, 2025 AT 8:00 AM

REFERENCE DOCUMENTS:

- MICHAEL T, LLC, WARRANTY DEED, BOOK 202112, PAGE 009465, DATE RECORDED DECEMBER 27, 2021.
- KAREN G BROKENICKY, TRUSTEE OF KAREN G BROKENICKY REVOCABLE TRUST, TRUSTEE'S DEED, BOOK 201804, PAGE 008719, DATE RECORDED: APRIL 30, 2018.
- TEMPLO CRISTIANO APOSENTO ALTO, INC, CORPORATION WARRANTY DEED, BOOK 201707, PAGE 004994, DATE RECORDED: JULY 13, 2017.
- CITY OF OLATHE, KANSAS, DEDICATION OF DEDICATION, BOOK 4107, PAGE 500, DATE RECORDED: OCTOBER 19, 1993.
- CITY OF OLATHE, KANSAS, CONDEMNATION CASE 93C8596, BOOK 4029, PAGE 589, DATE RECORDED: AUGUST 10, 1993.
- CELEBRATE HOLDINGS OLATHE, LLC, TRUSTEE DEED, BOOK 202104, PAGE 006762, DATE RECORDED: APRIL 19, 2021

REFERENCE PLATS:

- UNITED INDUSTRIAL PARK, PLAT BOOK 23, PAGE 22, DATE RECORDED:FEBRUARY 1, 1961.

DESCRIPTION:

(WARRANTY DEED, BOOK 202112, PAGE 009465)  
THE EAST 116 FEET OF ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 13, RANGE 24, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 31, UNITED INDUSTRIAL PARK, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF, AND 346.72 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 1, OF SAID SUBDIVISION; THENCE SOUTH 175.83 FEET TO THE NORTH RIGHT OF WAY LINE OF HIGHWAY K-150; THENCE NORTH 89°50'45" WEST ALONG SAID RIGHT OF WAY, 215 FEET; THENCE NORTH 85°15'41" WEST ALONG SAID RIGHT OF WAY, 11.03 FEET; THENCE NORTH 174.94 FEET; THENCE SOUTH 89°50'45" EAST, 226 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS OR HIGHWAYS.

SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.  
THE FIELD WORK WAS COMPLETED ON 02-11-2025.  
DATE OF PLAT OR MAP: 02-25-2025.



 <b>KAW VALLEY ENGINEERING</b>		PROJECT NO. <b>C21S0905</b>
14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH. (913) 894-5150 lx@kveng.com   www.kveng.com		DRAWN BY <b>JDK</b>
PROJECT: <b>SANTA FE - RIDGEVIEW TO MUR-LEN I-35 &amp; SANTA FE OLATHE, KS</b>		CHECKED BY <b>RAD</b>
PREPARED FOR: <b>HNTB CORPORATION 7400 W 129TH STREET OVERLAND PARK, KS 66213</b>		CFN <b>TRACT 15</b>
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26		



# CERTIFICATE OF SURVEY

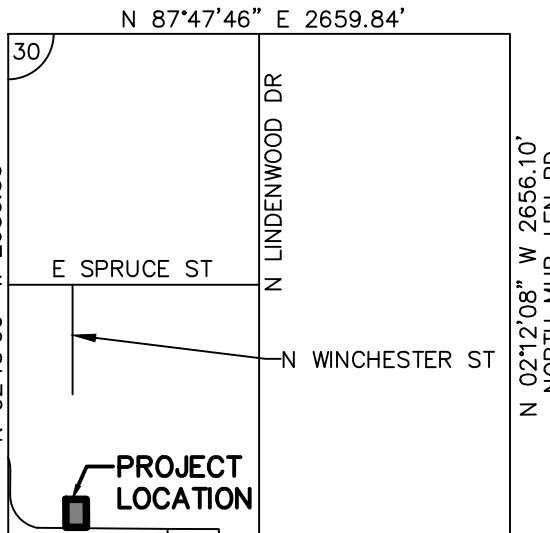
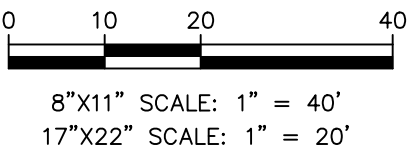
EXHIBIT 16

LOT 31, UNITED INDUCSTRIAL PARK  
OLATHE, JOHNSON COUNTY, KANSAS

## LEGEND:

- MONUMENT FOUND  
ORIGIN UNCERTAIN UNLESS  
OTHERWISE NOTED
- 1/2"x24" REBAR W/CLS 20 CAP  
(UNLESS NOTED OTHERWISE)
- (M) MEASURED VALUE
- (CM) CALCULATED MEASURED VALUE
- (P) PLAT VALUE

① DEED IDENTIFIER



S 87°55'12" E 2657.63'  
EAST SANTA FE STREET / WEST 135TH STREET  
**VICINITY MAP**  
SE/4 - SEC 30 - TWP 13S - RNG 24E  
NOT TO SCALE

## TITLE COMMITMENT:

ALPHA TITLE GUARANTY, INC.  
COMMITMENT NO.: 042480224-1  
EFFECTIVE DATE: JANUARY 24, 2025 AT 8:00 AM

## HORIZONTAL AND VERTICAL DATUM:

UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES  
BASED ON THE KANSAS, NORTH ZONE (NAD 1983) (NAVD 1988)  
CAF: 0.99993494  
1 METER = 3.28083333 U.S. SURVEY FEET  
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES  
SCALED AROUND 0.0

## SURVEYORS NOTES:

- WEST LINE LOT 31 SET BY HOLDING PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 30, AND PLACED BY MONUMENTATION FOUND ON THE SOUTH LINE OF SPRUCE STREET.
- SOUTH LINE LOT 31 SET BY 60' OFFSET FROM SOUTH SECTION LINE OF THE SOUTHEAST QUARTER AS SHOWN ON SAID PLAT.

## REFERENCE DOCUMENTS:

- CELEBRATE HOLDINGS OLATHE, LLC, TRUSTEE'S DEED, BOOK 202104, PAGE 006762, DATE RECORDED: APRIL 19, 2021.
- TEMPLO CRISTIANO APOSENTO ALTO, INC, CORPORATION WARRANTY DEED, BOOK 201707, PAGE 004994, DATE RECORDED: JULY 13, 2017.
- MICHAEL T, LLC, WARRANTY DEED, BOOK 202112, PAGE 009465, DATE RECORDED DECEMBER 27, 2021.
- M & M INVESTMENTS, LLC, SPECIAL WARRANTY DEED, BOOK 202011, PAGE 003810, DATE RECORDED: NOVEMBER 10, 2020.
- L. C. PROPERTIES, INC, KANSAS WARRANTY DEED, BOOK 201008, PAGE 001376, DATE RECORDED: AUGUST 04, 2010.
- CITY OF OLATHE, KANSAS, DEED OF DEDICATION, BOOK 4016, PAGE 556, DATE RECORDED: JULY 30, 1993.

## REFERENCE PLATS:

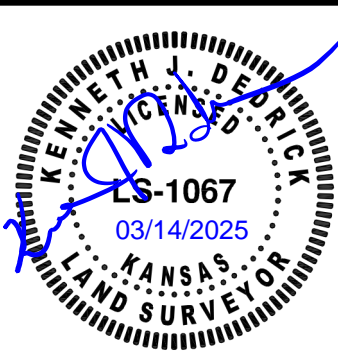
- UNITED INDUSTRIAL PARK, PLAT BOOK 23, PAGE 22, DATE RECORDED:FEBRUARY 1, 1961.

## DESCRIPTION:

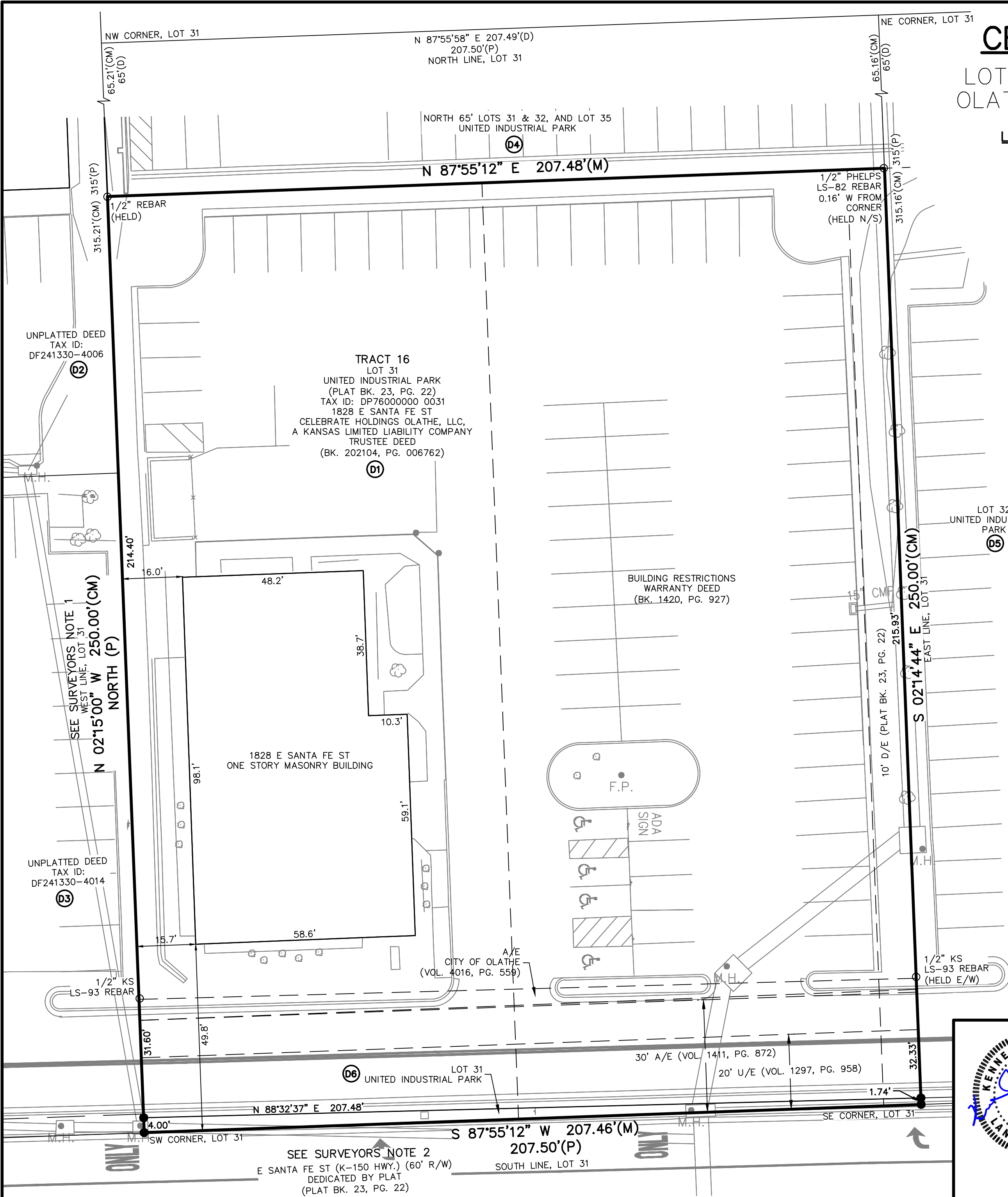
(TRUSTEE DEED, BOOK 202104, PAGE 006762)  
THE SOUTH 250 FEET OF LOT 31, UNITED INDUSTRIAL PARK, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, EXCEPT THAT PORTION THEREOF DEDICATED FOR PUBLIC STREET IN INSTRUMENT RECORDED IN BOOK 4016 AT PAGE 556

## SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.  
THE FIELD WORK WAS COMPLETED ON 03-06-2025.  
DATE OF PLAT OR MAP: 03-13-2025.

