

LEGEND

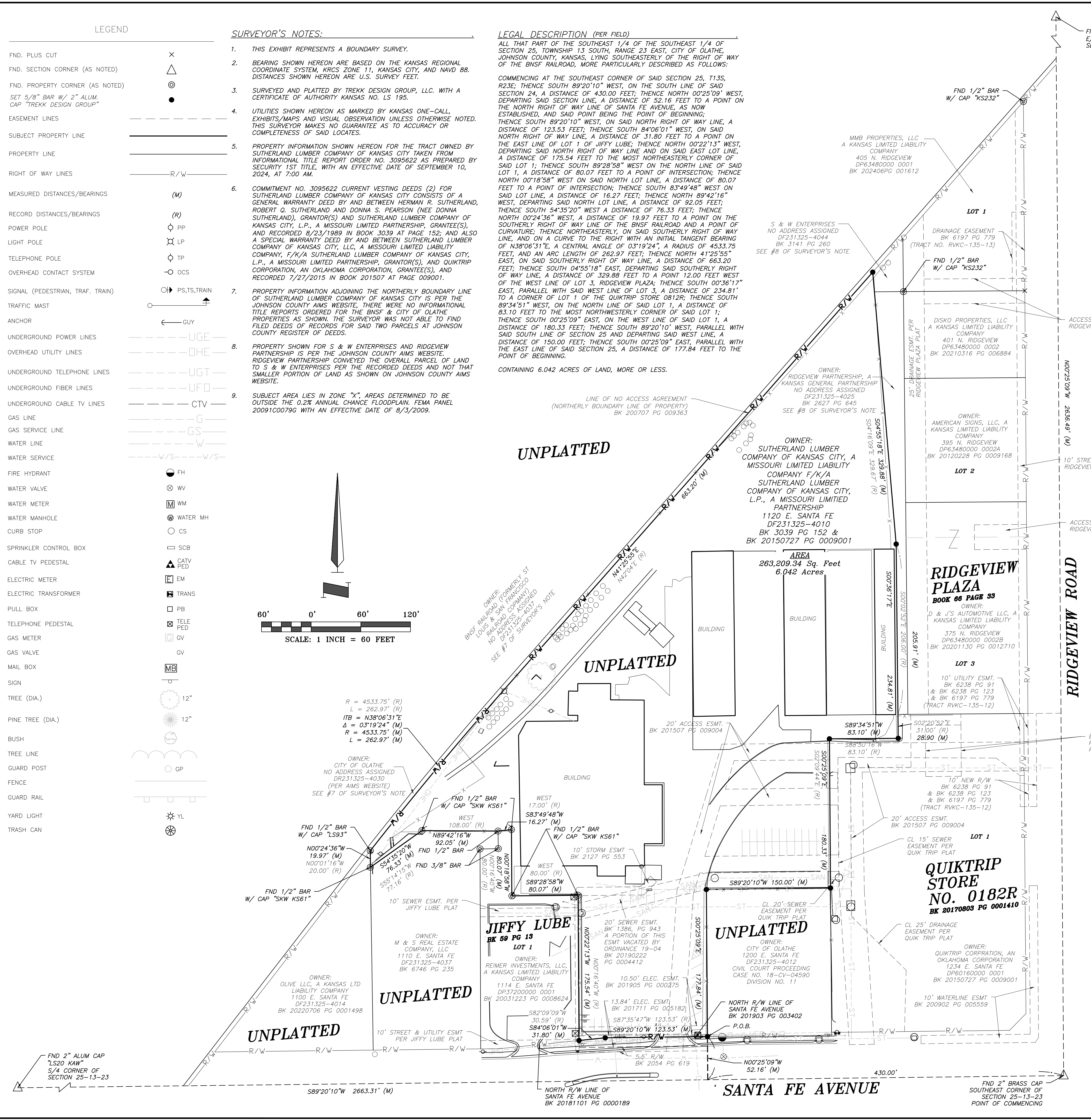
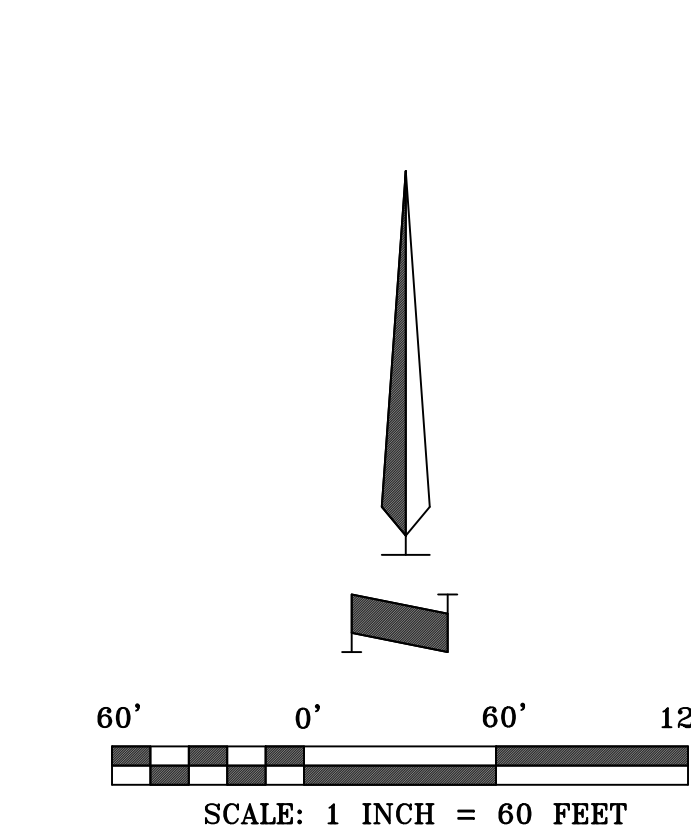
|   |               |
|---|---------------|
| FND. PLUS CUT                                     | X             |
| FND. SECTION CORNER (AS NOTED)                    | △             |
| FND. PROPERTY CORNER (AS NOTED)                   | ⊙             |
| SET 5/8" BAR W/ 2" ALUM. CAP "TREKK DESIGN GROUP" | ●             |
| EASEMENT LINES                                    | - - - - -     |
| SUBJECT PROPERTY LINE                             | - - - - -     |
| PROPERTY LINE                                     | — — — — —     |
| RIGHT OF WAY LINES                                | R/W           |
| MEASURED DISTANCES/BEARINGS                       | (M)           |
| RECORD DISTANCES/BEARINGS                         | (R)           |
| POWER POLE  | ⊕ PP          |
| LIGHT POLE  | ⊕ LP          |
| TELEPHONE POLE                                    | ⊕ TP          |
| OVERHEAD CONTACT SYSTEM                           | ⊖ OCS         |
| SIGNAL (PEDESTRIAN, TRAF. TRAIN)                  | ⊙ PS,TS,TRAIN |
| TRAFFIC MAST                                      | ⊙             |
| ANCHOR  | ⊖             |
| UNDERGROUND POWER LINES                           | UGP           |
| OVERHEAD UTILITY LINES                            | OHE           |
| UNDERGROUND TELEPHONE LINES                       | UGT           |
| UNDERGROUND FIBER LINES                           | UFD           |
