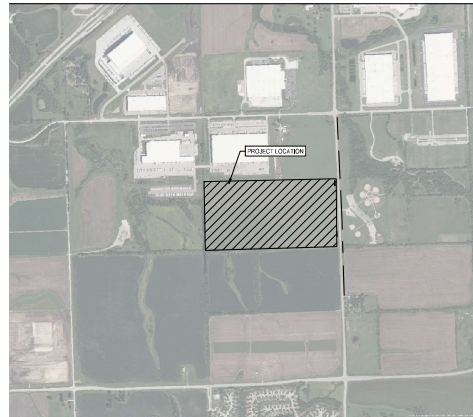


# HEDGE INDUSTRIAL PARK EAST

171ST STREET AND LONE ELM  
OLATHE, KANSAS 66062

PRELIMINARY DEVELOPMENT PLAN  
JANUARY 28, 2026

VICINITY MAP



SHEET INDEX

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SK005	LANDSCAPE PLAN
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SK008	GRADING PLAN
SK009	UTILITY PLAN
SK010	ALTA/NSPS LAND TITLE SURVEY
SK010.1	ALTA/NSPS LAND TITLE SURVEY

CIVIL ENGINEER:

TESSERE, INC.  
COA: 3587

1525 E DOUGLAS AVE  
WICHITA, KS 67211

DERICK HOLMES  
LICENSE NUMBER: 26313

PROJECT LOCATION MAP



# TESSERE

ISSUED FOR PDP	
DATE	01/28/2026
PROJECT NO.	220000001
DATE	01/28/2026
COVER SHEET	
SK001	

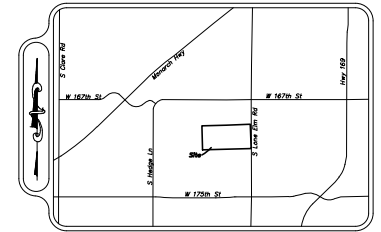


**PRELIMINARY PLAT**  
**Hedge Industrial Park East**  
 A Part Of The Northeast Quarter,  
 Section 22, Township 14 South, Range 23 East,  
 An Addition To The City Of Olathe,  
 Johnson County, Kansas.

**DESCRIPTION**

ALL OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 23 EAST, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART USED OR DEDICATED FOR STREETS, ROADS OR HIGHWAYS, TOGETHER WITH the following: Commencing at the Northeast Corner of the Southeast Quarter of Section 22, Township 14 South, Range 23 East of the 6th P.M., Johnson County, Kansas, as prepared by Chad R. Abbott, PS #1340, on January 27, 2026; thence S 88°20'50" W (assumed) along the North line of said Quarter, a distance of 40.00 feet to the Point of Beginning; thence continuing S 88°20'50" W, a distance of 2636.31 feet to the Northwest Corner of said Quarter; thence S 01°39'10" E along the West line of said Quarter, a distance of 30.00 feet; thence N 88°20'50" E, parallel with said North line, a distance of 359.57 feet; thence S 46°39'10" E, a distance of 21.21 feet; thence N 88°20'50" E, parallel with said North line, a distance of 24.25 feet; thence W 43°20'50" E, a distance of 21.21 feet; thence N 88°20'50" E, parallel with said North line, a distance of 1237.26 feet to the P.C. of a curve to the right; thence along said curve, having a radius of 970.00 feet, an arc distance of 168.30 feet, and a chord bearing and distance of S 86°40'56" E, 168.09 feet; thence S 81°42'42" E, a distance of 333.68 feet to the P.C. of a curve to the left; thence along said curve, having a radius 1030.00, an arc distance of 178.71 feet, a chord bearing and distance of S 86°40'56" E, 178.49 feet; thence N 88°20'50" E parallel with said North line, a distance of 13.03 feet; thence S 02°11'28" E, a distance of 60.83 feet; thence N 88°20'50" E parallel with said North line, a distance of 241.41 feet to a point on the East line of said Quarter; thence N 02°09'54" W along said East line, a distance of 127.64 feet to the Point of Beginning.

Above parcels more particularly described as follows:  
 Beginning at the Northwest corner of the South Half of the Northeast Quarter of Section 22, Township 14 South, Range 23 East, Johnson County, Kansas, said corner also being the Southwest corner of KH Jensen LLC Warehouse, as prepared by Chad R. Abbott, PS #1340, on January 27, 2026; the bearing S 02°09'54" E being the East line of said Northeast Quarter was used as the assumed basis of bearing; thence S 01°39'10" E along the West line of said South Half, a distance of 1558.43 feet to the Southeast corner of said South Half; said corner also being the Northwest corner of the Southeast Quarter of said Section; thence S 01°39'10" E along the West line of said Quarter, a distance of 30.00 feet; thence N 88°20'50" E, parallel with said North line, a distance of 359.57 feet; thence S 46°39'10" E, a distance of 21.21 feet; thence N 88°20'50" E, parallel to said line, a distance of 24.25 feet; thence W 43°20'50" E, a distance of 21.21 feet; thence along said curve, having a radius of 970.00 feet, an arc distance of 168.30 feet, and a chord bearing and distance of S 86°40'56" E, 168.09 feet; thence S 81°42'42" E, a distance of 333.68 feet to the P.C. of a curve to the left; thence along said curve, having a radius 1030.00, an arc distance of 178.71 feet, a chord bearing and distance of S 86°40'56" E, 178.49 feet; thence N 88°20'50" E parallel with said North line, a distance of 13.03 feet; thence S 02°11'28" E, a distance of 60.83 feet; thence N 88°20'50" E parallel with said North line, a distance of 241.41 feet to a point on the South line of said South Half; thence N 02°09'54" W parallel with said East line, a distance of 1335.73 feet to a point on the North line of said South Half; thence S 88°11'28" W, along said North line, a distance of 1261.78 feet to the Southeast corner of Lot 1, KH Jensen LLC Warehouse; thence S 88°11'28" W, along the South line of said plat and said North line of said South Half, a distance of 1343.14 feet, to the Point of Beginning.



