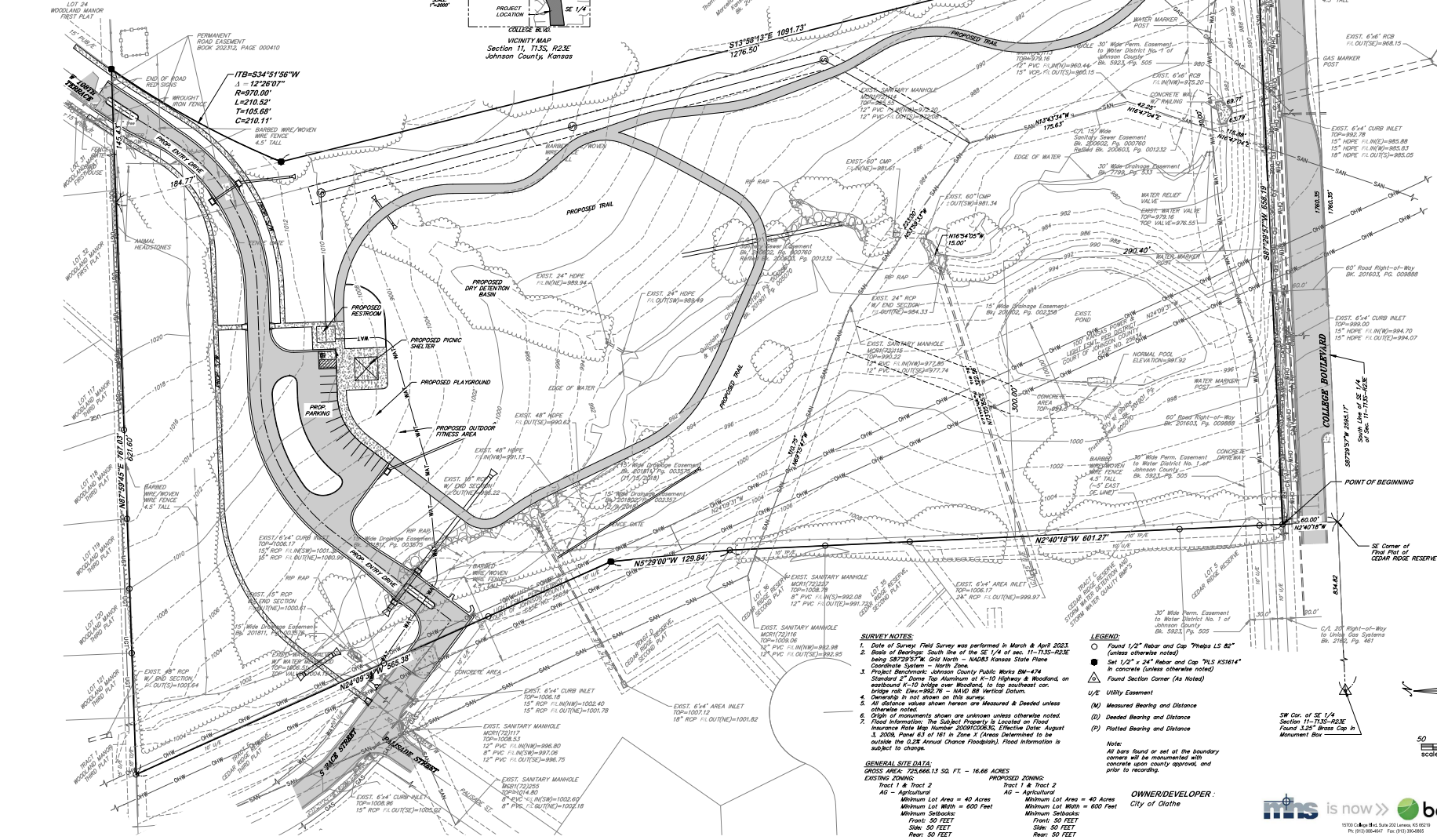


LEGAL DESCRIPTION:

