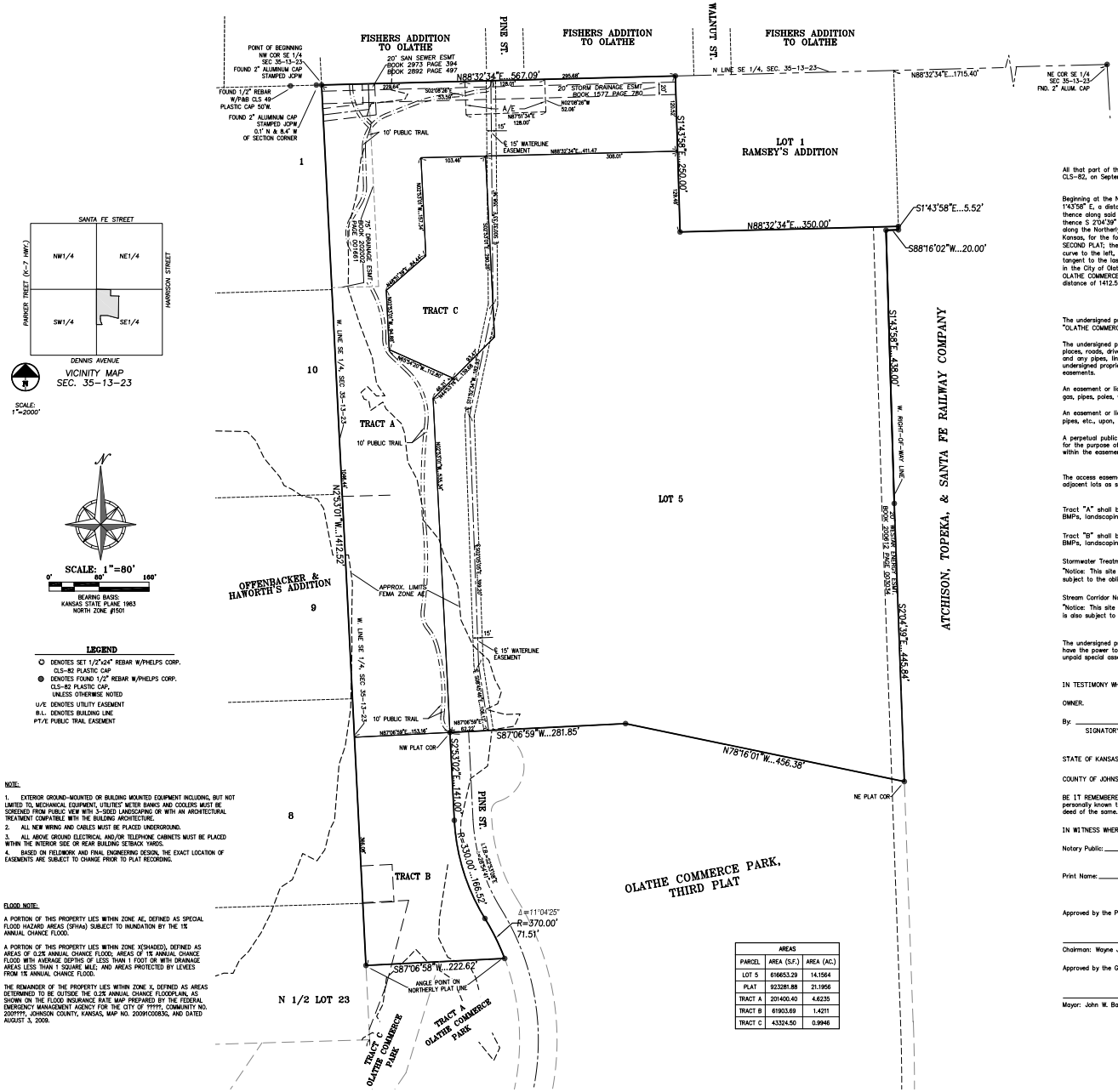
FINAL PLAT OF

OLATHE COMMERCE PARK, FOURTH PLAT

A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER SECTION 35, TOWNSHIP 13 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



VICINITY MAP
SEC. 35-13-23

SCALE: 1"=2000'

SCALE: 1"=80'
0' 80' 160'

BEARING BASIS:
KANSAS STATE PLANE 1983
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, UNLESS OTHERWISE NOTED
- U/E DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- PT/E PUBLIC TRAIL EASEMENT

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 AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X(SHADED), 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.

THE REMAINDER OF THE 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 ????, COMMUNITY NO. 2007???, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0083G, AND DATED AUGUST 3, 2009.