Vicinity Map

Date of last revision: 01-26-2026

**SURVEYOR CERTIFICATE**

I hereby certify that this is an accurate and true plat of survey on this day of \_\_\_\_\_, 2026.

**Legend of Symbols & Abbreviations**

▲ Found 1/2" Rebar (159908)	⊗ Water Valve
▲ Found 1/2" Rebar (Unknown)	⊗ Water Meter
▲ Found 2" Dia. Aluminum CSD (Johnson County)	⊗ Fire Hydrant
▲ Found Cotton Spindle	⊗ Water Vault
▲ Calibrated Point	⊗ Manhole
(M) Measured	⊗ Right-of-Way
(P) Platred	⊗ Corroded Metal Pipe
(C) Calculated	

— Power Pole	— Sewer Line
— Vault	— Section Line
— Communications Riser	— Fiber Optic Line
— Fiber Optic Buried Cable Warning Sign	— Communication Line
— Fence	
— Overhead Electric Line	
— Property Line	
— Section Line	
— TOL — Fiber Optic Line	
— UCL — Communication Line	

**Utility Information**

1. All utility locations were determined by observation of above ground evidence.

**Flood Information**

By scaled map location and graphic plotting only, the subject property appears to be in Zone "X" (Area of reduced flood hazard) according to the Flood Insurance Rate Map for the County of Johnson Community Panel No. 0000101076, Effective Date 8/3/2009 and is NOT in a special flood hazard area.

**Surveyor Notes**

- The Bearing S 02°09'54" E being the Easterly Line of Section 22-1745-0226 was used as the basis of bearing for this survey.
- This property has an area of 1,558,977.77 square feet or 81.7 acres (Area: 1,555,547.82 sq ft or 81.47 acres less area of land).
- Subject property has direct access from publicly dedicated South Lowe Dr. Road.
- There is no visible evidence of encumbrances on subject property.
- Elevation Datum: NAVD83
- Coordinate Datum: NAD83, Kansas State Plane projected to Ground.

Chad Abbott, PS #1340

**Abbott and Survey**  
 631 N. Kessler, Wichita, KS 67203  
 PH: 316.262.2262 FAX: 316.262.2268  
 surveys@abbotsurvey.com

Drawn By: AMB Approved By: CRA  
 Draw No: ASB-01-020 Scale: 1" = 100'





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**CROSSLAND**  
CONSTRUCTION COMPANY, INC.



PROGRESS PRINT



**HEDGE INDUSTRIAL PARK EAST**  
ASPEN INDUSTRIAL LAND FUND | LLC  
§ 12C, NE, 1A, § 5C.2, 1A, § 23E (a), 1A, § 6B

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03/08/2023
2	REVISED COMMENTS	04/10/2023
3	REVISED COMMENTS	04/10/2023
4	REVISED COMMENTS	04/10/2023
5	REVISED COMMENTS	04/10/2023

RENDERING

**SK004**

SK004\_000000\_15:00 PM  
C:\Users\jdoyle\OneDrive\Documents\Projects\Hedge Industrial Park East\Hedge Industrial Park East\Hedge Industrial Park East.dwg  
2023/03/08 15:00:00



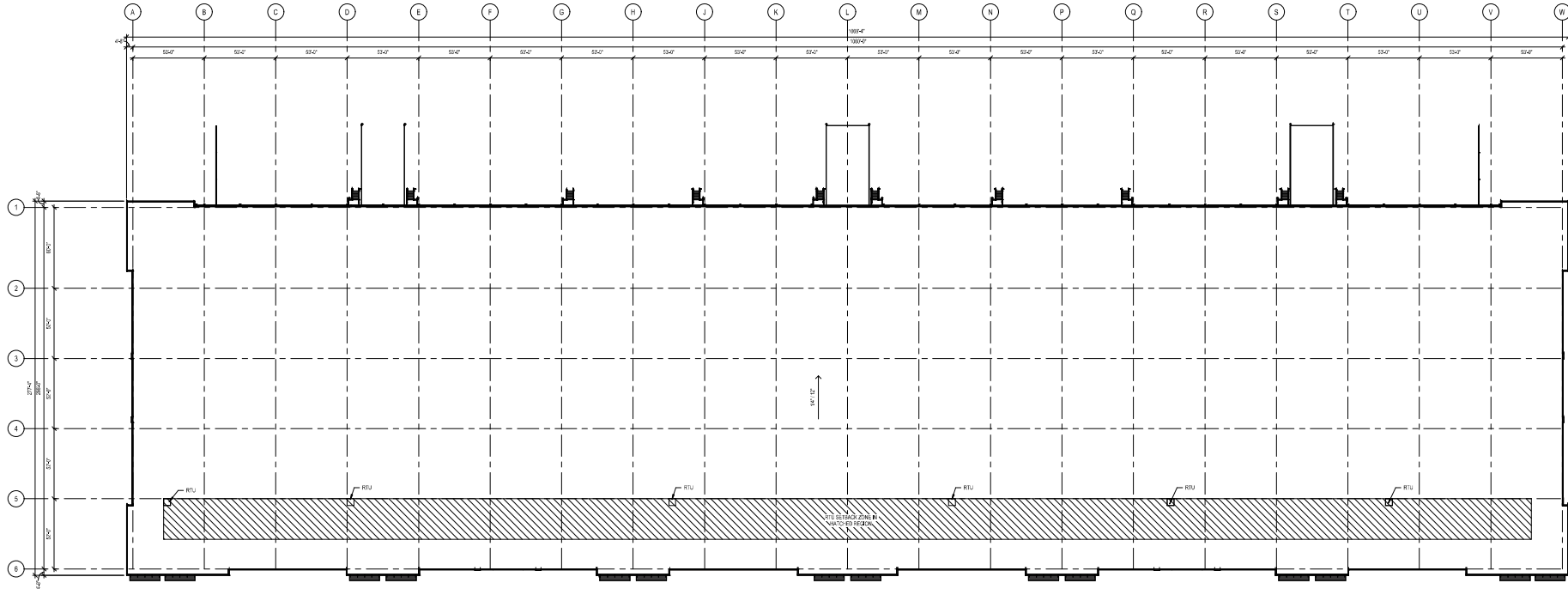
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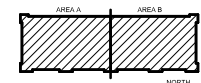
**CROSSLAND**  
CONSTRUCTION COMPANY, INC.