| UNDERGROUND CABLE TV LINES                        | CTV           |
| GAS LINE  | G             |
| GAS SERVICE LINE                                  | GS            |
| WATER LINE  | W             |
| WATER SERVICE                                     | W/S           |
| FIRE HYDRANT                                      | ⊖ FH          |
| WATER VALVE                                       | ⊖ WV          |
| WATER METER                                       | ⊖ WM          |
| WATER MANHOLE                                     | ⊖ WATER MH    |
| CURB STOP   | ⊖ CS          |
| SPRINKLER CONTROL BOX                             | ⊖ SCB         |
| CABLE TV PEDESTAL                                 | ⊖ CATV PED    |
| ELECTRIC METER                                    | ⊖ EM          |
| ELECTRIC TRANSFORMER                              | ⊖ TRANS       |
| PULL BOX  | ⊖ PB          |
| TELEPHONE PEDESTAL                                | ⊖ TELE PED    |
| GAS METER   | ⊖ GV          |
| GAS VALVE   | ⊖             |
| MAIL BOX  | ⊖ MB          |
| SIGN  | ⊖             |
| TREE (DIA.)                                       | 12"           |
| PINE TREE (DIA.)                                  | 12"           |
| BUSH  | ⊖             |
| TREE LINE   | ⊖             |
| GUARD POST  | ⊖ GP          |
| FENCE   | ⊖             |
| GUARD RAIL  | ⊖             |
| YARD LIGHT  | ⊖ YL          |
| TRASH CAN   | ⊖             |

