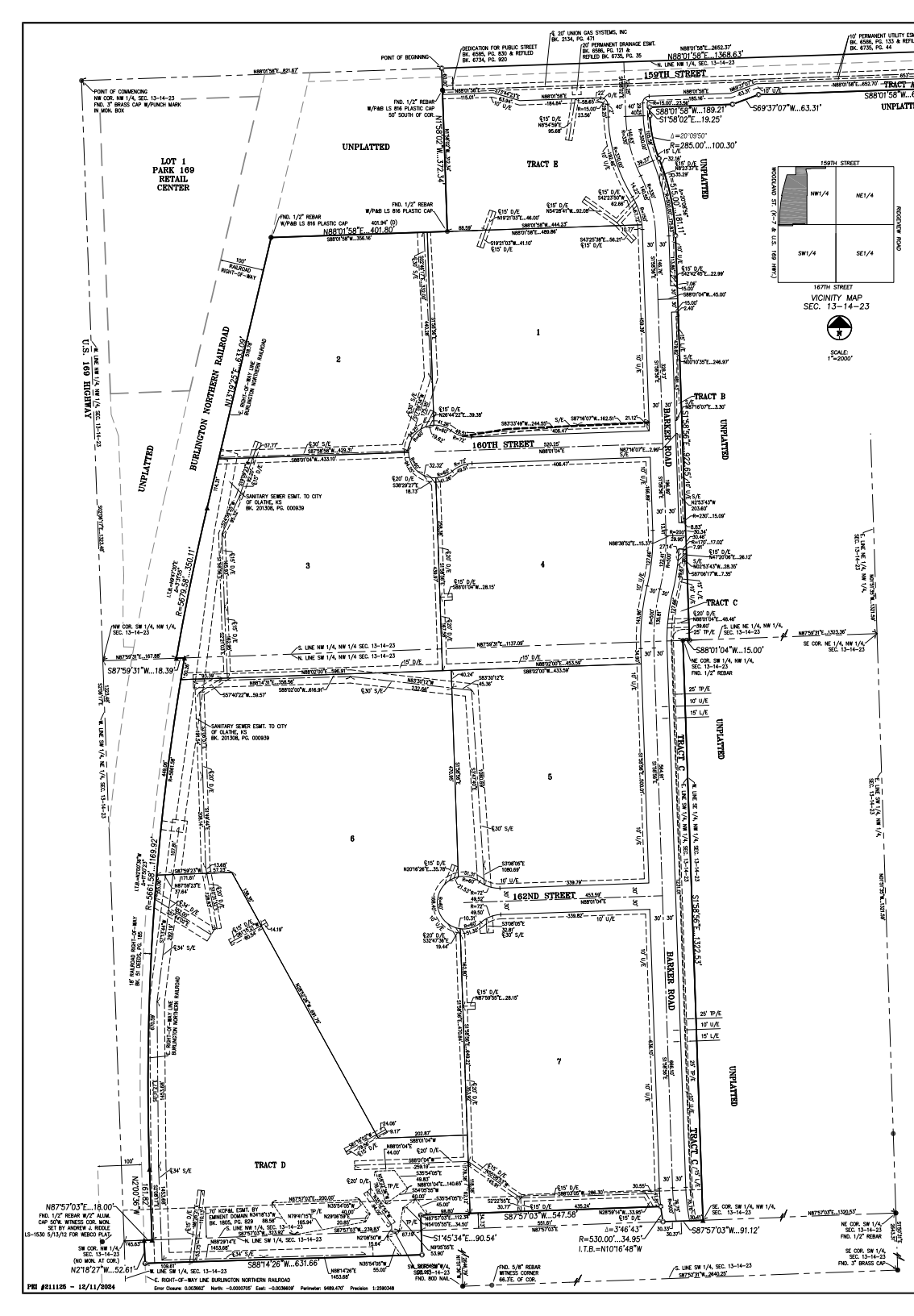
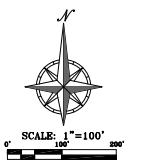