PROGRESS PRINT



**A** OVERALL BUILDING DESIGN 2 ROOF PLAN  
1/2" = 1'-0"



KEY PLAN

**HEDGE INDUSTRIAL PARK EAST**  
ASPEN INDUSTRIAL LAND FUND | LLC  
S7122, NE 1/4, SEC 22, T14, R22E UG, PLANE, R6802

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/17/2024
2	REVISED COMMENTS	10/17/2024
3	DATE	10/17/2024
4	DRAWN BY	BNP
5	CHECKED BY	JCP

OVERALL BUILDING ROOF PLAN

**SK004.6**

SK004.6.dwg 10/17/2024 10:00 AM TIGHEBOND





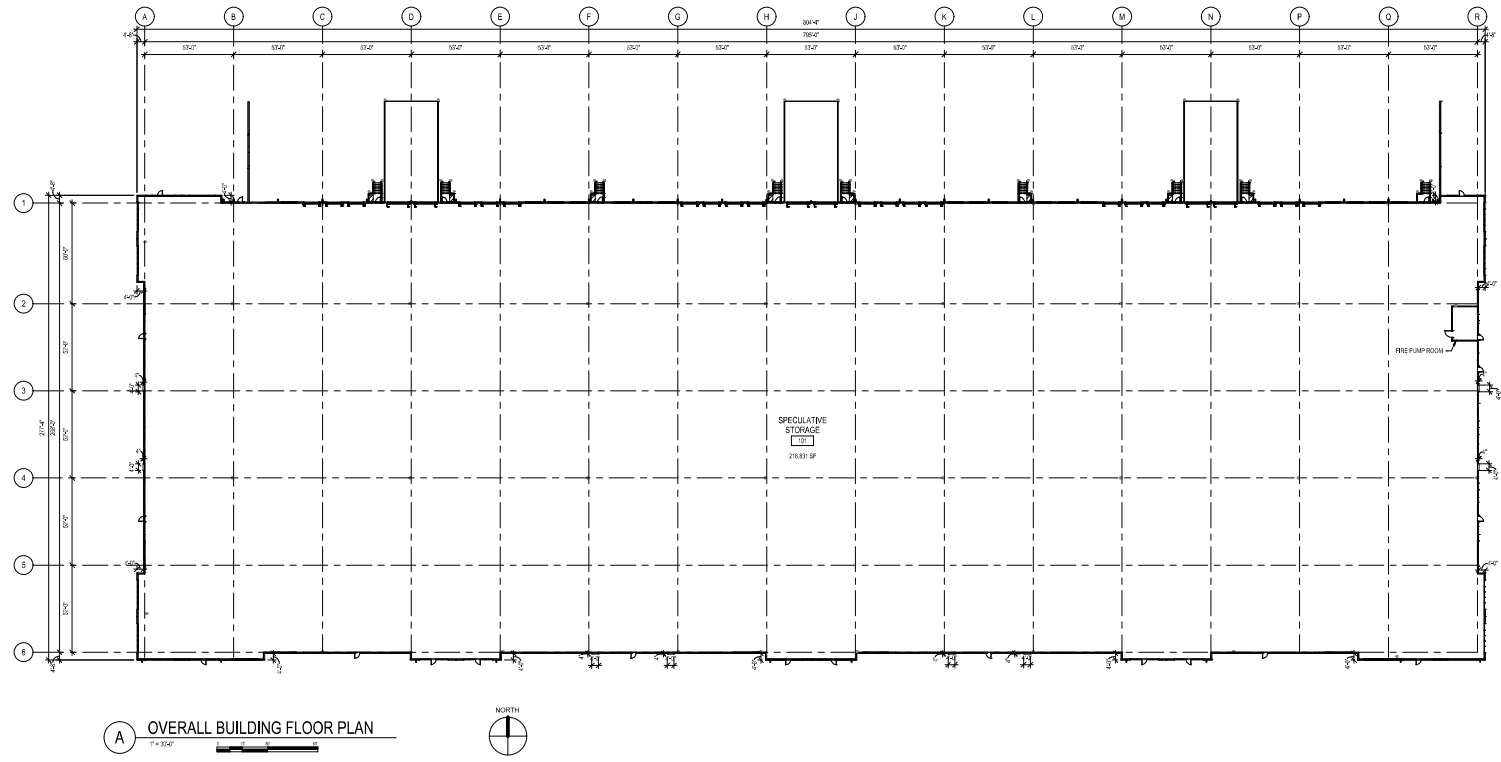
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CONSTRUCTION COMPANY, INC.



PROGRESS PRINT



**HEDGE INDUSTRIAL PARK EAST**  
ASPEN INDUSTRIAL LAND FUND | LLC  
S7122, NE 114, SEC 22, T 14, R22E 104.14 NE, R682

NO.	DESCRIPTION	DATE
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2	REVISED	02/23/24
3	REVISED	02/23/24
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100	REVISED	02/23/24