SURVEYOR'S NOTES:

- THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY.
- BEARING SHOWN HEREON ARE BASED ON THE KANSAS REGIONAL COORDINATE SYSTEM, KRCS ZONE 11, KANSAS CITY, AND NAVD 88. DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET.
- SURVEYED AND PLATTED BY TREKK DESIGN GROUP, LLC. WITH A CERTIFICATE OF AUTHORITY KANSAS NO. LS 195.
- UTILITIES SHOWN HEREON AS MARKED BY KANSAS ONE-CALL, EXHIBITS/MAPS AND VISUAL OBSERVATION UNLESS OTHERWISE NOTED. THIS SURVEY MAKES NO GUARANTEE AS TO ACCURACY OR COMPLETENESS OF SAID LOCATES.
- PROPERTY INFORMATION SHOWN HEREON FOR THE TRACT OWNED BY SUTHERLAND LUMBER COMPANY OF KANSAS CITY TAKEN FROM INFORMATIONAL TITLE REPORT ORDER NO. 3095622 AS PREPARED BY SECURITY 1ST TITLE, WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2024, AT 7:00 AM.
- COMMITMENT NO. 3095622 CURRENT VESTING DEEDS (2) FOR SUTHERLAND LUMBER COMPANY OF KANSAS CITY CONSISTS OF A GENERAL WARRANTY DEED BY AND BETWEEN HERMAN R. SUTHERLAND, ROBERT O. SUTHERLAND AND DONNA S. PEARSON (NEE DONNA SUTHERLAND), GRANTOR(S) AND SUTHERLAND LUMBER COMPANY OF KANSAS CITY, L.P., A MISSOURI LIMITED PARTNERSHIP, GRANTEE(S), AND RECORDED 2/23/1989 IN BOOK 3039 AT PAGE 152; AND ALSO A SPECIAL WARRANTY DEED BY AND BETWEEN SUTHERLAND LUMBER COMPANY OF KANSAS CITY, LLC, A MISSOURI LIMITED LIABILITY COMPANY, F/K/A SUTHERLAND LUMBER COMPANY OF KANSAS CITY, L.P., A MISSOURI LIMITED PARTNERSHIP, GRANTOR(S), AND QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, GRANTEE(S), AND RECORDED 7/27/2015 IN BOOK 201507 AT PAGE 009001.
- PROPERTY INFORMATION ADJOINING THE NORTHERLY BOUNDARY LINE OF SUTHERLAND LUMBER COMPANY OF KANSAS CITY IS PER THE JOHNSON COUNTY AIMS WEBSITE, THERE WERE NO INFORMATIONAL TITLE REPORTS ORDERED FOR THE BNSF & CITY OF OLATHE PROPERTIES AS SHOWN. THE SURVEYOR WAS NOT ABLE TO FIND FILED DEEDS OF RECORDS FOR SAID TWO PARCELS AT JOHNSON COUNTY REGISTER OF DEEDS.
- PROPERTY SHOWN FOR S & W ENTERPRISES AND RIDGEVIEW PARTNERSHIP IS PER THE JOHNSON COUNTY AIMS WEBSITE. RIDGEVIEW PARTNERSHIP CONVEYED THE OVERALL PARCEL OF LAND TO S & W ENTERPRISES PER THE RECORDED DEEDS AND NOT THAT SMALLER PORTION OF LAND AS SHOWN ON JOHNSON COUNTY AIMS WEBSITE.
- SUBJECT AREA LIES IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, FEMA PANEL 2009100096G WITH AN EFFECTIVE DATE OF 8/3/2009.

LEGAL DESCRIPTION (PER FIELD)