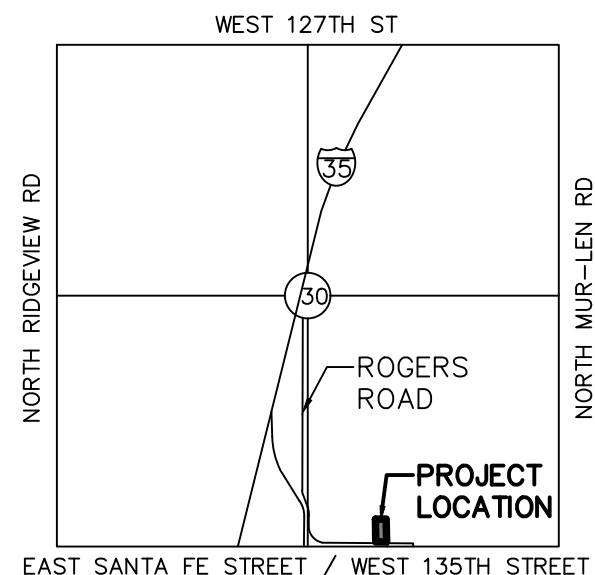


 <b>KAW VALLEY ENGINEERING</b>		PROJECT NO. <b>C21S0905</b>
14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH. (913) 894-5150 lx@kveng.com   www.kveng.com		DRAWN BY <b>JDK</b>
		CHECKED BY <b>RAD</b>
		CFN <b>TRACT 16</b>
		SHEET <b>1 OF 1</b>
PROJECT: <b>SANTA FE - RIDGEVIEW TO MUR-LEN I-35 &amp; SANTA FE OLATHE, KS</b>		PREPARED FOR: <b>HNTB CORPORATION 7400 W 129TH STREET OVERLAND PARK, KS 66213</b>
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26		





## EXHIBIT 17



**VICINITY MAP**  
SEC 30 - TWP 13S - RNG 24E  
NOT TO SCALE

**LEGEND:**

- MONUMENT FOUND  
ORIGIN UNCERTAIN UNLESS  
OTHERWISE NOTED
- 1/2"x24" REBAR W/CLS 20 CAP  
(UNLESS NOTED OTHERWISE)
- (P) PLAT VALUE
- (D) DEED VALUE
- (M) MEASURED VALUE
- (CM) CALCULATED MEASURED VALUE
- (CP) CALCULATED PLAT VALUE
- (DI) DEED IDENTIFIER

HORIZONTAL AND VERTICAL DATUM:

UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES  
BASED ON THE KANSAS, NORTH ZONE (NAD 1983) (NAVD 1988)  
CAF: 0.99993494  
1 METER = 3.28083333 U.S. SURVEY FEET  
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES  
SCALED AROUND 0.0

**SURVEYORS NOTES:**

1. NORTH LINE OF APPARENT RIGHT-OF-WAY FOR SANTA FE SET 60' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER PER HIGHWAY PLANS PROJECT NO. 50-46-02-3(1).

REFERENCE DEEDS:

1. L.C. PROPERTIES, INC, KANSAS WARRANTY DEED, BOOK 201008, PAGE 001376, DATE RECORDED: AUGUST 04, 2010.
2. M & M INVESTMENTS, LLC, SPECIAL WARRANTY DEED, BOOK 202011, PAGE 003810, DATE RECORDED: NOVEMBER 10, 2020.
3. THE GALLAGHER FAMILY TRUST, SPECIAL WARRANTY DEED, BOOK 202211, PAGE 001565, DATE RECORDED: NOVEMBER 8, 2022.
4. CITY OF OLATHE, KANSAS, DEED OF DEDICATION, VOLUME 4156, PAGE 58, DATE RECORDED: JULY 30, 1993.
5. CELEBRATE HOLDINGS OLATHE, LLC., TRUSTEE DEED, BOOK 202104, PAGE 006762, DATE RECORDED: APRIL 19, 2021.

REFERENCE PLATS:

1. UNITED INDUSTRIAL PARK, PLAT BOOK 23, PAGE 22, DATE RECORDED: FEBRUARY 1, 1961.
2. OLATHE STATE BANK ADDITION, PLAT BOOK 49, PAGE 49, DATE RECORDED: JANUARY 12, 1981.

**DESCRIPTION:**

**DESCRIPTION:** (KANSAS WARRANTY DEED, BOOK 201008, PAGE 001376)  
THE WEST 160 FEET OF THE SOUTH 250 FEET OF LOT 32, UNITED INDUSTRIAL PARK, A SUBDIVISION IN OLATHE, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART IN PUBLIC ROADS OR PUBLIC ACCESS EASEMENT.

**SURVEYOR'S CERTIFICATION:**

KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

THE FIELD WORK WAS COMPLETED ON 02-11-2025.

DATE OF PLAT OR MAP: 02-20-2025.



14700 WEST 114TH TERRACE  
LENEXA, KANSAS 66215  
PH. (913) 894-5150  
lx@kvenq.com | www.kvenq.com

PROJECT NO.	C21S0905
DRAWN BY	JDK
CHECKED BY	RAD
CFN	TRACT 17
SHEET	1 OF 1

PROJECT:  
SANTA FE - RIDGEVIEW TO MUR-LEN  
I-35 & SANTA FE  
OLATHE, KS

PREPARED FOR:  
HNTB CORPORATION  
7400 W 129TH STREET  
OVERLAND PARK, KS 66213

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY  
KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26



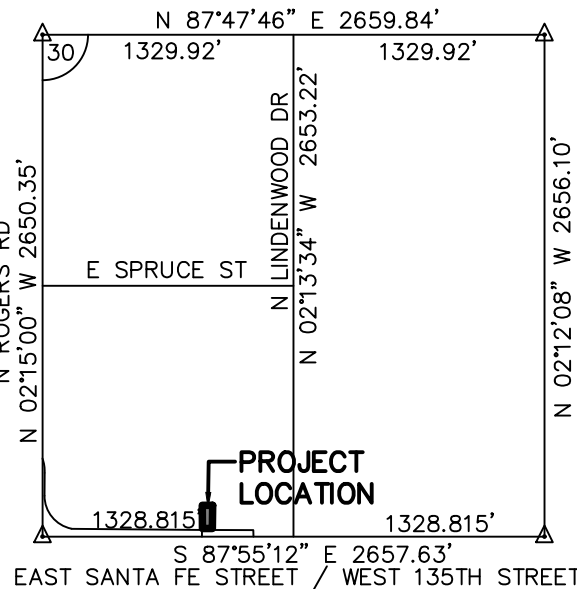
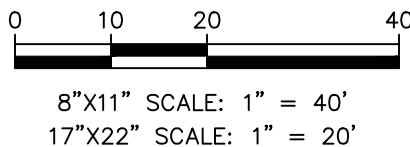
# CERTIFICATE OF SURVEY

EXHIBIT 18

## LOT 2, OLATHE STATE BANK ADDITION OLATHE, JOHNSON COUNTY, KANSAS

### LEGEND:

- MONUMENT FOUND  
ORIGIN UNCERTAIN UNLESS  
OTHERWISE NOTED
- 1/2"x24" REBAR W/CLS 20 CAP  
(UNLESS NOTED OTHERWISE)
- (P) PLAT VALUE
- (D) DEED VALUE
- (CM) CALCULATED MEASURED VALUE
- Ⓛ DEED IDENTIFIER



### VICINITY MAP

SE/4 - SEC 30 - TWP 13S - RNG 24E  
NOT TO SCALE

### TITLE COMMITMENT:

ALPHA TITLE GUARANTY, INC.  
COMMITMENT NO.: 042480226-1  
EFFECTIVE DATE: JANUARY 23, 2025 AT 8:00 AM

### HORIZONTAL AND VERTICAL DATUM:

UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES  
BASED ON THE KANSAS, NORTH ZONE (NAD 1983) (NAVD 1988)  
CAF: 0.99993494  
1 METER = 3.28083333 U.S. SURVEY FEET  
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES  
SCALED AROUND 0,0

### SURVEYORS NOTES:

- SOUTH LINE LOT 31 SET BY 60' OFFSET FROM SOUTH SECTION LINE OF THE SOUTHEAST QUARTER AS SHOWN ON SAID PLAT.

### REFERENCE PLATS:

- OLATHE STATE BANK ADDITION, PLAT BOOK 49, PAGE 49, DATE RECORDED: JANUARY 12, 1981.
- UNITED INDUSTRIAL PARK, PLAT BOOK 23, PAGE 22, DATE RECORDED: FEBRUARY 1, 1961.

### REFERENCE DOCUMENTS:

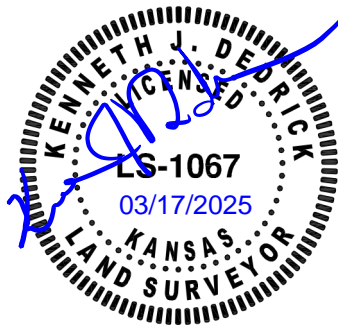
- THE GALLAGHER FAMILY TRUST, SPECIAL WARRANTY DEED, BOOK 202211, PAGE 001565, DATE RECORDED: NOVEMBER 08, 2022.
- M & M INVESTMENTS, LLC, SPECIAL WARRANTY DEED, BOOK 202011, PAGE 003810, DATE RECORDED: NOVEMBER 10, 2020.
- BJH HOLDINGS LLC, TRUSTEE'S DEED, BOOK 201807, PAGE 000072, DATE RECORDED: JULY 02, 2018.
- A L&L SERVICE, INC. SPECIAL WARRANTY DEED, DATE RECORDED: MAY 3, 2002.
- L.C. PROPERTIES, INC. KANSAS WARRANTY DEED, DATE RECORDED: AUGUST 04, 2010.

### DESCRIPTION:

(SPECIAL WARRANTY DEED, BOOK 202211, PAGE 001565) TRACT 1:  
A TRACT OF LAND BEING ALL OF LOT 2 OF OLATHE STATE BANK ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 1309988 IN PLAT BOOK 49, PAGE 49, JOHNSON COUNTY, KANSAS AND BEING LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 24 EAST OF THE 6TH PRINCIPAL MERIDIAN CITY OF OLATHE, JOHNSON COUNTY, KANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A ROUND NAIL WHICH WAS REPLACED BY A SET 5/8" IRON ROAD AT THE NORTHWEST CORNER OF ABOVE SAID LOT 2 THENCE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY LINES OF ABOVE SAID LOT 2 THE FOLLOWING COURSES AND DISTANCES; THENCE SOUTH 89 DEGREES 55 MINUTES 17 SECOND EAST (SOUTH 89 DEGREES 50 MINUTES 45 SECONDS EAST) 77.50 FEET TO A SET 5/8" IRON ROAD (FOUND P.K. NAIL 0.31 FEET EAST AND 0.22 FEET SOUTH) ON THE WESTERLY LINE OF LOT 1 OF SAID OLATHE STATE BANK ADDITION; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF LOT 3 OF ABOVE SAID OLATHE STATE BANK ADDITION 250.0 FEET TO A SET 5/8" IRON ROAD ON THE NORTHERLY LINE OF SANTA FE, 120 FEET WIDE DRIVE; THENCE NORTH 89 DEGREES 51 MINUTES 21 SECONDS WEST (NORTH 89 DEGREES 50 MINUTES 45 SECONDS WEST) ALONG LAST SAID NORTHERLY LINE 77.50 FEET TO A SET 1/2" IRON PIPE WITH CAP; THENCE DEPARTING LAST SAID NORTHLY LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 249.91 FEET (250 FEET) TO THE POINT OF BEGINNING.

### SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.  
THE FIELD WORK WAS COMPLETED ON 03-06-2025.  
DATE OF PLAT OR MAP: 03-13-2025.



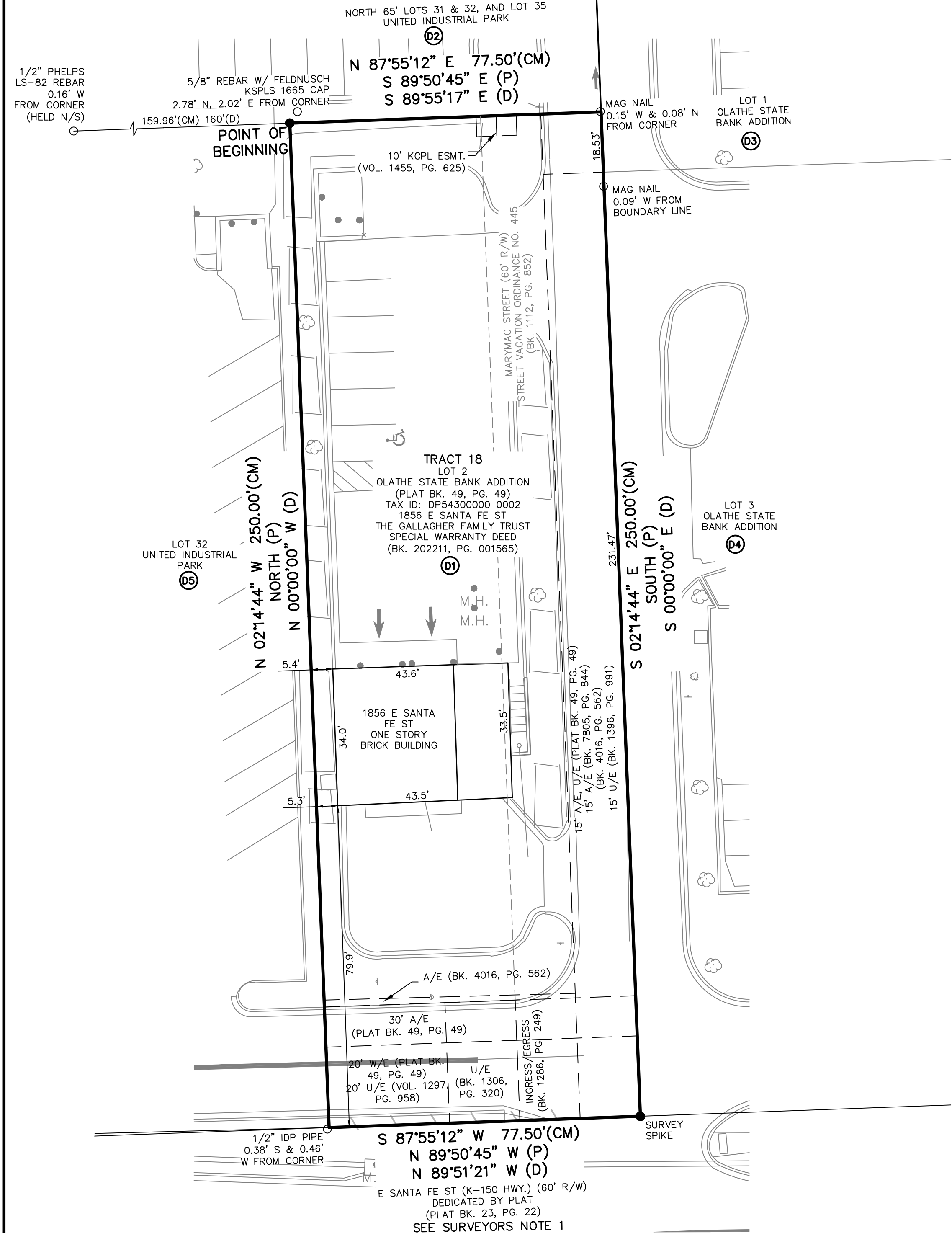
14700 WEST 114TH TERRACE  
LENEXA, KANSAS 66215  
PH. (913) 894-5150  
lx@kveng.com | www.kveng.com

PROJECT NO.  
**C21S0905**  
DRAWN BY  
**JDK**  
CHECKED BY  
**RAD**  
CFN  
**TRACT 18**  
SHEET  
**1 OF 1**

PROJECT:  
**SANTA FE - RIDGEVIEW TO MUR-LEN  
I-35 & SANTA FE  
OLATHE, KS**

PREPARED FOR:  
**HNTB CORPORATION  
7400 W 129TH STREET  
OVERLAND PARK, KS 66213**

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY  
KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26



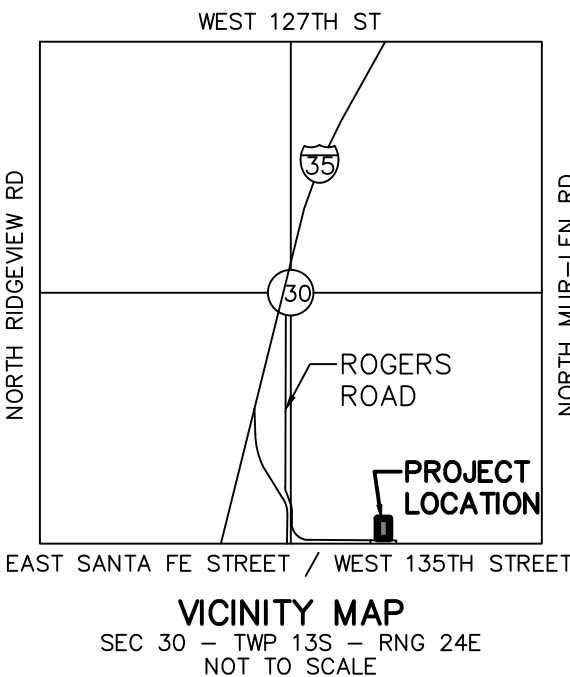
CERTIFICATE OF SURVEY EXHIBIT 20

LOT 4, OLATHE STATE BANK ADDITION  
OLATHE, JOHNSON COUNTY, KANSAS

LEGEND:

- MONUMENT FOUND  
ORIGIN UNCERTAIN UNLESS  
OTHERWISE NOTED
- 1/2"x24" REBAR W/CLS 20 CAP  
(UNLESS NOTED OTHERWISE)
- (P) PLAT VALUE
- (CM) CALCULATED MEASURED VALUE
- (D1) DEED IDENTIFIER

8"x11" SCALE: 1" = 80'  
17"x22" SCALE: 1" = 40'



HORIZONTAL AND VERTICAL DATUM:

UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES  
BASED ON THE KANSAS, NORTH ZONE (NAD 1983) (NAVD 1988)  
CAF: 0.99993494  
1 METER = 3.28083333 U.S. SURVEY FEET  
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES  
SCALED AROUND 0,0

TITLE COMMITMENT:

ALPHA TITLE GUARANTY, INC.  
COMMITMENT NO.: 042480228-1  
EFFECTIVE DATE: FEBRUARY 6, 2025 AT 8:00 AM

SURVEYORS NOTES:

- NORTH LINE OF APPARENT RIGHT-OF-WAY FOR SANTA FE SET 60' NORTH OF AND PARALLEL WITH  
THE SOUTH LINE OF THE SOUTHEAST QUARTER PER HIGHWAY PLANS PROJECT NO. 50-46-02-3(1).

REFERENCE PLATS:

- OLATHE STATE BANK ADDITION, PLAT BOOK 49, PAGE 49, DATE RECORDED: JANUARY 12, 1981.
- UNITED INDUSTRIAL PARK, PLAT BOOK 23, PAGE 22, DATE RECORDED: FEBRUARY 1, 1961.

REFERENCE DEEDS:

- PEGASUS REALTY, LLC, GENERAL WARRANTY DEED, BOOK 201307, PAGE 012637, DATE RECORDED: JULY 30, 2013.
- A L&L SERVICE, INC., SPECIAL WARRANTY DEED, DATE RECORDED: MAY 3, 2002.
- BJH HOLDINGS LLC, TRUSTEE'S DEED, BOOK 201807, PAGE 000072, DATE RECORDED: JULY 02, 2018.
- GEORGE HOROCHOWSKI, QUITCLAIM DEED, BOOK 202102, PAGE 008293, DATE RECORDED: FEBRUARY 22, 2021.
- MIDAS PROPERTIES, INC., QUITCLAIM DEED, BOOK 2941, PAGE 259, DATE RECORDED: FEBRUARY 16, 1989.

DESCRIPTION:

(GENERAL WARRANTY DEED, BOOK 201307, PAGE 012637)  
LOT 4, OLATHE STATE BANK ADDITION, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.

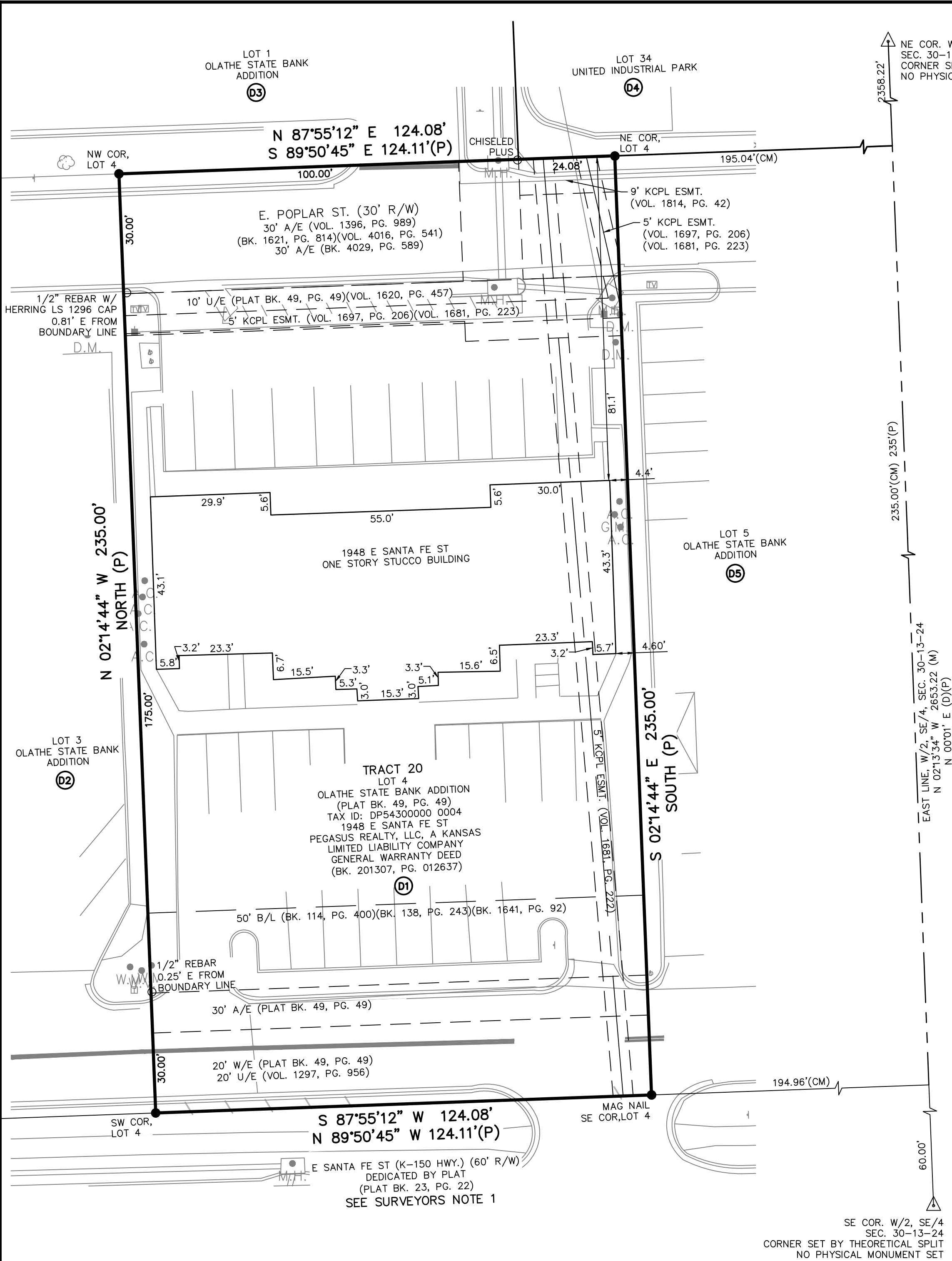
SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY  
CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT  
SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES  
OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE  
OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY  
THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.  
THE FIELD WORK WAS COMPLETED ON 02-11-2025.  
DATE OF PLAT OR MAP: 02-18-2025.