OVERALL BUILDING FLOOR PLAN

**SK004.1**

DATE: 02/23/24  
TIME: 1:30 PM  
PROJECT: HEDGE INDUSTRIAL PARK EAST  
DRAWN BY: BHP  
CHECKED BY: JCP



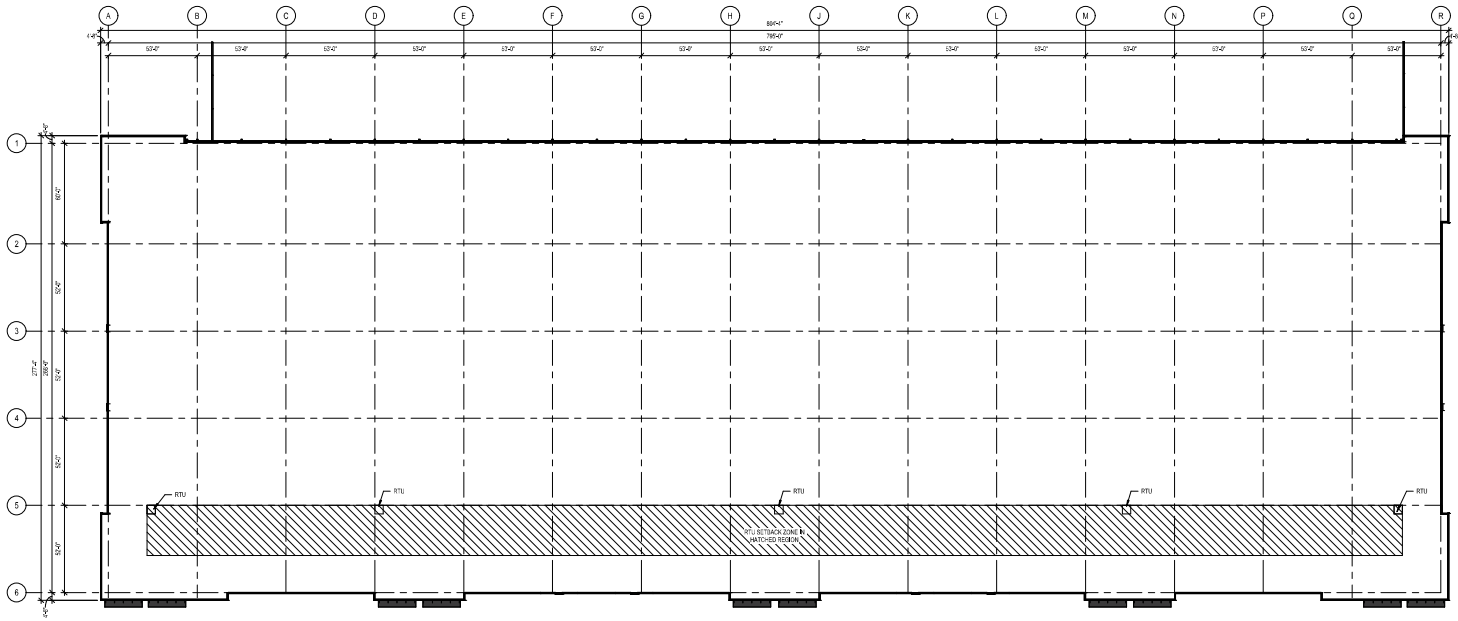
**TISSIRI**

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TISSIRI and will be subject to their  
any without the express and sole consent of  
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control. For program and modification files go  
to: 3/23/10/08

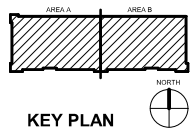
**CROSSLAND**  
CONSTRUCTION COMPANY, INC.



PROGRESS PRINT



**A** OVERALL BUILDING ROOF PLAN  
1" = 32'0"



KEY PLAN

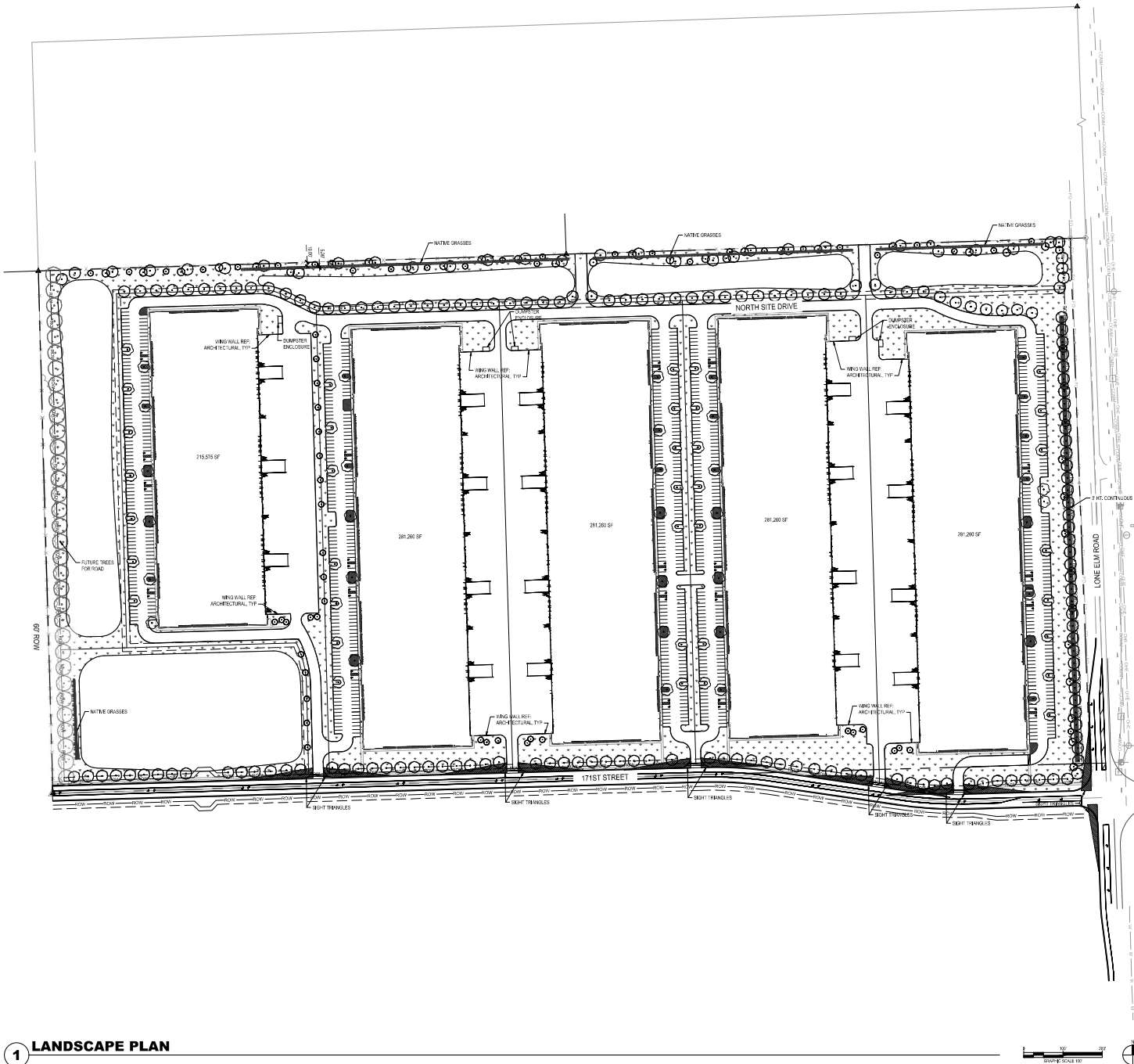
**HEDGE INDUSTRIAL PARK EAST**  
ASPEN INDUSTRIAL LAND FUND | LLC  
57122, NE 114, SEC 22, T 14, R22E | OJ, LAHE, R602