A tract of land located in the Southeast Quarter of Section 11, Township 13 South, Range 23 East of the Sixth Principal Meridian in the City of Olathe, Johnson County, Kansas; a description written by G. Steven West, P.S. No. 1074, on September 12, 2023, and being more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of said Section 11; thence S 87°29'31" W along the South line of said Southeast Quarter of said Section 11, a distance of 1790.35 feet to the Southwest Corner of platted subdivision CEDAR RIDGE RESERVE; thence N 02°40'18" W along the East line of said CEDAR RIDGE RESERVE, a distance of 60.00 feet to the North right-of-way line of College Boulevard as now established and as described in a Declaration for Public Street, as filed in Book 201051 Page 00888 of the Register of Deeds office of Johnson County, said point also being the Point of Beginning; thence continuing N 02°40'18" W along said East line of said CEDAR RIDGE RESERVE and a portion of the East line of platted subdivision CEDAR RIDGE RESERVE SECOND PLAT, a distance of 601.27 feet; thence continuing along said East line of said CEDAR RIDGE RESERVE SECOND PLAT N 05°29'00" W, a distance of 129.84 feet; thence continuing along said East line of said CEDAR RIDGE RESERVE SECOND PLAT and a portion of the East line of platted subdivision CEDAR RIDGE RESERVE THIRD PLAT N 24°12'11" W, a distance of 565.38 feet to the Northeast Corner of said CEDAR RIDGE RESERVE THIRD PLAT, said point also being on the South line of platted subdivision WOODLAND MANOR THIRD PLAT; thence N 87°59'45" E along the South line of WOODLAND MANOR THIRD PLAT and a portion of the South line of platted subdivision WOODLAND MANOR FIRST PLAT, a distance of 767.03 feet to the Southwest Corner of Lot 24, said WOODLAND MANOR FIRST PLAT, a point also being on the East right-of-way of 100th Terrace, as platted per said WOODLAND MANOR FIRST PLAT; thence Southwesterly along the Southwesterly extension of said East right-of-way along a curve to the left having an initial tangent bearing of S 34°51'56" W, a radius of 970.00 feet, a delta angle of 12°26'07", and an arc length of 210.52 feet to a point on said East line of a tract of land as described in an OutClaim Deed as filed in Book 201961 Page 02056, said point also being the Southwest corner of Permanent Street (Covered) as filed in Book 202374, Page 000416; thence S 13°50'13" E along the East line of said tract described in said OutClaim Deed, a distance of 1091.73 feet to a point on said north right-of-way line of said College Boulevard; thence S 87°29'07" W along said North right-of-way line, a distance of 658.19 feet, to the Point of Beginning, and containing 16.66 acres, except that part thereof in roads or streets.



# PIONEER TRAIL PARK

A Subdivision in the Southeast Quarter of Section 11, Township 13, Range 23 in the City of Lenexa, Johnson County, Kansas

POINT OF COMMENCEMENT  
SE Cor. of SE 1/4  
Section 11-7135-023E  
Found 2" Brass Cap in Monument Box

C/A 20' Right-of-Way to Union Gas Systems  
BK. 2162, Pg. 461

EXIST. 6" 4" RCP  
FL. OUT/SE=968.15

EXIST. 6" 4" CURB INLET  
TOP=982.78

EXIST. 6" 4" CURB INLET  
TOP=982.78

EXIST. 6" 4" CURB INLET  
TOP=982.78

EXIST. 6" 4" CURB INLET  
TOP=982.78

POINT OF BEGINNING

SE Corner of  
SE 1/4  
Section 11-7135-023E  
Found 2" Brass Cap in Monument Box

C/A 20' Right-of-Way to Union Gas Systems  
BK. 2162, Pg. 461

SW Cor. of SE 1/4  
Section 11-7135-023E  
Found 2" Brass Cap in Monument Box

- SURVEY NOTES:**
- Date of Survey Field Survey was performed in March & April 2023.
  - Bounds of Bearings South are of the SE 1/4 of Sec. 11-7135-023E being 587°29'57" W, Grid North - NAD83 Kansas State Plane Coordinate System - North.
  - Project Benchmarks: Johnson County Public Works BM-476 Standard 4" Dimes Top Markers at 4-10 Highway & Woodland, an outbuilding 4-10 bridge over Woodland, to top instrument cor.
  - Ownership in not shown on this survey.
  - All distances unless shown are measured & checked unless otherwise noted.
  - Flood information: The Subject Property is Located on Flood Insurance Rate Map Number 2009100630, Effective Date: August 3, 2009, Zone 6 of 161 in Zone X (Areas Determined to be outside the 100 Year Annual Chance Floodplain). Flood information is subject to change.
- GENERAL SITE DATA:**  
GROSS AREA: 725,666.13 SQ. FT. - 16.66 ACRES  
EXISTING ZONING: PROPOSED ZONING:  
Tract 1 & Tract 2 AG - Agriculture Minimum Lot Area = 40 Acres Minimum Lot Width = 600 Feet  
Tract 1 & Tract 2 AG - Agriculture Minimum Lot Area = 40 Acres Minimum Lot Width = 600 Feet  
Front: 50 FEET Side: 50 FEET Rear: 50 FEET
- OWNER/DEVELOPER:**  
City of Olathe

- LEGEND:**
- Found 1/2" Rebar and Cap "Phelps LS 82" (Unless otherwise noted)
  - Set 1/2" x 24" Rebar and Cap "Phelps KS814" in concrete (Unless otherwise noted)
  - △ Found Section Corner (As Noted)
  - U Utility Easement
  - (M) Measured Bearing and Distance
  - (D) Decoded Bearing and Distance
  - (P) Plotted Bearing and Distance
- Note:  
All area found or not at the boundary corners will be monumented with concrete upon county approval, and prior to recording.