	14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH. (913) 894-5150 lx@kveng.com   www.kveng.com	PROJECT NO. <b>C21S0905</b>
		DRAWN BY <b>JDK</b>
		CHECKED BY <b>RAD</b>
		CFN <b>TRACT 20</b>
		SHEET <b>1 OF 1</b>

PROJECT: <b>SANTA FE - RIDGEVIEW TO MUR-LEN I-35 &amp; SANTA FE OLATHE, KS</b>	PREPARED FOR: <b>HNTB CORPORATION 7400 W 129TH STREET OVERLAND PARK, KS 66213</b>
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26	





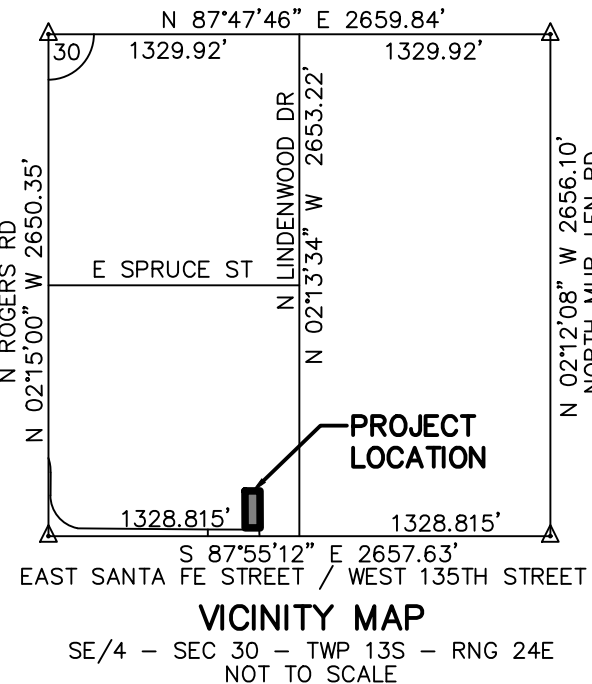
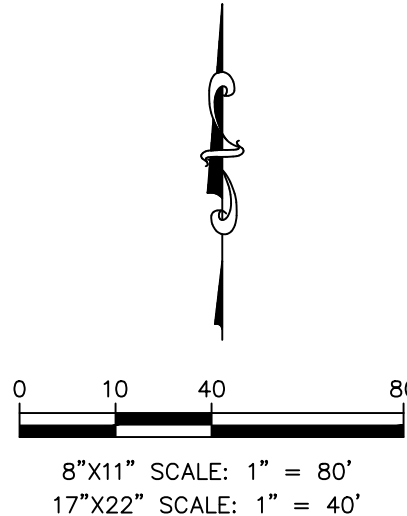
# CERTIFICATE OF SURVEY

EXHIBIT 21

## LOT 5, OLATHE STATE BANK ADDITION OLATHE, JOHNSON COUNTY, KANSAS

### LEGEND:

- MONUMENT FOUND  
ORIGIN UNCERTAIN UNLESS  
OTHERWISE NOTED
- 1/2"x24" REBAR W/CLS 20 CAP  
(UNLESS NOTED OTHERWISE)
- CURB CHIP SET
- (P) PLAT VALUE
- (D) DEED VALUE
- (M) MEASURED VALUE
- (CM) CALCULATED MEASURED VALUE
- (D1) DEED IDENTIFIER



### HORIZONTAL AND VERTICAL DATUM:

UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES  
BASED ON THE KANSAS, NORTH ZONE (NAD 1983) (NAVD 1988)  
CAF: 0.99993494  
1 METER = 3.28083333 U.S. SURVEY FEET  
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES  
SCALED AROUND 0,0

### TITLE COMMITMENT:

ALPHA TITLE GUARANTY, INC.  
COMMITMENT NO.: 042480229-1  
EFFECTIVE DATE: FEBRUARY 4, 2025 AT 8:00 AM

### SURVEYORS NOTES:

- NORTH LINE OF APPARENT RIGHT-OF-WAY FOR SANTA FE SET 60' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER PER HIGHWAY PLANS PROJECT NO. 50-46-02-3(1).

### REFERENCE PLATS:

- OLATHE STATE BANK ADDITION, PLAT BOOK 49, PAGE 49, DATE RECORDED: JANUARY 12, 1981.
- UNITED INDUSTRIAL PARK, PLAT BOOK 23, PAGE 22, DATE RECORDED: FEBRUARY 1, 1961.

### REFERENCE DEEDS:

- MIDAS PROPERTIES, INC., QUITCLAIM DEED, BOOK 2941, PAGE 259, DATE RECORDED: FEBRUARY 16, 1989.
- PEGASUS REALTY, LLC, GENERAL WARRANTY DEED, BOOK 201307, PAGE 012637, DATE RECORDED: JULY 30, 2013.
- GEORGE HOROCHOWSKI, QUITCLAIM DEED, BOOK 202102, PAGE 008293, DATE RECORDED: FEBRUARY 22, 2021.
- CITY OF OLATHE, KANSAS, DEED OF DEDICATION, BOOK 4067, PAGE 187, DATE RECORDED: SEPTEMBER 15, 1993.
- DAVID K GOODMAN, TRUSTEE, QUIT CLAIM DEED, BOOK 201812, PAGE 007405, DATE RECORDED: DECEMBER 31, 2018.

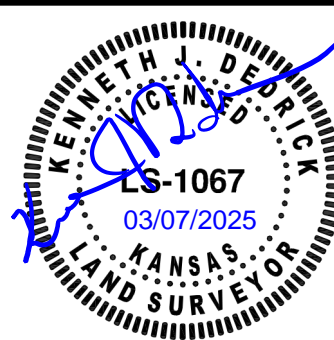
### DESCRIPTION: (QUITCLAIM DEED, BOOK 2941, PAGE 259) PARCEL I:

LOT 5, OLATHE STATE BANK ADDITION, A SUBDIVISION IN OLATHE, JOHNSON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF IN PLAT BOOK 49, AT PAGE 49, A REPLAT OF PART OF LOTS 32, 33, 34, UNITED INDUSTRIAL PARK, BEING ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 24 EAST; THENCE NORTH 0 DEGREES 01 MINUTES EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4, A DISTANCE OF 60 FEET; THENCE NORTH 89 DEGREES, 50 MINUTES, 45 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF KANSAS HIGHWAY NO. 150, A DISTANCE OF 115 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 235 FEET TO A POINT 115.09 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4; THENCE NORTH 89 DEGREES, 50 MINUTES, 45 SECONDS WEST, A DISTANCE OF 80 FEET; THENCE SOUTH 235 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID KANSAS HIGHWAY NO. 150; THENCE SOUTH 89 DEGREES, 50 MINUTES, 45 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 80 FEET TO THE TRUE POINT OF BEGINNING.

### SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.  
THE FIELD WORK WAS COMPLETED ON 02-11-2025.  
DATE OF PLAT OR MAP: 02-18-2025.

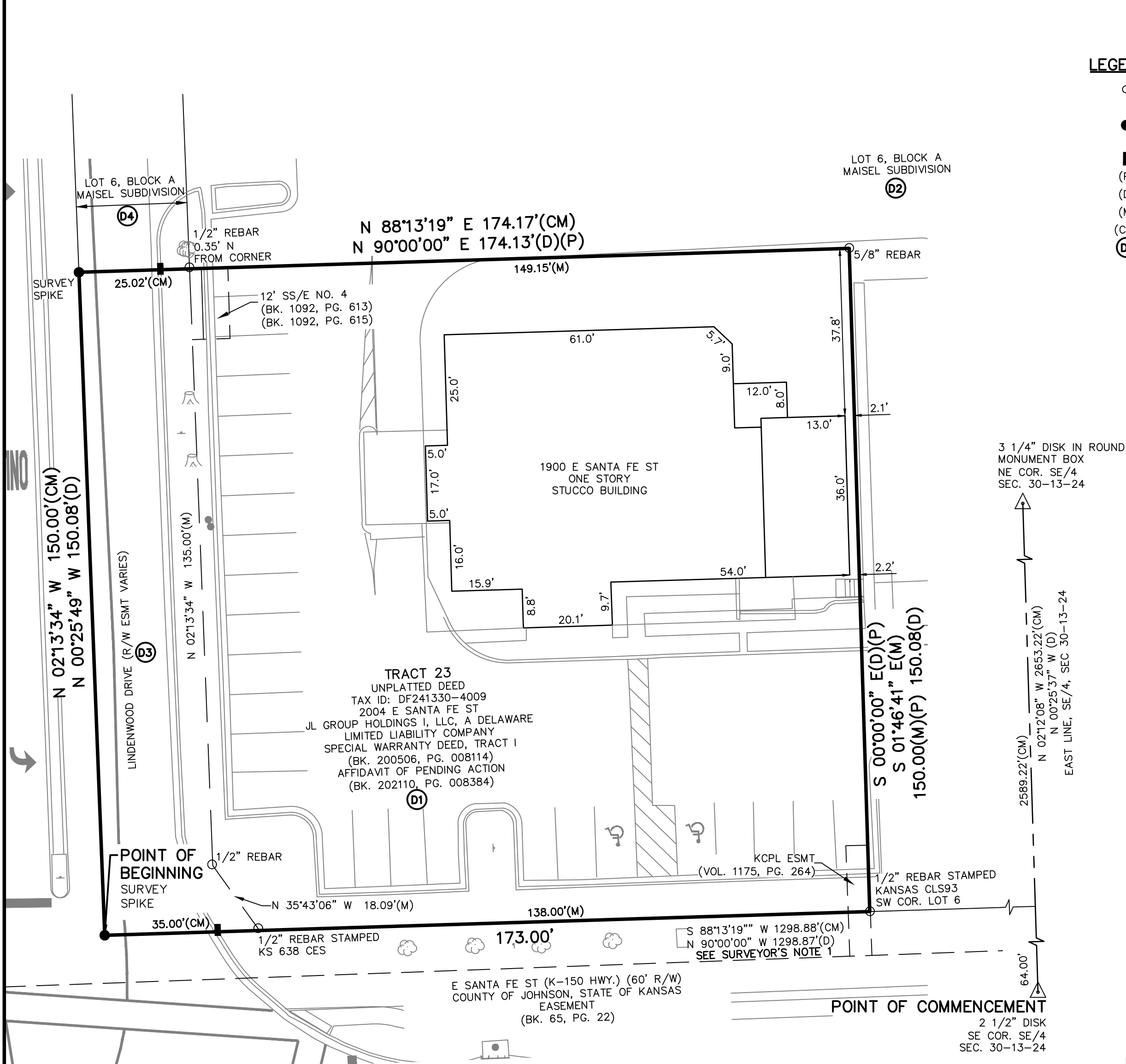


 <b>KAW VALLEY ENGINEERING</b>	14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH. (913) 894-5150 lx@kveng.com   www.kveng.com	PROJECT NO. <b>C21S0905</b>
	PROJECT: <b>SANTA FE - RIDGEVIEW TO MUR-LEN I-35 &amp; SANTA FE OLATHE, KS</b>	PREPARED FOR: <b>HNTB CORPORATION 7400 W 129TH STREET OVERLAND PARK, KS 66213</b>
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26		CHECKED BY <b>RAD</b>
		CFN <b>TRACT 21</b>
		SHEET <b>1 OF 1</b>