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/10/2023
2	REVISED COMMENTS	08/10/2023
3	DATE	08/10/2023
4	DRAWN BY	BNP
5	CHECKED BY	JCF

OVERALL BUILDING ROOF PLAN

**SK004.2**

**1 LANDSCAPE PLAN**



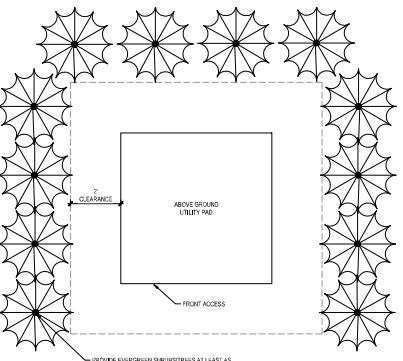
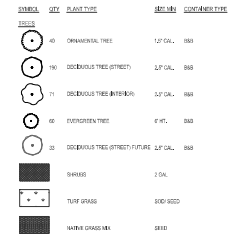
**LANDSCAPE NOTES**

- ALL PLANTS SHALL MEET CITY MINIMUM PLANT SPECIFICATIONS PER 16.01.010.2.
- ALL DISTURBED LAWN AREAS WILL BE SOODED.
- ALL NEW FOOTWAYS SHALL BE SOODED AND ONLY USE TEMPORARY EROSION CONTROL TREATMENT.
- ALL PLANT BEDS AND TREE FRINGS SHALL BE COVERED WITH P DOUBLE GRAIN BROWN HARDWOOD MULCH.
- LANDSCAPE AREAS WILL BE IRRIGATED AS NECESSARY TO MAINTAIN REQUIRED PLANT MATERIAL. ALL NATURAL AREAS WILL NOT RECEIVE IRRIGATION.
- LANDSCAPE WILL BE ADDED TO SCREEN UTILITIES AS NECESSARY.
- NO TREES WILL BE PLANTED WITHIN 15 FEET OF A STREETLIGHT. NO TREES WILL BE PLANTED WITHIN A DISTANCE OF 5 FEET FROM ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDG).
- ANY LANDSCAPE MATERIALS TO BE USED FOR SCREENING MUST BE AT LEAST THE HEIGHT OF THE MATERIAL THAT IS INTENDED TO SCREEN.
- EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED UTILITIES MUST BE SCREENED ON THREE SIDES WITH PLANTING AT LEAST AS TALL AS THE UTILITY BOX AT THE TIME OF PLANTING, OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING.
- WING WALLS PROVIDED BY ALL TRUCK DOCKS. REFERENCE ARCHITECTURAL ELEVATIONS.

**LANDSCAPE REQUIREMENTS**

Item	Requirement	Required	Provided
Nonresidential landscaping:	Lone Elm 3 Shade or evergreen tree/ 30 ft x 1 ornamental per every 3 shade	1305/30-43.5 Shade	44 Shade Trees 15 Ornamental (Lone Elm)
Arterial Road-Lone Elm 18.30.130.L	on all collector/ local streets. (south side) 3 tree / 40 ft	2621 - 2000 Entry Drives and Utility Corridors/40-60.5 (171st)	621/1st Street (Private Road)
Street Trees 18.30.130.G	25% of each building facade		Shrub Beds for 25% of each facade
Foundation Planting 18.30.130.O	3' ht. hedge	3' ht. hedge	3' ht. hedge
Perimeter Parking Landscaping 18.30.130.M	1 tree per 20 parking spaces	923 Parking Stalls 46 Required	71 Trees
Island/Interior Landscaping 18.30.130.J			
Buffers 18.30.130.I			
Type 1	North	1 Shade Tree, Ornamental trees, Evergreen trees, (20) Ornamental grasses/ 100 ft.	28 Shade, 27 Ornamental, 26 Evergreen, Native Grasses
Screening	Screen from R/W	Screen from R/W	Screen from R/W
Trash Enclosure	Screen from R/W	Screen from R/W	Screen from R/W
Site Design Category 6 - Drainage Features	Pond or Fountain, Landscaped Basin or Channel, Natural Drainage Feature, or Geometric basin		5 Wet bottom basins with extensive landscaping
Site Design Category 6 - Landscaped Buffer Area	Planted Buffer with a fence or wall	50' landscaped area	See plan

**LANDSCAPE LEGEND**



**2 ABOVE GROUND UTILITY SCREEN**



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PROGRESS PRINT

**HEDGE INDUSTRIAL PARK EAST**  
 ASPEN INDUSTRIAL LAND FUND I LLC  
 5712 N.E. 14th, 56522-2114, 8252E110, 14th, 453 8992E