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 23 EAST, CITY OF OLATHE, JOHNSON COUNTY, KANSAS LYING SOUTHEASTERLY OF THE RIGHT OF WAY OF THE BNSF RAILROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25, T13S, R23E; THENCE SOUTH 89°20'10" WEST, ON THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 430.00 FEET; THENCE NORTH 02°25'09" WEST, DEPARTING SAID SECTION LINE, A DISTANCE OF 52.16 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SANTA FE AVENUE, AS NOW ESTABLISHED, AND SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89°20'10" WEST, ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 123.53 FEET; THENCE SOUTH 84°06'01" WEST, ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 31.80 FEET TO A POINT ON THE EAST LINE OF LOT 1 OF JIFFY LUBE; THENCE NORTH 00°22'13" WEST, DEPARTING SAID NORTH LINE AND ON SAID EAST LOT LINE, A DISTANCE OF 175.54 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 89°28'58" WEST ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 80.07 FEET TO A POINT OF INTERSECTION; THENCE NORTH 00°18'58" WEST ON SAID NORTH LOT LINE, A DISTANCE OF 80.07 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 83°49'48" WEST ON SAID LOT LINE, A DISTANCE OF 16.27 FEET; THENCE NORTH 89°42'16" WEST, DEPARTING SAID NORTH LOT LINE, A DISTANCE OF 92.05 FEET; THENCE SOUTH 54°35'20" WEST A DISTANCE OF 76.33 FEET; THENCE NORTH 02°24'36" WEST, A DISTANCE OF 19.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE BNSF RAILROAD AND A POINT OF CURVATURE; THENCE NORTHEASTERLY, ON SAID SOUTHERLY RIGHT OF WAY LINE, AND ON A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF N38°06'31"E, A CENTRAL ANGLE OF 03°19'24", A RADIUS OF 4533.75 FEET, AND AN ARC LENGTH OF 262.97 FEET; THENCE NORTH 41°25'55" EAST, ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 663.20 FEET; THENCE SOUTH 04°55'18" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 329.88 FEET TO A POINT 12.00 FEET WEST OF THE WEST LINE OF LOT 3, RIDGEVIEW PLAZA; THENCE SOUTH 00°36'17" EAST, PARALLEL WITH SAID WEST LINE OF LOT 3, A DISTANCE OF 234.81' TO A CORNER OF LOT 1 OF THE QUIKTRIP STORE 0812R; THENCE SOUTH 89°34'51" WEST, ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 83.10 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 00°25'09" EAST, ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 180.00 FEET; THENCE SOUTH 89°20'10" WEST, PARALLEL WITH SAID SOUTH LINE OF SECTION 25 AND DEPARTING SAID WEST LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00°25'09" EAST, PARALLEL WITH THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 177.84 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 6.042 ACRES OF LAND, MORE OR LESS.



**LEGAL DESCRIPTION (PER DEEDS)**

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 13, RANGE 23, IN OLATHE, IN JOHNSON COUNTY, KANSAS, LYING SOUTHEASTERLY OF THE RIGHT OF WAY OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SECTION 25, TOWNSHIP 13S, RANGE 23 E, FOR A POINT OF BEGINNING, SAID POINT BEING 230 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST 430 FEET; THENCE S 0°14' W, A DISTANCE OF 195 FEET TO A POINT 35 FEET NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 405.23 FEET; THENCE NORTH 24°16' FEET TO THE SOUTH RIGHT OF WAY LINE OF THE S.L. & S.F. RAILROAD; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4533.75 FEET FOR A DISTANCE OF 262.97 FEET; THENCE N. 42°04' E ALONG SAID RIGHT OF WAY A DISTANCE OF 998.39 FEET TO THE EAST LINE OF SAID SECTION; THENCE S 0°14' W A DISTANCE OF 994.53 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT THE FOLLOWING 6 PARCELS**

**PARCEL 1**  
 COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 13, RANGE 23, NOW IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE NORTH 90 DEGREES WEST ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 585.23 FEET; THENCE NORTH 0 DEGREES 16 MINUTES 40 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 35 FEET TO THE POINT OF BEGINNING OF A TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 0 DEGREES 16 MINUTES 40 SECOND EAST ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 190 FEET; THENCE NORTH 90 DEGREES WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 80 FEET; THENCE NORTH 0 DEGREES 16 MINUTES 40 SECONDS EAST ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 80 FEET; THENCE NORTH 90 DEGREES WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SECTION 25, A DISTANCE OF 108 FEET; THENCE SOUTH 55 DEGREES 14 MINUTES 18 SECOND WEST, A DISTANCE OF 77.16 FEET; THENCE SOUTH 0 DEGREES 01 MINUTES 16 SECOND EAST, A DISTANCE OF 75 FEET; THENCE NORTH 90 DEGREES EAST ALONG A LINE 35 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING.