CERTIFICATE OF SURVEY

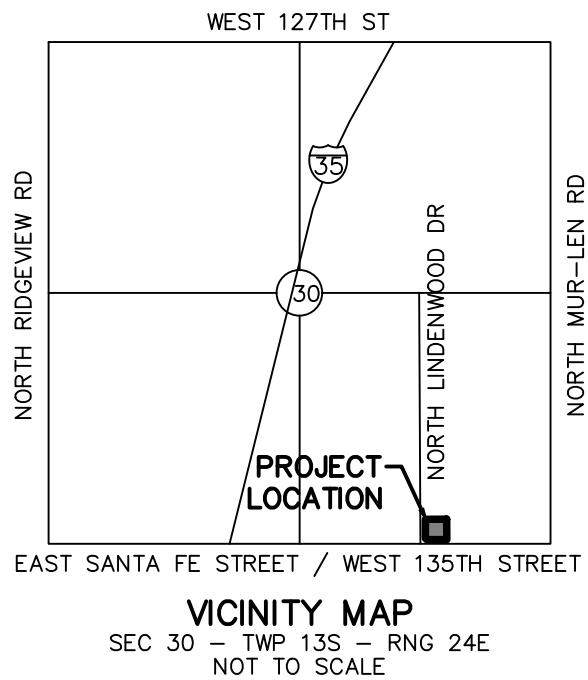
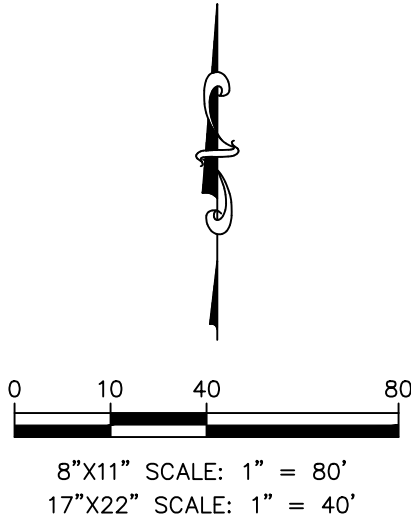
SECTION 30, TOWNSHIP 13 SOUTH, RANGE 24 EAST  
OLATHE, JOHNSON COUNTY, KANSAS

EXHIBIT 23



LEGEND:

- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- SET 1/2"x24" REBAR W/CLS 20 CAP (UNLESS NOTED OTHERWISE)
- CURB CHIP SET
- (P) PLAT VALUE
- (D) DEED VALUE
- (M) MEASURED VALUE
- (CM) CALCULATED MEASURED VALUE
- Ⓛ DEED IDENTIFIER



HORIZONTAL AND VERTICAL DATUM:

UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE KANSAS, NORTH ZONE (NAD 1983) (NAVD 1988) CAF: 0.99993494 1 METER = 3.28083333 U.S. SURVEY FEET GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES SCALED AROUND 0,0

TITLE COMMITMENT:

ALPHA TITLE GUARANTY, INC. COMMITMENT NO.: 042480232-1 EFFECTIVE DATE: JANUARY 31, 2025 AT 8:00 AM

SURVEYORS NOTES:

1. SOUTH LINE AND WEST LINE OF THE SUBJECT PARCEL SET BY HELD DISTANCES AS SHOWN ON MAISEL SUBDIVISION.

REFERENCE PLATS:

1. MAISEL SUBDIVISION, PLAT BOOK 51, PAGE 38, DATE RECORDED: MAY 27, 1982.

REFERENCE DEEDS:

- JL GROUP HOLDINGS I, LLC, SPECIAL WARRANTY DEED, BOOK 200506, PAGE 008114, DATE RECORDED: JUNE 17, 2005.
- LNC ATH ORANGE PARK (MULTI) LLC, SPECIAL WARRANTY DEED, BOOK 201709, PAGE 006330, DATE RECORDED: SEPTEMBER 21, 2017.
- CITY OF OLATHE, PETITION FOR EMINENT DOMAIN PROCEEDINGS, VOLUME 4111, PAGE 448, DATE RECORDED: OCTOBER 21, 1993.
- CITY OF OLATHE, KANSAS, DEED OF DEDICATION, VOLUME 4223, PAGE 620, DATE RECORDED: JANUARY 24, 1994.


DESCRIPTION: (SPECIAL WARRANTY DEED, BOOK 200506, PAGE 008114) TRACT I:

A TRACT OF LAND LOCATED ON THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 24 EAST, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER; THENCE NORTH 0 DEGREES 25 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 64.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1298.87 FEET TO A POINT OF BEGINNING; THENCE NORTH 0 DEGREES 25 MINUTES 49 SECONDS WEST, A DISTANCE OF 150.08 FEET (DEED READS NORTH 00 DEGREES 25 MINUTES 49 SECONDS WEST, 150 FEET); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 174.13 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.08 FEET (DEED READS 150.00 FEET); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE, A DISTANCE OF 173.00 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD.

SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE. THE FIELD WORK WAS COMPLETED ON 02-11-2025. DATE OF PLAT OR MAP: 02-25-2025.



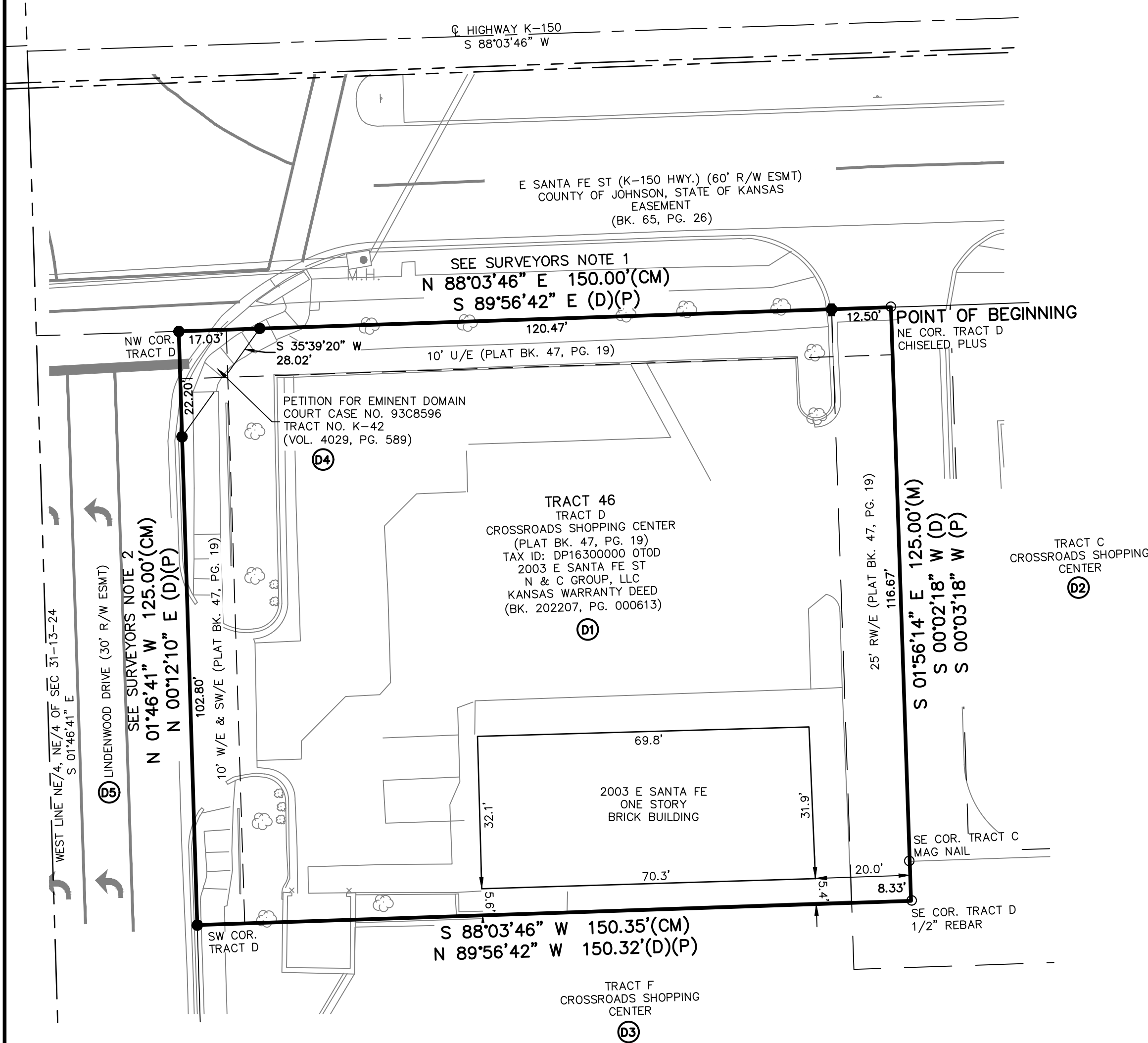
 <b>KAW VALLEY ENGINEERING</b>	14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH. (913) 894-5150 lx@kveng.com   www.kveng.com	PROJECT NO. <b>C21S0905</b>
	PROJECT: <b>SANTA FE - RIDGEVIEW TO MUR-LEN I-35 &amp; SANTA FE OLATHE, KS</b>	PREPARED FOR: <b>HNTB CORPORATION 7400 W 129TH STREET OVERLAND PARK, KS 66213</b>
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26		CHECKED BY <b>RAD</b>
		CFN <b>TRACT 23</b>
		SHEET <b>1 OF 1</b>



# CERTIFICATE OF SURVEY

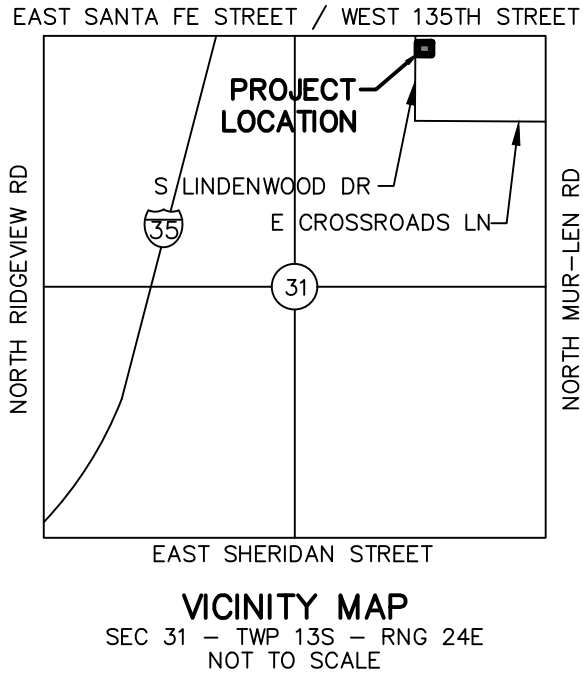
EXHIBIT 46

## TRACT D, CROSSROADS SHOPPING CENTER OLATHE, JOHNSON COUNTY, KANSAS



### LEGEND:

- MONUMENT FOUND  
ORIGIN UNCERTAIN UNLESS  
OTHERWISE NOTED
- 1/2"x24" REBAR  
W/CLS 20 CAP SET  
(UNLESS NOTED OTHERWISE)
- CURB CHIP SET
- (P) PLAT VALUE
- (D) DEED VALUE
- (M) MEASURED VALUE
- ⓓ DEED IDENTIFIER



### HORIZONTAL AND VERTICAL DATUM:

UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES  
BASED ON THE KANSAS, NORTH ZONE (NAD 1983) (NAVD 1988)  
CAF: 0.99993494  
1 METER = 3.28083333 U.S. SURVEY FEET  
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES  
SCALED AROUND 0,0

### TITLE COMMITMENT:

ALPHA TITLE GUARANTY, INC  
COMMITMENT NO.: 042480233-1  
EFFECTIVE DATE: FEBRUARY 14, 2025 AT 8:00 AM

### SURVEYORS NOTES:

- SOUTH LINE OF APPARENT RIGHT-OF-WAY FOR SANTA FE SET 60' SOUTH OF AND PARALLEL WITH THE CENTER LINE OF HIGHWAY K-150 PER HIGHWAY PLANS PROJECT NO. 50-46-02-3(1).
- EAST LINE OF RIGHT-OF-WAY FOR LINDENWOOD DR SET 30' EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER PER STREET AND UTILITY EASEMENT FOUND IN BOOK 181 AT PAGE 581.

### REFERENCE PLATS:

- CROSSROADS SHOPPING CENTER, PLAT BOOK 47, PAGE 19, DATE RECORDED: APRIL 13, 1979.

### REFERENCE DEEDS:

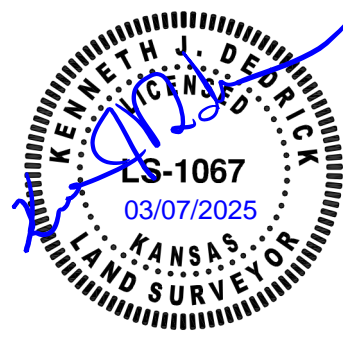
- N & C GROUP, LLC, KANSAS WARRANTY DEED, BOOK 202207, PAGE 000613, DATE RECORDED: JULY 01, 2022.
- 5950 WEST JEFFERSON, LLC, SPECIAL WARRANTY DEED, BOOK 201706, PAGE 006639, DATE RECORDED: JUNE 19, 2017.
- 2011 EAST SANTA FE DE LLC, KANSAS SPECIAL WARRANTY DEED, BOOK 202205, PAGE 005439, DATE RECORDED: MAY 17, 2022.
- THE CITY OF OLATHE, KANSAS, CONDEMNATION CASE #93C8596, VOLUME 4029, PAGE 589, DATE RECORDED: AUGUST 10, 1993.
- CITY OF OLATHE, KANSAS, STREET AND UTILITY EASEMENT, BOOK 181, PAGE 581, DATE RECORDED: JANUARY 2ND, 1968.

### SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.  
THE FIELD WORK WAS COMPLETED ON 02-11-2025.  
DATE OF PLAT OR MAP: 02-25-2025.

### DESCRIPTION:

(KANSAS WARRANTY DEED, BOOK 202207, PAGE 000613) TRACT I:  
TRACT D, CROSSROADS SHOPPING CENTER, LESS THAT PART TAKEN BY CONDEMNATION CASE NO 93C8596, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OF LAND DESCRIBED AS TRACT D, CROSSROAD SHOPPING CENTER LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 13, RANGE 24 EAST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT D, POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SANTA FE (K-150 HIGHWAY); THENCE SOUTH 00 DEGREES 02 MINUTES 18 SECONDS WEST, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT D; THENCE NORTH 89 DEGREES 56 MINUTES 42 SECONDS WEST, A DISTANCE OF 150.32 FEET OF THE SOUTHWEST CORNER OF SAID TRACT D, POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF LINDENWOOD DRIVE; THENCE NORTH 00 DEGREES 12 MINUTES 10 SECONDS EAST ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT D, POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF LINDENWOOD DRIVE AND THE SOUTH RIGHT-OF-WAY LINE OF SANTA FE (K-150 HIGHWAY); THENCE SOUTH 89 DEGREES 56 MINUTES 42 SECONDS EAST ON SAID SOUTH RIGHT-OF-WAY LINE OF SANTA FE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.



 <b>KAW VALLEY ENGINEERING</b>	14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH. (913) 894-5150 lx@kveng.com   www.kveng.com	PROJECT NO. <b>C21S0905</b>
		DRAWN BY <b>JDK</b>
		CHECKED BY <b>RAD</b>
		CFN <b>TRACT 46</b>
		SHEET <b>1 OF 1</b>
PROJECT: <b>SANTA FE – RIDGEVIEW TO MUR–LEN I–35 &amp; SANTA FE OLATHE, KS</b>		PREPARED FOR: <b>HNTB CORPORATION 7400 W 129TH STREET OVERLAND PARK, KS 66213</b>
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS–20. EXPIRES 12/31/26		

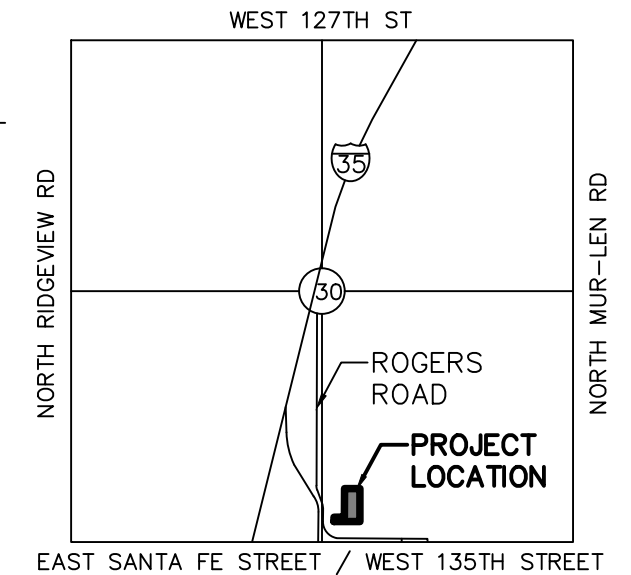


NW CORNER, SE/4, SEC 30-13-24  
CORNER NOR PHYSICALLY SET  
DEDRICK, PS-1067  
KSHS NO. 17917  
N: 219305.8183  
E: 2226283.8101

# CERTIFICATE OF SURVEY

EXHIBIT 74

SECTION 30, TOWNSHIP 13 SOUTH, RANGE 24 EAST  
OLATHE, JOHNSON COUNTY, KANSAS



VICINITY MAP  
SEC 30 - TWP 13S - RNG 24E  
NOT TO SCALE

## LEGEND:

- △ SECTION CORNER
- MONUMENT FOUND  
ORIGIN UNCERTAIN UNLESS  
OTHERWISE NOTED
- 1/2"x24" REBAR W/CLS 20 CAP  
(UNLESS NOTED OTHERWISE)
- (P) PLAT VALUE
- (D) DEED VALUE
- (CM) CALCULATED MEASURED VALUE
- Ⓛ DEED IDENTIFIER

8"x11" SCALE: 1" = 80'  
17"x22" SCALE: 1" = 40'

## HORIZONTAL AND VERTICAL DATUM:

UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES  
BASED ON THE KANSAS, NORTH ZONE (NAD 1983) (NAVD 1988)  
CAF: 0.99993494  
1 METER = 3.28083333 U.S. SURVEY FEET  
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES  
SCALED AROUND 0,0

## TITLE COMMITMENT:

ALPHA TITLE GUARANTY, INC.  
COMMITMENT NO.: 042480219-1  
EFFECTIVE DATE: FEBRUARY 13, 2025 AT 8:00 AM

## REFERENCE DEEDS:

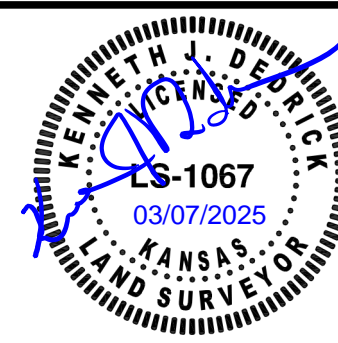
- TEMPLO CRISTIANO APOSENTO ALTO, INC, CORPORATION WARRANTY DEED, BOOK 201707, PAGE 004994, DATE RECORDED: JULY 13, 2017.
- HEBBELN LEASING COMPANY OF KANSAS, INC, KANSAS WARRANTY DEED, BOOK 200509, PAGE 008997, DATE RECORDED: AUGUST 22, 2005.
- THE CITY OF OLATHE, KANSAS, DEED OF DEDICATION, VOLUME 1120, PAGE 260, DATE RECORDED: JUNE 04, 1976.
- M & M INVESTMENTS, LLC, SPECIAL WARRANTY DEED, BOOK 202011, PAGE 003810, DATE RECORDED: NOVEMBER 10, 2020.
- CELEBRATE HOLDINGS OLATHE, LLC, TRUSTEE'S DEED, BOOK 202104, PAGE 006762, DATE RECORDED: APRIL 19, 2021.
- MICHAEL T, LLC, WARRANTY DEED, BOOK 202112, PAGE 009465, DATE RECORDED DECEMBER 27, 2021.
- KAREN G BROKENICKY, TRUSTEE OF KAREN G BROKENICKY REVOCABLE TRUST, TRUSATTEE'S DEED, BOOK 201804, PAGE 008719, DATE RECORDED: APRIL 30, 2018.
- SARAH MARIE, LLC, WARRANTY DEED, BOOK 201911, PAGE 003975, DATE RECORDED: NOVEMBER 13, 2019.
- CITY OF OLATHE, KANSAS, DEED OF DEDICATION, BOOK 4048, PAGE 810, DATE RECORDED: SEPTEMBER 30, 1993.
- CITY OF OLATHE, KANSAS, KANSAS WARRANTY DEED, VOLUME 3974, PAGE 937, DATE RECORDED: JUNE 22, 1993.
- WRIGHT IDEA ENTERPRISES, INC, GENERAL WARRANTY DEED, BOOK 201708, PAGE 007224, DATE RECORDED: AUGUST 21, 2017.
- ALVIN J BAILEY, JR AKA ALVIN J "PAT" BAILEY JR REVOCABLE TRUST, KANSAS CORRECTION QUITCLAIM DEED, BOOK 6451, PAGE 996, DATE RECORDED: JANUARY 25, 2000.