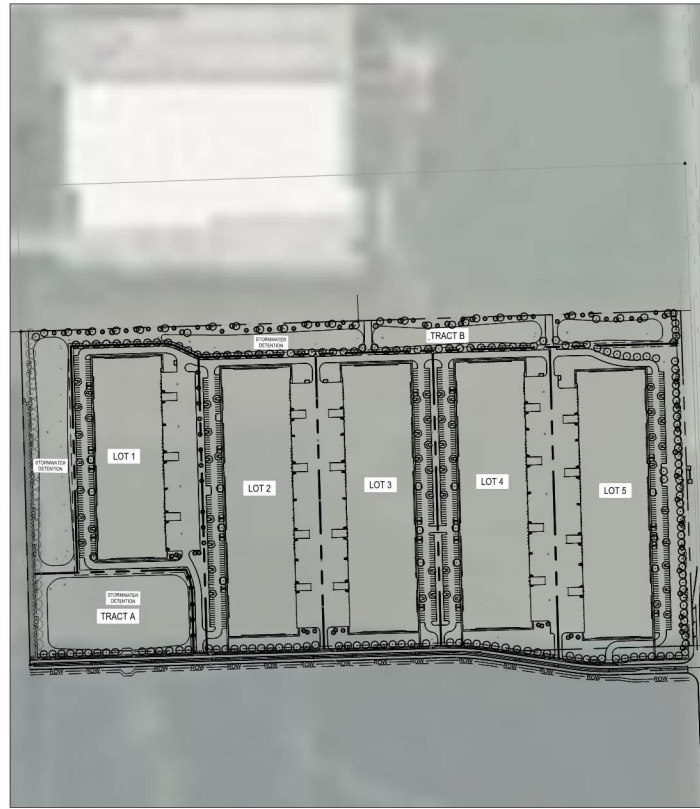
3 REV COMMENTS 3/6/2025  
 2 REV COMMENTS 3/3/2025  
 1 REV COMMENTS 2/26/25  
 PROJECT NO: 1038220  
 STATUS: PGP  
 DATE: 3/12/2025  
 DRAWN BY: RL  
 CHECKED BY: JMT

LANDSCAPE PLAN

SK005



**1 EXISTING WOODLAND**  
 1" = 200'



**2 PRESERVED WOODLAND**  
 1" = 200'



**NOTES**  
 IN ACCORDANCE WITH THE CITY OF CLATHEM MUNICIPAL CODE, THE FOLLOWING TREE PRESERVATION PLAN SHALL BE MAINTAINED.  
 THE IMAGE ON THE LEFT DEFINES THE EXISTING WOODLAND AREAS ACCORDING TO THE ONLINE GIS DATA. THE IMAGE ON THE RIGHT DISPLAYS THE PROPOSED PLAN, ITS BOUNDARIES AND THE TREES THAT WILL BE PRESERVED THROUGH THE DEVELOPMENT. SECTION 18.30.240(B.3) STATES THAT THE TREE PRESERVATION PLAN MUST PRESERVE A MINIMUM OF 20 PERCENT OF CONTIGUOUS TREE CANOPY WITH THE UNDERSTORY, ACCORDING TO THE ABOVE AREAS, 45 PERCENT WILL BE PRESERVED.

WOODLAND PRESERVATION	
OVERALL	
EXISTING (ACRES)	1.27 AC
PRESERVED (ACRES)	0.71 AC
PRESERVED	40% (WITHIN PROPOSED WEST YARD)
REMOVED	55%

- LEGEND**
- PRESERVED WOODLAND (ALL TREES TO BE PROTECTED WITH FENCING AND INCORPORATED INTO EROSION CONTROL PLAN)
  - EXISTING WOODLAND
  - FLOOD HAZARD ZONE
  - PROPOSED TREES



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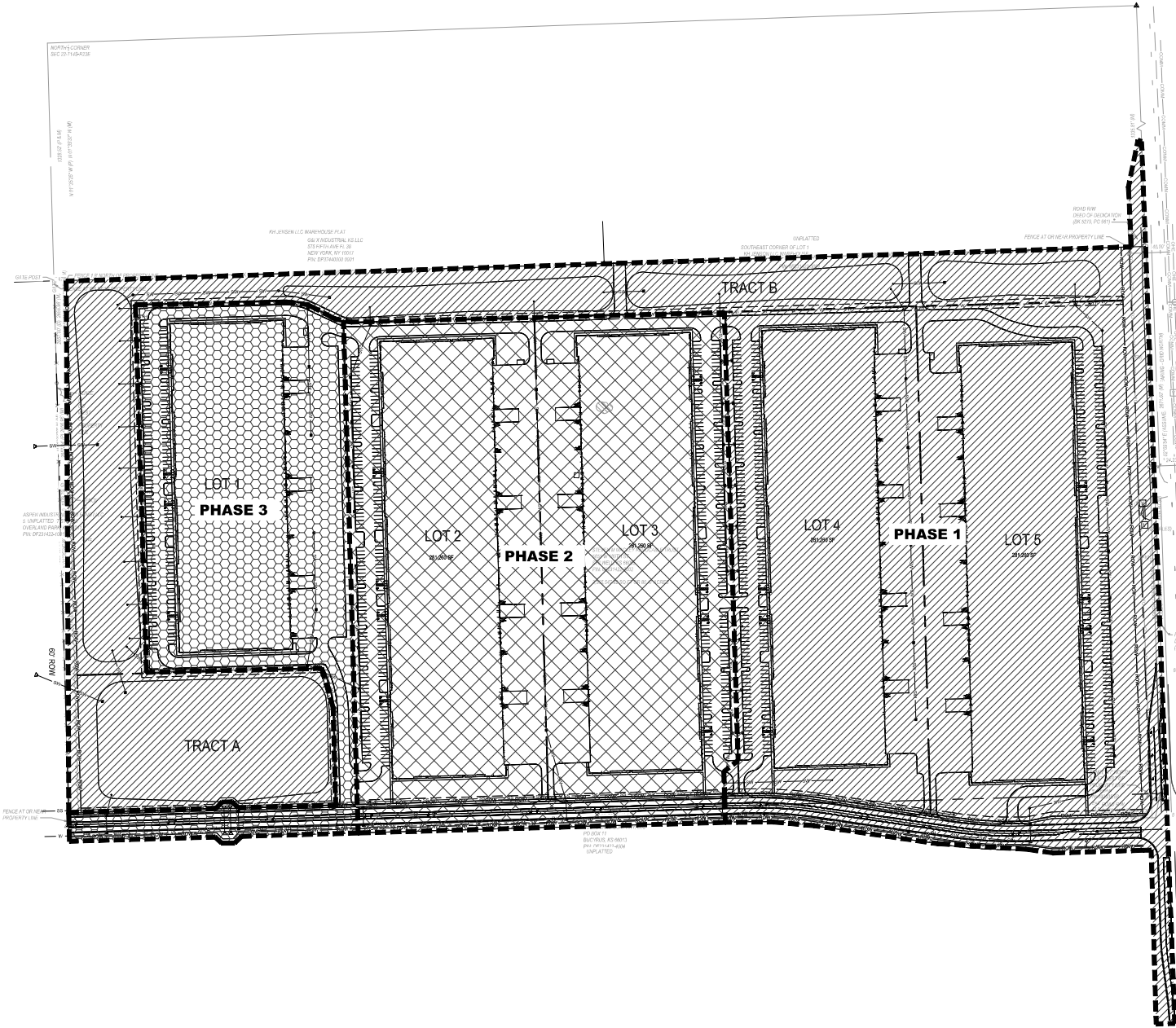
PROGRESS PRINT