VICINITY MAP
SEC. 13-14-23

SCALE: 1"=2000'



BEARING BASIS: U.S. STATE PLANE 1983 KANSAS NORTH ZONE #1501

LEGEND

- ○ DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP
- ▲ DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP, FROM PREVIOUS ALTA SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022. & DECEMBER 14, 2012.
- ● DENOTES FOUND AS DESCRIBED ORIGIN UNKNOWN UNLESS DESCRIBED
- (D) DENOTES DEEDED
- (P) DENOTES PLATTED
- u/e DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- L/E DENOTES LANDSCAPE EASEMENT
- D/E DENOTES DRAINAGE EASEMENT
- TP/E DENOTES TREE PRESERVATION EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
1	229309.24	5.2642
2	209631.82	4.8125
3	275049.14	6.3143
4	222923.26	5.1176
5	215310.36	4.9428
6	507616.68	11.6533
7	292533.36	6.7156
PLAT 1	2892284.54	66.3977
ROW	324951.79	7.4589
TRACT A	29073.20	0.6674
TRACT B	7208.12	0.1655
TRACT C	55683.08	1.2783
TRACT D	403475.49	9.2625
TRACT E	119518.99	2.7438

NOTE:

1. EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES' METER BANKS AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH 3-SIDED LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
2. ALL NEW WIRING AND CABLES MUST BE PLACED UNDERGROUND.
3. ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SETBACK YARDS.
4. BASED ON FIELDWORK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO PLAT RECORDING.

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X(FUTURE BASE FLOOD), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED.

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0180G, AND DATED AUGUST 3, 2009.

I, SCOTT G. CHRISMAN, HEREBY CERTIFY THAT IN JANUARY 2023, I OR SOMEONE UNDER MY RESPONSIBLE CHARGE HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

SCOTT G. CHRISMAN LICENSED LS-1306 KANSAS LAND SURVEYOR

BY: SCOTT G. CHRISMAN, KS. LS-1306

CERTIFICATE OF AUTHORIZATION LAND SURVEYING - LS-82
ENGINEERING - E-381
CERTIFICATE OF AUTHORIZATION MISSOURI
LAND SURVEYING- 2007001128
ENGINEERING- 2007002008