## REFERENCE PLATS:

- UNITED INDUSTRIAL PARK, PLAT BOOK 23, PAGE 22, DATE RECORDED: FEBRUARY 1, 1961.
- PETERS SUBDIVISION, PLAT BOOK 95, PAGE 31, DATE RECORDED: JUNE 12, 1996.

## SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE. THE FIELD WORK WAS COMPLETED ON 02-11-2025. DATE OF PLAT OR MAP: 02-28-2025.



		PROJECT NO. <b>C21S0905</b>
14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH. (913) 894-5150 lx@kveng.com   www.kveng.com		DRAWN BY <b>JDK</b>
		CHECKED BY <b>RAD</b>
		CFN <b>TRACT 74</b>
		SHEET <b>1 OF 1</b>
PROJECT: <b>SANTA FE - RIDGEVIEW TO MUR-LEN I-35 &amp; SANTA FE OLATHE, KS</b>		PREPARED FOR: <b>HNTB CORPORATION 7400 W 129TH STREET OVERLAND PARK, KS 66213</b>
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26		

## DESCRIPTION:

(CORPORATION WARRANTY DEED, BOOK 201707, PAGE 004994)  
PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 13, RANGE 24, IN JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, UNITED INDUSTRIAL PARK; THENCE NORTH 89 DEGREES 50 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, 226 FEET TO A POINT 189 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 306.72 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 45 SECONDS WEST, 189 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 40 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 45 SECONDS EAST, 415 FEET TO A POINT ON THE WEST LINE OF LOT 31, UNITED INDUSTRIAL PARK; THENCE NORTH 346.72 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROADS.



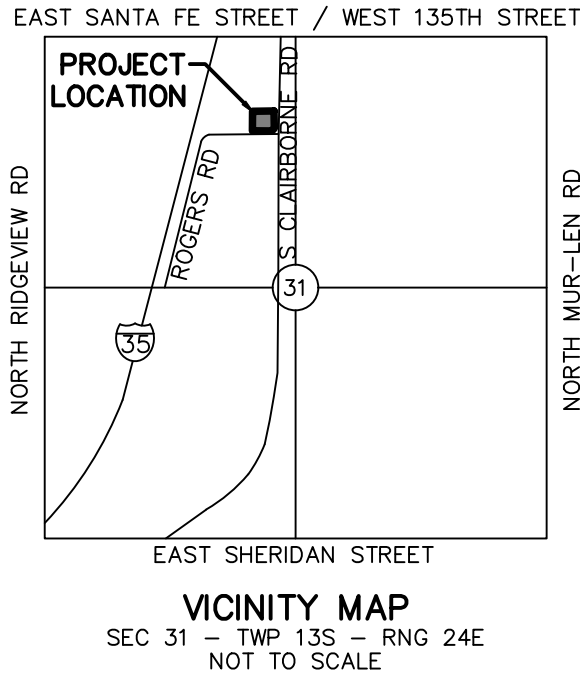
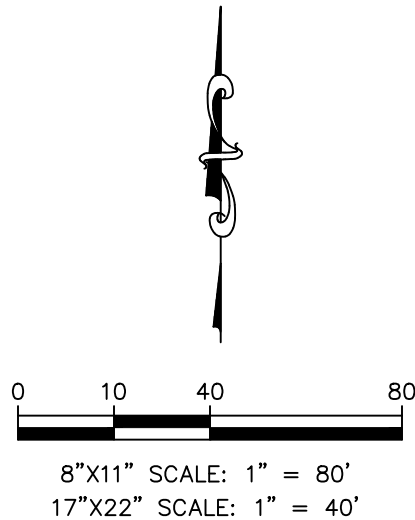
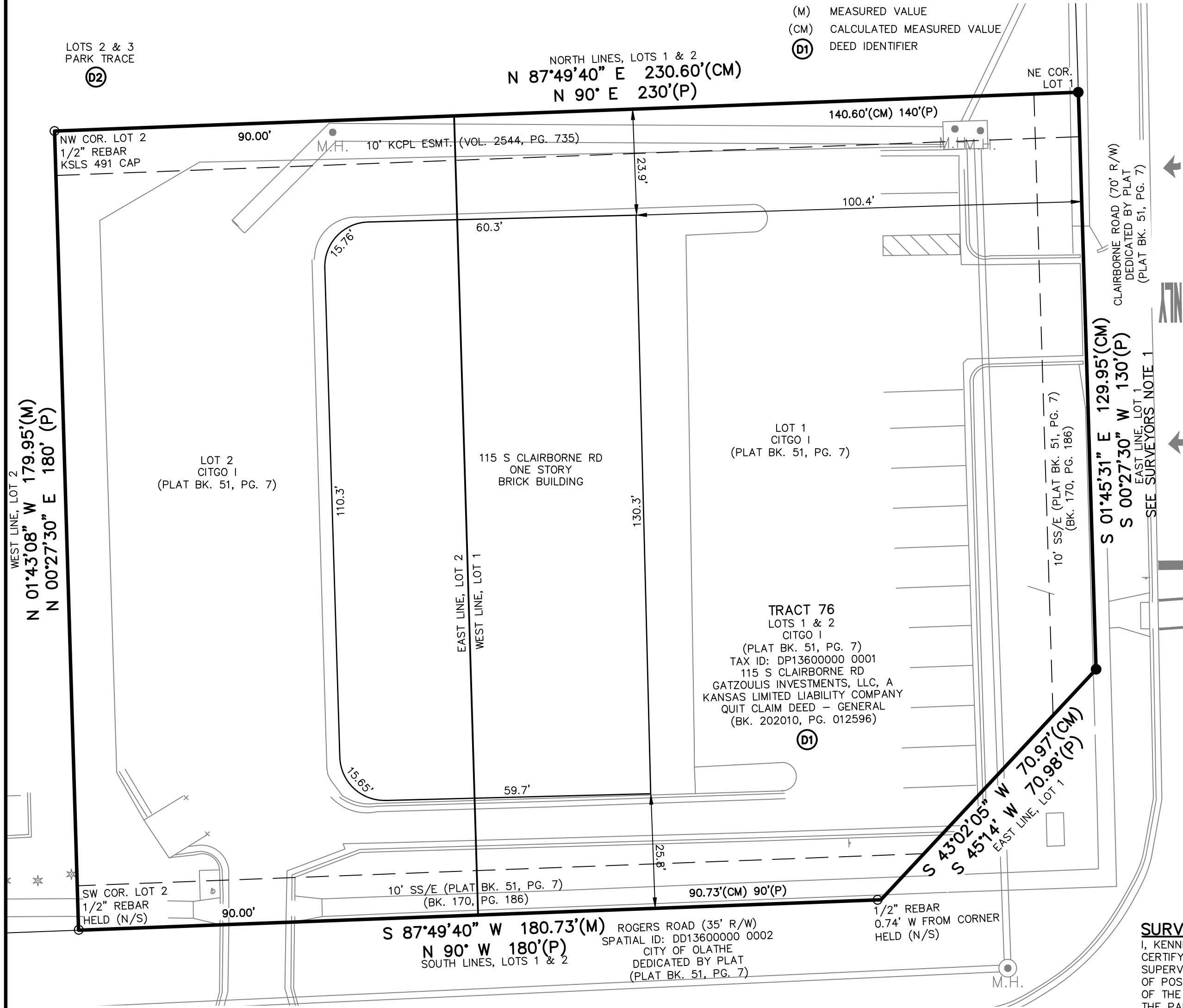
# CERTIFICATE OF SURVEY

EXHIBIT 76

LOTS 1 & 2, CITGO I  
OLATHE, JOHNSON COUNTY, KANSAS

## LEGEND:

- MONUMENT FOUND  
ORIGIN UNCERTAIN UNLESS  
OTHERWISE NOTED
- SET 1/2"x24" REBAR W/CLS 20  
CAP (UNLESS NOTED OTHERWISE)
- (P) PLAT VALUE
- (M) MEASURED VALUE
- (CM) CALCULATED MEASURED VALUE
- (D1) DEED IDENTIFIER



## HORIZONTAL AND VERTICAL DATUM:

UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES  
BASED ON THE KANSAS, NORTH ZONE (NAD 1983) (NAVD 1988)  
CAF: 0.99993494  
1 METER = 3.28083333 U.S. SURVEY FEET  
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES  
SCALED AROUND 0.0

## TITLE COMMITMENT:

ALPHA TITLE GUARANTY  
COMMITMENT NO.: 042480238-1  
EFFECTIVE DATE: FEBRUARY 13, 2025 AT 8:00 AM

## SURVEYORS NOTES:

1. EAST LINE OF RIGHT-OF-WAY FOR CLAIRBORNE RD SET 70' WEST OF AND PARALLEL WITH THE  
EAST LINE OF THE NORTHWEST QUARTER PER PLAT.

## REFERENCE PLATS:

1. CITGO I, PLAT BOOK 51, PAGE 7, DATE RECORDED: NOVEMBER 24, 1981.  
2. PARK TRACE, PLAT BOOK 34, PAGE 7, DATE RECORDED: JULY 25, 1972.

## REFERENCE DEEDS:

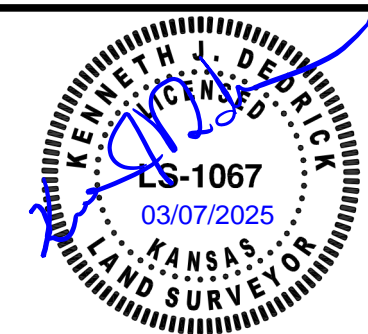
1. GATZOULIS INVESTMENTS, LLC, QUIT CLAIM DEED-GENERAL, BOOK 202010, PAGE 012596, DATE RECORDED:  
NOVEMBER 28, 2020.  
2. BROGDEN PROPERTIES, LLC, SPECIAL WARRANTY DEED, BOOK 202007, PAGE 011300, DATE RECORDED: JULY 24,  
2020.

## DESCRIPTION:

(QUIT CLAIM DEED-GENERAL, BOOK 202010, PAGE 012596) TRACT I:  
ALL OF LOTS 1 AND 2, CITGO I, A SUBDIVISION I THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.

## SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY  
CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT  
SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES  
OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE  
OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY  
THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.  
THE FIELD WORK WAS COMPLETED ON 02-11-2025.  
DATE OF PLAT OR MAP: 02-28-2025.