**HEDGE INDUSTRIAL PARK EAST**  
 ASPEN INDUSTRIAL LAND FUND I LLC  
 S. 122. NE. 1/4, SEC. 22, T. 14, R. 23E, CO. CLATSOP, OR 97106

2	CITY COMMENTS	04/10/2024
1	CITY COMMENTS	03/20/2024
	DESCRIPTION	DATE
	PROJECT NO.	1030826203
	STATUS	PCP
	DATE	01/08/2024
	DRAWN BY	B.G.
	CHECKED BY	SM

TREE PRESERVATION PLAN

SK006



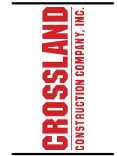
**LEGEND**

- PHASE LINE
- PROPERTY LINE
- LOT BOUNDARY
- FLOOD ZONE
- PROPOSED FOOTPRINT
- PROPOSED BUILDING SETBACK
- DRAINAGE / UTILITY EASEMENT
- PROPOSED WATER MAIN EXTENSION
- PROPOSED SANITARY SEWER MAIN EXTENSION
- CONCRETE DRIVE PILING



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PROGRESS PRINT

**HEDGE INDUSTRIAL PARK EAST**  
 ASPEN INDUSTRIAL LAND FUND I LLC  
 14.662523, -71.462523

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/20/2020
2	REVISED	10/20/2020

PHASING PLAN

**SK007**

**1 PHASING PLAN**

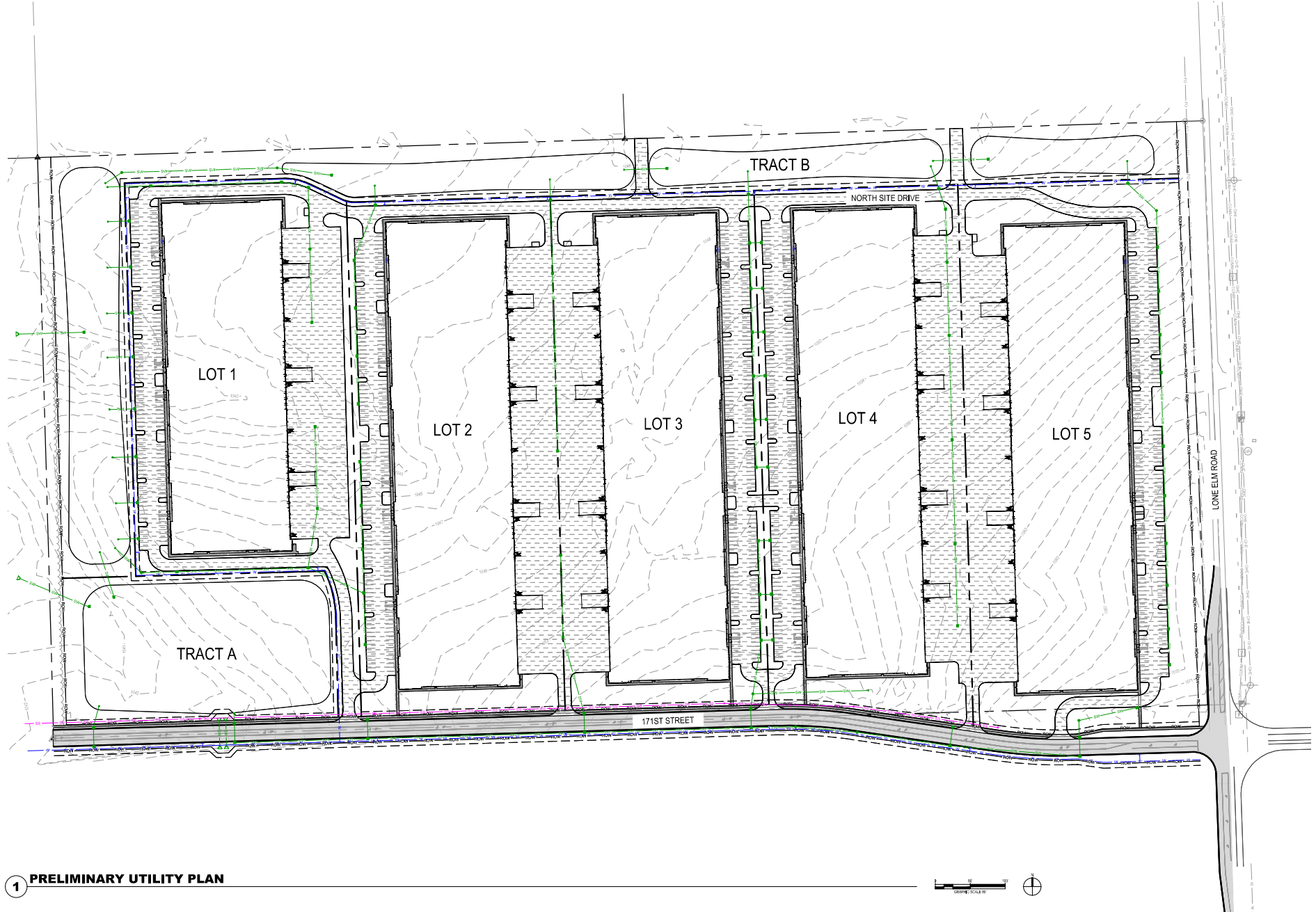


UTILITY NOTES

1. UTILITY PLAN IS CONCEPTUAL IN NATURE TO CONVEY THE INTENT OF DEVELOPMENT OF THE SITE.
2. ALL WATER MAINS TO BE DESIGNED BY WATERWORKS.
3. ALL STORMWATER AND SANITARY SEWER DESIGN TO BE IN ACCORDANCE WITH CITY OF OLA THE CODE.