FINAL PLAT OF PARK 169 FIRST PLAT

A SUBDIVISION OF LAND IN THE WEST ONE-HALF OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS CLS-82 on September 23, 2024 for Project No. 211125. All that part of the West One-half of Section 13, Township 14 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 13; thence N 88°01'58" E, along the North line of the Northwest Quarter of said Section 13, a distance of 821.67 feet, to the Point of Beginning; thence continuing N 88°01'58" E, along the North line of the Northwest Quarter of said Section 13, a distance of 1368.63 feet; thence S 1°51'49" E, a distance of 85.00 feet; thence S 88°01'58" W, along a line being 85.00 feet South of and parallel with the North line of the Northwest Quarter of said Section 13, a distance of 648.60 feet; thence S 69°37'07" W, a distance of 63.31 feet; thence S 88°01'58" W, a distance of 189.21 feet; thence S 1°58'02" E, a distance of 19.25 feet; thence Southerly on a curve to the left, said curve being tangent to the last described course and having a radius of 285.00 feet, an arc distance of 100.30 feet; thence Southerly on a curve to the right, said curve being tangent to the last described course and having a radius of 515.00 feet, an arc distance of 181.11 feet; thence S 1°58'56" E, a distance of 922.65 feet to a point on the South line of the Northeast Quarter of the Northwest Quarter of said Section 13; thence S 88°01'04" W, along the South line of the Northeast Quarter of the Northwest Quarter of said Section 13, a distance of 15.00 feet to the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 13; thence S 1°58'56" E, along the East line of the Southeast Quarter of the Northeast Quarter of said Section 13, a distance of 1322.53 feet to the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 13; thence S 87°57'03" W, along the South line of the Southeast Quarter of the Northeast Quarter of said Section 13, a distance of 91.12 feet; thence Northerly on a curve to the right, said curve having an initial tangent bearing of N 10°16'48" W and a radius of 530.00 feet, an arc distance of 34.95 feet; thence S 87°57'03" W, along a line being 34.73 North of and parallel with the South line of the Southwest Quarter of the Northeast Quarter of said Section 13, a distance of 547.58 feet; thence S 1°45'34" E, a distance of 90.54 feet; thence S 88°14'26" W, a distance of 631.66 feet to a point on the Easterly right-of-way line of Burlington Northern railroad, as now established; thence along the Easterly right-of-way line of said Burlington Northern railroad, for the following seven (7) courses; thence N 2°18'27" W, a distance of 52.61 feet to a point on the North line of the Southwest Quarter of said Section 13; thence N 87°57'03" E, along the North line of the Southwest Quarter of said Section 13, a distance of 18.00 feet; thence N 2°00'36" W, a distance of 161.82 feet; thence Northerly on a curve to the right, said curve being tangent to the last described course and having a radius of 5661.58 feet, an arc distance of 1169.92 feet to a point on the North line of the Southwest Quarter of the Northwest Quarter of said Section 13; thence S 87°59'31" W, along the North line of the Southwest Quarter of the Northwest Quarter of said Section 13, a distance of 18.39 feet; thence Northerly on a curve to the right, said curve having an initial tangent bearing of N 9°47'30" E and a radius of 5679.58 feet, an arc distance of 350.11 feet; thence N 13°19'25" E, a distance of 633.09 feet; thence N 88°01'58" E, along a line being 372.34 feet South of and parallel with the North line of the Northwest Quarter of said Section 13, a distance of 401.80 feet; thence N 1°58'02" W, a distance of 372.34 feet, to the Point of Beginning, containing 66.3977 acres, more or less, unplatted land.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "PARK 169 FIRST PLAT".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby absolves and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer, pipes, poles, wires, surface drainage facilities, ducts cables, etc., upon, over and under those areas outlined hereon and designated on this plat as "U/E" or "Utility Easement" with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over, and under these areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Olathe, Kansas.

An easement 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 "S/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to Johnson County Wastewater of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the 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 thereof.

An easement or license is hereby granted and reserved by the undersigned proprietor of the above described land unto itself and the developer and/or the homes association to enter upon, plant, replace, replant, mow, clip, trim, spray, chemically treat, repair, and otherwise maintain, and to authorize any such maintenance of any and all grasses, trees, shrubs, plants and other landscaping and all fences and monuments installed by the undersigned proprietor and the developer and/or homes association upon, over or under those areas outlined and designated on this plat as "Landscape Easement" or "L/E".

An easement or license is hereby dedicated to the City of Olathe to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "TP/E". Trees shall not be removed from a tree preservation easement without the City of Olathe's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The developer and/or the homes association shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead or diseased trees or trees posing a threat to the public or adjacent property. No structure will encroach within/over a tree preservation easement.

Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

Tracts "A", "B", "C", "D" and "E" shall be owned and maintained by Park 169 Association. Said tract is intended to be used for open space, homeowner amenities, landscaping, monuments, stormwater detention, trails and private open space.

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, Blue Springs Safety Storage South, LLC, has caused this instrument to be executed on this _____ day of _____, 20___.

By: _____
Anthony Ward, Member

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

BE IT REMEMBERED that on this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for said County and State, came Anthony Ward, Member of Blue Springs Safety Storage South, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said partnership, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 20___.

_____
Chairman: Wayne Janner

Approved by the Governing Body of the City of Olathe, Kansas, this _____ day of _____, 20___.

_____ Attest: _____
Mayor: John W. Bacon City Clerk: Brenda Swearingian

PLANNING ENGINEERING IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166