14700 WEST 114TH TERRACE  
LENEXA, KANSAS 66215  
PH. (913) 894-5150  
lx@kveng.com | www.kveng.com

PROJECT NO.  
**C21S0905**  
DRAWN BY  
**JDK**  
CHECKED BY  
**RAD**  
CFN  
**TRACT 76**  
SHEET  
**1 OF 1**

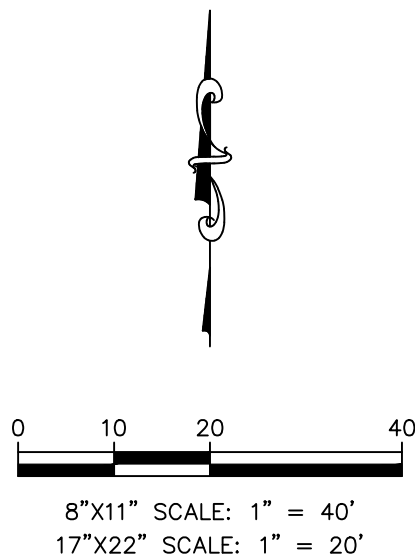
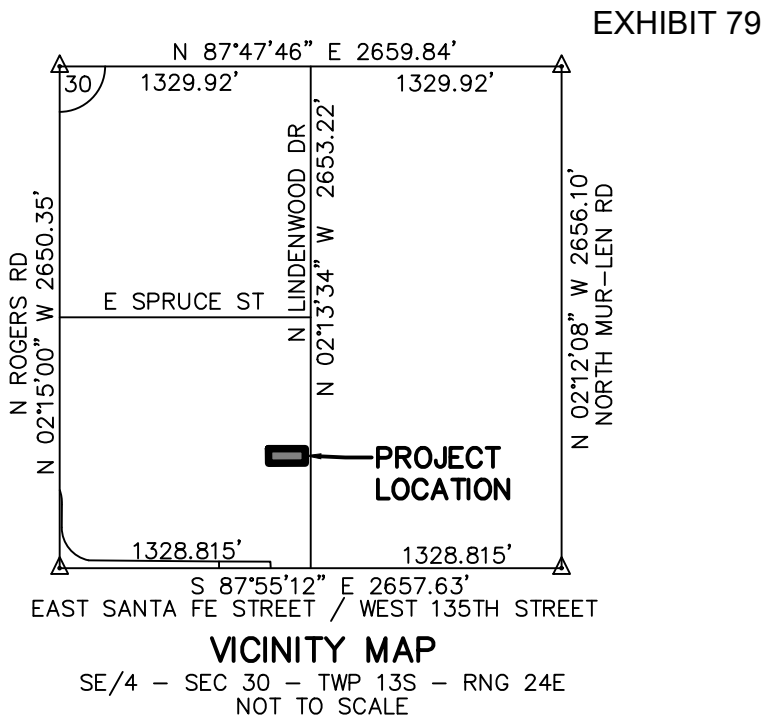
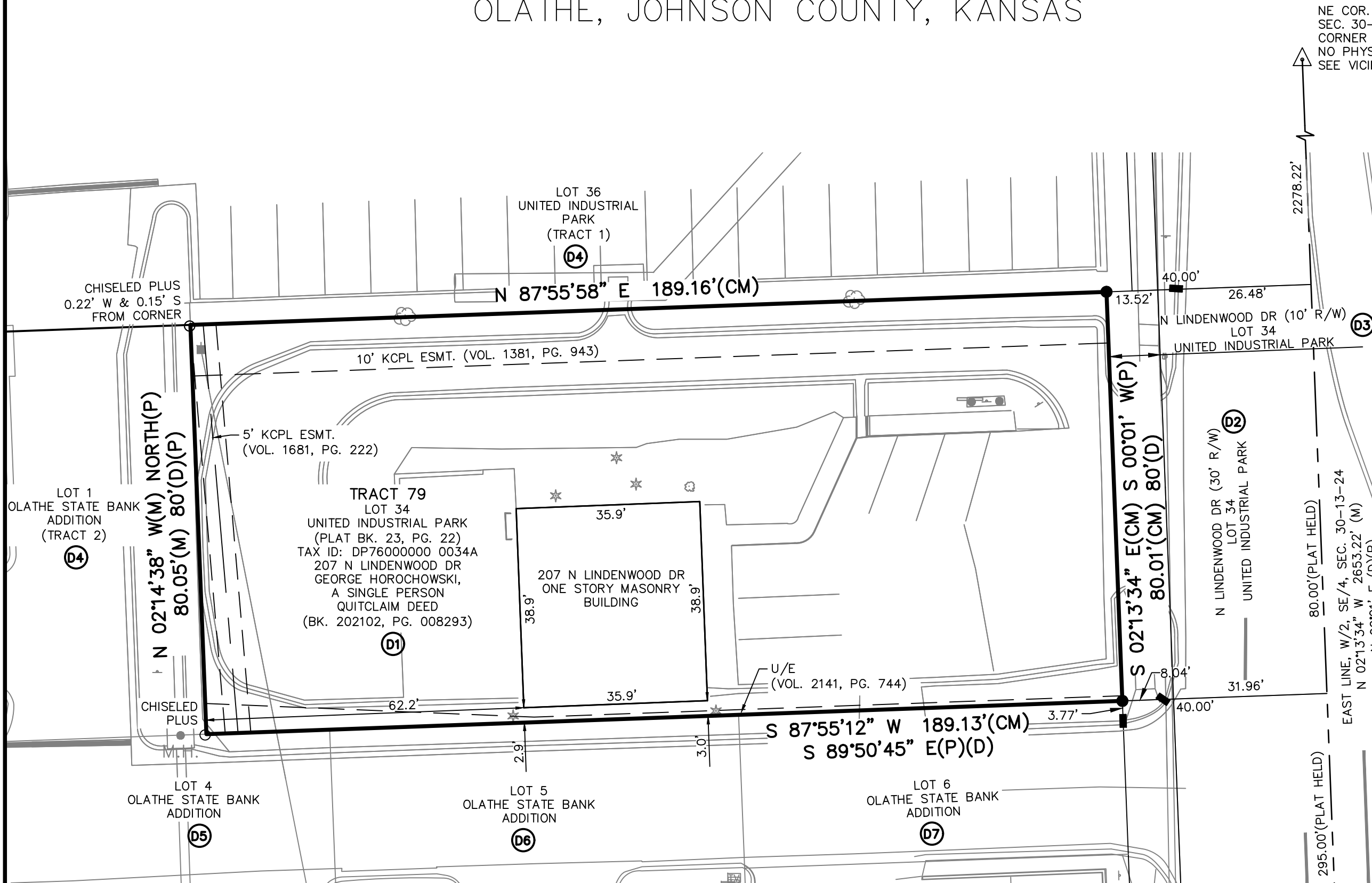
PROJECT:  
**SANTA FE - RIDGEVIEW TO MUR-LEN  
I-35 & SANTA FE  
OLATHE, KS**

PREPARED FOR:  
**HNTB CORPORATION  
7400 W 129TH STREET  
OVERLAND PARK, KS 66213**

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY  
KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26

CERTIFICATE OF SURVEY

LOT 34, UNITED INDUSTRIAL PARK  
OLATHE, JOHNSON COUNTY, KANSAS



- LEGEND:**
- 1/2"x24" REBAR W/CLS 20 CAP (UNLESS NOTED OTHERWISE)
  - MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
  - CURB CHIP SET
  - (P) PLAT VALUE
  - (D) DEED VALUE
  - (CM) CALCULATED MEASURED VALUE
  - (M) MEASURED VALUE
  - Ⓛ DEED IDENTIFIER

**TITLE COMMITMENT:**  
ALPHA TITLE GUARANTY, INC.  
COMMITMENT NO.: 042480231-1  
EFFECTIVE DATE: FEBRUARY 13, 2025 AT 8:00 AM

**HORIZONTAL AND VERTICAL DATUM:**  
UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE KANSAS, NORTH ZONE (NAD 1983) (NAVD 1988)  
CAF: 0.99993494  
1 METER = 3.28083333 U.S. SURVEY FEET  
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES  
SCALED AROUND 0,0

**REFERENCE PLATS:**  
1. OLATHE STATE BANK ADDITION, PLAT BOOK 49, PAGE 49, DATE RECORDED: JANUARY 12, 1981.  
2. UNITED INDUSTRIAL PARK, PLAT BOOK 23, PAGE 22, DATE RECORDED: FEBRUARY 1, 1961.

**REFERENCE DEEDS:**  
1. GEORGE HOROCHOWSKI, QUITCLAIM DEED, BOOK 202102, PAGE 008293, DATE RECORDED: FEBRUARY 22, 2021.  
2. CITY OF OLATHE, KANSAS WARRANTY DEED, VOLUME 1412, PAGE 361, DATE RECORDED: DECEMBER 08, 1978.  
3. CITY OF OLATHE, DEED OF DEDICATION, VOLUME 4016, PAGE 570, DATE RECORDED: JULY 30, 1993.  
4. BJH HOLDINGS LLC, TRUSTEE'S DEED, BOOK 201807, PAGE 000072, TRACT 1, DATE RECORDED: JULY 2, 2018.  
5. PEGASUS REALTY, LLC, GENERAL WARRANTY DEED, BOOK 201307, PAGE 012637, DATE RECORDED: JULY 30, 2013.  
6. MIDAS PROPERTIES, INC., QUITCLAIM DEED, VOLUME 2941, PAGE 259, DATE RECORDED: FEBRUARY 16, 1989.  
7. CITY OF OLATHE, DEED OF DEDICATION, VOLUME 4067, PAGE 199, DATE RECORDED: SEPTEMBER 15, 1993.

**DESCRIPTION:** (QUITCLAIM DEED, BOOK 202102, PAGE 008293)  
THE NORTH 80 FEET OF LOT 34, EXCEPT THE EAST 30 FEET AND EXCEPT THE WEST 10 FEET OF THE EAST 40 FEET, UNITED INDUSTRIAL PARK, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF.

NE COR. W/2, SE/4  
SEC. 30-13-24  
CORNER SET BY THEORETICAL SPLIT  
NO PHYSICAL MONUMENT SET  
SEE VICINITY MAP

2278.22'

40.00'

26.48'

13.52'

N LINDENWOOD DR (10' R/W)  
LOT 34  
UNITED INDUSTRIAL PARK

80.01'(CM) 80'(D)

S 02°13'34" E(CM) S 00°01' W(P)

8.04'

31.96'

40.00'

3.77'

S 87°55'12" W 189.13'(CM)  
S 89°50'45" E(P)(D)

U/E (VOL. 2141, PG. 744)

35.9'

38.9'

35.9'

62.2'

5' KCPL ESMT. (VOL. 1681, PG. 222)

10' KCPL ESMT. (VOL. 1381, PG. 943)

CHISELED PLUS 0.22' W & 0.15' S FROM CORNER

LOT 36  
UNITED INDUSTRIAL PARK  
(TRACT 1)

LOT 1  
OLATHE STATE BANK ADDITION  
(TRACT 2)

LOT 4  
OLATHE STATE BANK ADDITION

LOT 5  
OLATHE STATE BANK ADDITION

LOT 6  
OLATHE STATE BANK ADDITION

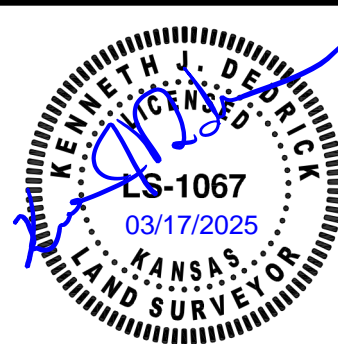
SE COR. W/2, SE/4  
SEC. 30-13-24  
CORNER SET BY THEORETICAL SPLIT  
NO PHYSICAL MONUMENT SET  
VICINITY MAP

295.00'(PLAT HELD)

80.00'(PLAT HELD)

EAST LINE, W/2, SE/4, SEC. 30-13-24  
N 02°13'34" W 2653.22' (M)  
N 00°01' E (D)(P)

**SURVEYOR'S CERTIFICATION:**  
I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE. THE FIELD WORK WAS COMPLETED ON 03-06-2024. DATE OF PLAT OR MAP: 03-13-2024.



 <b>KAW VALLEY ENGINEERING</b>	14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH. (913) 894-5150 lx@kveng.com   www.kveng.com	PROJECT NO. <b>C21S0905</b> DRAWN BY <b>JDK</b> CHECKED BY <b>RAD</b> CFN <b>TRACT 79</b> SHEET <b>1 OF 1</b>
	PROJECT: <b>SANTA FE - RIDGEVIEW TO MUR-LEN I-35 &amp; SANTA FE OLATHE, KS</b>	PREPARED FOR: <b>HNTB CORPORATION 7400 W 129TH STREET OVERLAND PARK, KS 66213</b>

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26