LEGEND

- SA — SS SANITARY SEWER PIPE
- SW — SYW STORMWATER PIPE
- W — W WATER PIPE



1 PRELIMINARY UTILITY PLAN

PROJECT: 171ST STREET INDUSTRIAL PARK  
 171ST STREET INDUSTRIAL PARK PRELIMINARY UTILITY PLAN  
 171ST STREET INDUSTRIAL PARK PRELIMINARY UTILITY PLAN



TESSERE

All work herein is the exclusive property of TESSERE and will be done or made in any way without the express written consent of TESSERE. All drawings, specifications, plans, designs, and drawings are hereby made available to the original contractor for the use of 3/28/2024.

**CROSSLAND**  
CONSTRUCTION COMPANY, INC.



PROGRESS PRINT

**HEDGE INDUSTRIAL PARK EAST**  
 ASPEN INDUSTRIAL LAND FUND I LLC  
 S. 171ST ST. NE. 1/4, SEC. 21, T. 14, R. 22E1 CO. 14NE, KS 66602

2	REV COMMENTS	5/6/2024
1	DESCRIPTION	DATE
	PROJECT NO.	1000000000000000
	STATUS	PGP
	DATE	5/16/2024
	DRAWN BY	DMF
	CHECKED BY	DMF

PRELIMINARY UTILITY PLAN

SK009

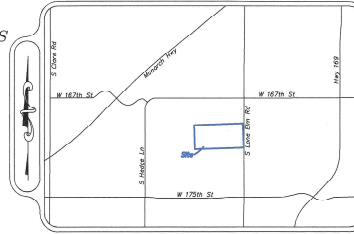
**Items Corresponding to Schedule B**

- ④ **Deed or Declaration to Board of County Commissioners of Johnson County, State of Kansas, Not August 16, 1971, in Book 3278, Page 861. Affected shown herein.**
- ⑤ **Terms and conditions of Resolution No. 10-1218 for and/or creating widening the boundaries of 175th and 176th Corn Crossing, Project Number 14-0077-10 recorded in March 28, 2010 in Book 201003, Page 007827. Affected, not shown, is blanked in nature.**

**Significant Observations**

None Observed At The Time Of Survey

**ALTA/NSPS Land Title Survey  
Lone Elm and 171st Street Olathe KS  
Olathe, KS**



Vicinity Map

**Record Description**

ALL OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART USED OR DEDICATED FOR STREETS, ROADS OR HIGHWAYS.

This description describes all of the property described in the title commitment identified as First American Title Insurance Company, Commitment No. NCS-1276251-KCTY, September 30, 2025 at 8:00 A.M.

**Utility Information**

1. All utility locations were determined by observation of above ground evidence.

**Zoning Information**

Zoning report not provided at time of survey. Zoning shown below is from Johnson County zoning regulations.

1. **Height Regulations:** a. Maximum height of agricultural buildings and structures. No restriction if height complies with airport overlay district and zoning zone height and setback regulations. b. Maximum height of residences: forty (40) feet. c. Maximum height of accessory structures and uses other than agricultural buildings and structures: forty (40) feet.
2. **Yard Regulations:** a. **Front Yard:** The depth of the front yard shall be at least fifty (50) feet. The required front yard setback shall be provided and maintained from all street frontages. A front setback of at least ten hundred (200) feet is recommended for residential structures if the adjoining road does not have a dual-lane surface.
3. b. **Side Yard:** There shall be a side yard of at least twenty-five (25) feet on each side of a lot, however, in compliance with the County-adopted Fire Code building separation requirements would require a side yard setback larger than twenty-five (25) feet when any new building is constructed on a lot, then the building shall be provided a minimum side yard that complies with the building separation distance required by the County-adopted Fire Code even if that side yard setback is larger than twenty-five (25) feet.
4. c. **Rear Yard:** There shall be a rear yard of at least twenty-five (25) feet. However, if compliance with the County-adopted Fire Code building separation requirements would require a rear yard setback larger than twenty-five (25) feet when any new building is constructed on a lot, then the building shall be provided with a minimum rear yard that complies with the building separation distance required by the County-adopted Fire Code even if that rear yard setback is larger than twenty-five (25) feet.
5. **Minimum Lot Dimensions:** a. The minimum depth of a lot shall comply with the provisions in the subdivision regulations.
6. b. Each lot shall be at least wide enough to meet the lot-depth to lot-width requirements of Article 30, Section 3 (B) of these regulations.
7. c. The minimum width of a lot shall be one hundred fifty (150) feet.
8. **Lot Area and Density:** Except as provided in Article 24, Homeownership Lots and Uses, every dwelling unit, whether existing, constructed, reconstructed, moved or altered, shall be provided a lot area in accordance with the following subdivision requirements: Planned Rural Development Subdivisions shall have all lots taking access from a collector or local street and shall have an overall density not exceeding (more dense lots) one (1) dwelling unit per ten (10) acres of net acreage divided into a Planned Rural Development Subdivision, plus one house lot for every thirty (30) acres of net acreage divided into a Planned Rural Development Subdivision. Planned Rural Development Subdivisions, including home lots, shall provide a minimum Nominal Lot Area of four (4) acres per dwelling.
9. **Supplementary Height, