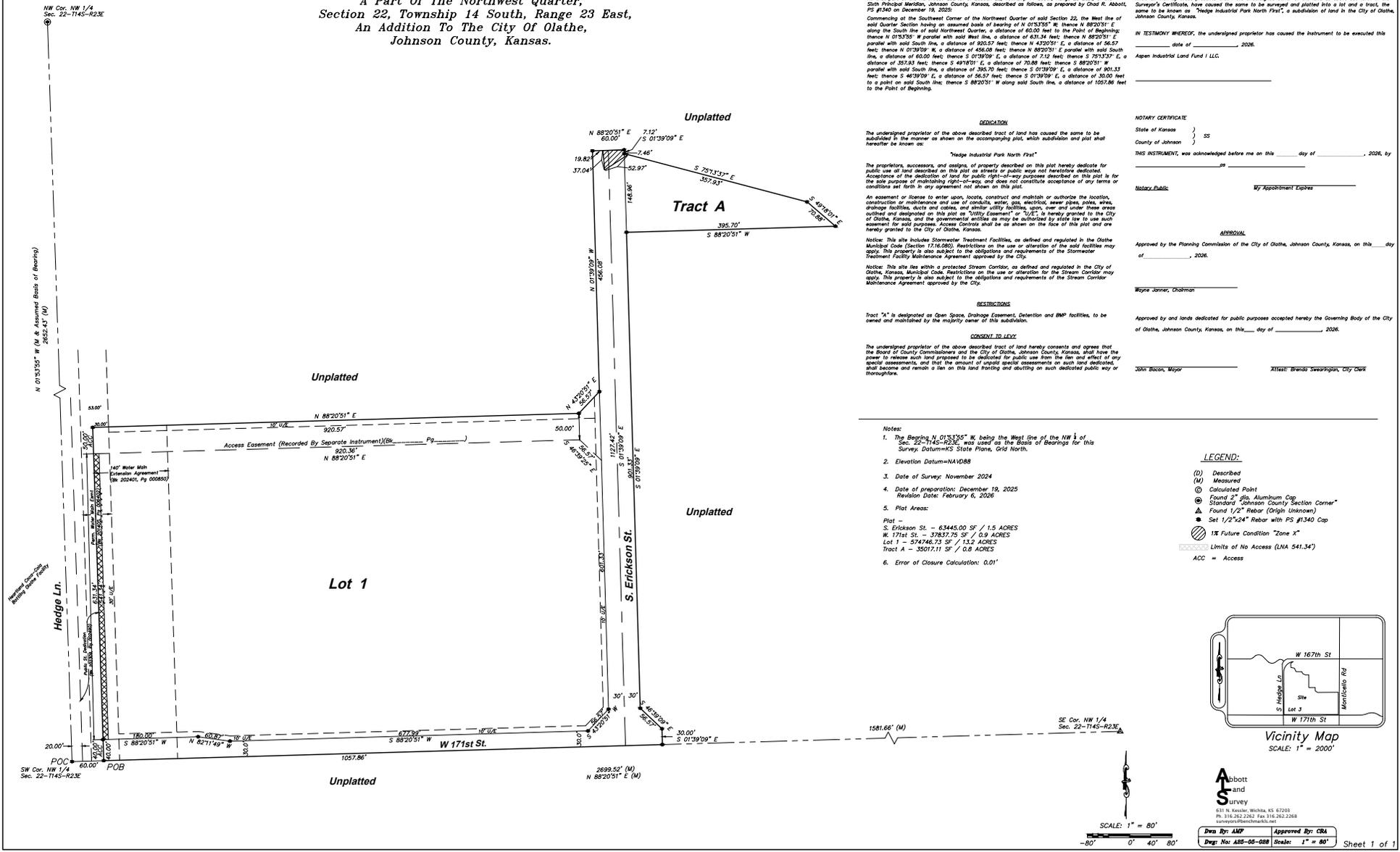


**Hedge Industrial Park North First**  
 A Part Of The Northwest Quarter,  
 Section 22, Township 14 South, Range 23 East,  
 An Addition To The City Of Olathe,  
 Johnson County, Kansas.