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
LOT 5	616653.29	14.1564
PLAT	923281.88	21.1956
TRACT A	201400.40	4.6235
TRACT B	61903.69	1.4211
TRACT C	43324.50	0.9946

PEI # - 11/13/2024

Error Closure: 0.001768' North: 0.0001531' East: 0.0017618' Perimeter: 4829' Precision 1:2730193

DESCRIPTION

All that part of the Southeast Quarter of Section 35, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described by Phelps Engineering, Inc., KS CLS-82, on September 24, 2024, for project 240745 as follows:

Beginning at the Northwest corner of the Southeast Quarter of said Section 35; thence N 88°32'34" E, along the North line of the Southeast Quarter of said Section 35, a distance of 567.09 feet; thence S 1°43'58" E, a distance of 250.00 feet; thence N 88°32'34" E, a distance of 350.00 feet, to a point on the Westerly right-of-Way line of Atchison, Topeka, & Santa Fe Railway Company, as now established; thence along said Westerly for the following four (4) courses; thence S 1°43'58" E, a distance of 5.52 feet; thence S 88°16'02" W, a distance of 20.00 feet; thence S 1°43'58" E, a distance of 438.00 feet; thence S 2°04'39" E, a distance of 445.84 feet, to the Northeast plat corner of OLATHE COMMERCE PARK, THIRD PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Northerly plat line of said OLATHE COMMERCE PARK, THIRD PLAT, and the Northerly plat Line of OLATHE COMMERCE PARK, SECOND PLAT, a platted subdivision in the City of Olathe, Johnson County, Kansas, for the following three (3) courses; thence N 78°16'01" W, a distance of 456.38 feet; thence S 87°06'59" W, a distance of 281.85 feet, to the Northwest plat corner of said OLATHE COMMERCE PARK, SECOND PLAT; thence along the Westerly plat line of said OLATHE COMMERCE PARK, SECOND PLAT, for the following three (3) courses; thence S 2°53'02" E, a distance of 141.00 feet; thence Southerly on a curve to the left, said curve having an initial tangent bearing of S 2°53'08" E, a radius of 330.00 feet, and an arc distance of 166.52 feet; thence Southeasterly on a curve to the right, said curve being tangent to the last described course and having a radius of 370.00 feet, an arc distance of 71.51 feet, to an angle point on the Northerly plat line of OLATHE COMMERCE PARK, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence S 87°06'58" W, along the Northerly plat line of said OLATHE COMMERCE PARK, a distance of 222.62 feet, to an angle point on the Northerly line of said OLATHE COMMERCE PARK, said point also being on the West line of the Southeast Quarter of said Section 35; thence N 2°53'01" W, along said West line of said Southeast Quarter, of said Section 35, a distance of 1412.52 feet, to the Point of Beginning, containing 21.1956 acres, more or less, of 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 "OLATHE COMMERCE PARK, FOURTH 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, 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".

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, pipes, etc., upon, over and under those areas outlined hereon and designated on this plat as "W/E" or "Water Line Easement".

A perpetual public trail easement upon, over, across under and through the areas outlined and designated on this plat as "Public Trail Easement" or "PT/E" is hereby granted to the City of Olathe, Kansas, for the purpose of a public sidewalk and appurtenant work for pedestrian, bicyclist and other non-vehicular purposes, including the right to construct, use, maintain, repair, reconstruct or expand such facility within the easement area. Sidewalk easements shall be kept clear of obstructions that would interfere with the use or maintenance of sidewalks within the easement.

The access easements or "A/E" as shown on this plat are reserved by the undersigned proprietor, its heirs and assigns, for the ingress and egress of the owners and occupants and their guests of the adjacent lots as shared entry drives.

Tract "A" shall be owned and maintained by the property owner or the authorized representative thereof. Said Tract is intended to be used for stormwater detention, stormwater quality BMPs, landscaping, and private or public open space.

Tract "B" shall be owned and maintained by the ASSOCIATION or the authorized representative thereof. Said Tract is intended to be used for stormwater detention, stormwater quality BMPs, landscaping, and private or public open space.

Stormwater Treatment Facilities Notice:
"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."

Stream Corridor Notice
"Notice: This site contains a protected stream corridor, as defined and regulated in city of Olathe, Kansas, Municipal Code. Restrictions on the use or alteration of the Stream Corridor may apply. This property is also subject to the obligations and requirements of the Stream Corridor Maintenance Agreement approved by the City."

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, the undersigned proprietor, has caused this instrument to be executed on this _____ day of _____, 20___

OWNER.

By: _____
SIGNATORY

ACKNOWLEDGEMENT

STATE OF KANSAS)
) SS
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for said County and State, came SIGNATORY, TITLE OWNER., 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: _____

I, SCOTT G. CHRISMAN, HEREBY CERTIFY THAT IN SEPTEMBER 2024, I OR SOMEONE UNDER MY DIRECT SUPERVISION 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

APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 2024.

_____
Chairman: Wayne Janner

Approved by the Governing Body of the City of Olathe, Kansas, this _____ day of _____, 2024.

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

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING – LS-82
ENGINEERING – E-39
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

PEI PLANNING ENGINEERING IMPLEMENTATION

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1156