**PARCEL 2**  
 ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 13, RANGE 23 JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 0 DEGREES 14 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 230.00 FEET; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF SUBJECT TRACT; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 146.24 FEET; THENCE NORTH 4 DEGREES 38 MINUTES 30 SECONDS EAST A DISTANCE OF 97.41 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 00 SECONDS EAST A DISTANCE OF 138.76 FEET; THENCE SOUTH 0 DEGREES 14 MINUTES 00 SECONDS WEST A DISTANCE OF 97.78 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL 3**  
 BEGINNING AT THE INTERSECTION OF THE SOUTHERLY SAINT LOUIS AND SAN FRANCISCO RAILROAD RIGHT OF WAY AND THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 25, T13S, R23E, JOHNSON COUNTY, KANSAS; THENCE S 0°14' W ALONG SAID EAST LINE A DISTANCE OF 784.39 FEET; THENCE N 89°46' W A DISTANCE OF 185 FEET; THENCE N 00°25'52" E A DISTANCE OF 575.64 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE SAINT LOUIS AND SAN FRANCISCO RAILROAD; THENCE N 42° 04' E ALONG SAID RIGHT OF WAY A DISTANCE OF 280.17 FEET TO THE POINT OF BEGINNING.

**PARCEL 4**  
 PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, T13S, R23E, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, RIDGEVIEW PLAZA; THENCE N89° 46' W A DISTANCE OF 12 FEET; THENCE N 00°25'52" E, PARALLEL WITH THE WEST LINE OF SAID LOT 3 A DISTANCE OF 206 FEET; THENCE N 04°16'09" W A DISTANCE OF 329.87 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE N 42°04' E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 55 FEET TO THE NORTHWEST CORNER OF LOT 1, RIDGEVIEW PLAZA; THENCE S 00°25'52" W ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 574.64 FEET TO THE POINT OF BEGINNING.

**PARCEL 5**  
 THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 13, RANGE 23, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE NORTH 0 DEGREES 14 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 230.00 FEET; THENCE WEST A DISTANCE OF 172.00 FEET; THENCE S 0 DEGREES 14 MINUTES WEST A DISTANCE OF 230 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE EAST A DISTANCE OF 172.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 30.00 FEET AND THE SOUTH 40.5 FEET OF THE ABOVE DESCRIBED TRACT USED FOR ROAD PURPOSES AND EXCEPT, BEGINNING 40.5 FEET NORTH AND 30 FEET WEST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SANTA FE ROAD, 6 FEET; THENCE NORTHEAST TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RIDGEVIEW ROAD; THENCE SOUTH 6 FEET TO THE POINT OF BEGINNING.

**AND**

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 13, RANGE 23, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH 0 DEGREES 14 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 230.00 FEET; THENCE WEST A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF SUBJECT TRACT; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 146.24 FEET; THENCE NORTH 4 DEGREES 38 MINUTES 30 SECONDS EAST A DISTANCE OF 97.41 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 00 SECONDS EAST A DISTANCE OF 138.76 FEET; THENCE SOUTH 0 DEGREES 14 MINUTES 00 SECONDS WEST A DISTANCE OF 97.78 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL 6**  
 ALL THAT PART OF THE SE 1/4 OF SECTION 25, TOWNSHIP 13, RANGE 23, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 25; THENCE N 2° 09' 44" W, ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 327.78 FEET; THENCE S 87° 35' 46" W, A DISTANCE OF 40.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY OF SOUTHEAST QUARTER 4 DISTANCE OF 230.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE CONTINUING S 87° 18' 46" W, A DISTANCE OF 128.77 FEET; THENCE S 2° 14' 16" W, A DISTANCE OF 97.41 FEET; THENCE S 87° 35' 46" W, A DISTANCE OF 103.76 FEET; THENCE N 2° 09' 44" W, A DISTANCE OF 180.32 FEET; THENCE N 87° 50' 16" E, A DISTANCE OF 83.10 FEET; THENCE N 2° 20' 52" W, A DISTANCE OF 31.00 FEET, TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3, RIDGEVIEW PLAZA; A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE N 87° 50' 16" E, ALONG THE SOUTH LINE OF SAID LOT 3, AND ITS EXTENSION, A DISTANCE OF 157.00 FEET, TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH RIDGEVIEW ROAD; THENCE S 2° 09' 44" E ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH RIDGEVIEW ROAD, A DISTANCE OF 112.58 FEET, TO THE TRUE POINT OF BEGINNING.

**TREKK**  
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**CERTIFICATE OF SURVEY**

A PART OF THE SE/4 OF THE SE/4  
 OF SECTION 25-13-23  
 OLATHE, JOHNSON COUNTY, KANSAS

PREPARED FOR:  
 CITY OF OLATHE

Date: OCTOBER 10, 2024  
 Project No.: 24-0401  
 Sheet No.: 1 OF 1

Drawn By: J.M. POWERS  
 Acad Dwg: 24-0401P