NW Cor. NW 1/4  
 Sec. 22-7145-R23E

N 01°53'55" W (M & Assumed Bearings of Bearing)  
 2652.43' (M)



**DESCRIPTION**

All that part of the Northwest Quarter of Section 22, Township 14 South, Range 23 East, of the Sixth Principal Meridian, Johnson County, Kansas, described as follows, as prepared by Chad R. Abbott, P.S.#160 on December 19, 2025:  
 Commencing at the Southeast Corner of the Northwest Quarter of said Section 22, the West line of said Quarter Section having an assumed bearing of N 01°53'09" W, thence W 88°20'51" E along the South line of said Northwest Quarter, a distance of 60.00 feet to the Point of Beginning; thence N 01°53'55" W parallel with said West line, a distance of 63.56 feet; thence N 88°20'51" E parallel with said South line, a distance of 920.57 feet; thence N 43°20'51" E, a distance of 56.57 feet; thence N 01°39'09" W, a distance of 456.00 feet; thence N 88°20'51" E parallel with said South line, a distance of 60.00 feet; thence S 01°39'09" E, a distance of 71.2 feet; thence S 21°12'17" E, a distance of 357.83 feet; thence S 49°18'01" E, a distance of 70.88 feet; thence S 88°20'51" W parallel with said South line, a distance of 395.70 feet; thence S 01°39'09" E, a distance of 801.13 feet; thence S 46°39'09" E, a distance of 56.57 feet; thence S 01°39'09" E, a distance of 30.00 feet to a point on said South line; thence S 88°20'51" W along said South line, a distance of 1057.86 feet to the Point of Beginning.

**EXECUTION**

Know all men by these presents that I the undersigned owner of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and plotted into a lot and a tract, the same to be known as "Hedge Industrial Park North First", a subdivision of land in the City of Olathe, Johnson County, Kansas.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused the instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Aspen Industrial Land Fund I LLC

**DEDICATION**

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

"Hedge Industrial Park North First"

The proprietors, successors, and assigns of property described on this plat hereby dedicate for public use all land described on this plat for streets or public ways not hereafter dedicated. Acceptance of the dedication for the public right-of-way purposes described on this plat is for the sole purpose of maintaining right-of-way, and does not constitute acceptance of any terms or conditions set forth in any agreement not shown on this plat.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electric, sewer pipes, poles, wires, drainage facilities, ditches and cables, and other utility facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the City of Olathe, Kansas, and the governmental entities as may be authorized by state law to use such easement for said purposes. Access Controls shall be as shown on the face of this plat and are hereby granted to the City of Olathe, Kansas.

Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code (Section 12.16.060). 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.

Notice: This site lies within a protected Stream Corridor, as defined and regulated in the City of Olathe, Kansas, Municipal Code. Restrictions on the use or alteration for 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.

**RESTRICTIONS**

Tract "A" is designated as Open Space, Drainage Easement, Detention and BMP facilities, to be owned and maintained by the majority owner of this subdivision.

**CONSENT TO LEVY**

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of County Commissioners and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public use from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land dedicated, shall become and remain a lien on this land for levying and collecting on such dedicated public way or thoroughfare.

**Notes:**

- The Bearing N 01°53'55" W, being the West line of the NW 1/4 of Sec. 22-7145-R23E, was used as the Basis of Bearings for this Survey. Datum=K State Plane, Grid North.
- Elevation Datum=NAVD88
- Date of Survey: November 2024
- Date of preparation: December 19, 2025  
Revision Date: February 6, 2026
- Plot Areas:  
 Plat -  
 S. Erickson St. = 63445.00 SF / 1.5 ACRES  
 W. 17th St. = 37837.75 SF / 0.9 ACRES  
 Lot 1 = 574745.73 SF / 13.2 ACRES  
 Tract A = 35017.11 SF / 0.8 ACRES
- Error of Closure Calculation: 0.01"

**NOTARY CERTIFICATE**

State of Kansas )  
 County of Johnson ) SS

THIS INSTRUMENT, was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_

Notary Public: \_\_\_\_\_ My Appointment Expires \_\_\_\_\_

**APPROVAL**

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Wayne Janner, Chairman

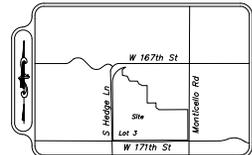
Approved by and lands dedicated for public purposes accepted hereby the Governing Body of the City of Olathe, Johnson County, Kansas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

John Bacon, Mayor

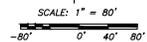
Attest: Brandon Sewington, City Clerk

**LEGEND:**

- (D) Described
- (M) Measured
- ⊙ Calculated Point
- Found 2" dia. Aluminum Cap
- ⊙ Standard Johnson County Section Corner
- ▲ Found 1/2" Rebar (Origin Unknown)
- Set 1/2"x24" Rebar with PS #1340 Cap
- ⊘ 1% Future Condition "Zone X"
- ⊘ Limits of No Access (LNA 541.34)
- ACC = Access



Vicinity Map  
 SCALE: 1" = 2000'



**Abbott and Survey**  
 811 N. Kansas, Meriden, KS 67201  
 Ph. 316.262.2262 Fax 316.262.2268  
 www.abbottandsurvey.com

Drawn By: AMP Approved By: CRA  
 Draw No: 485-05-088 Scale: 1" = 80'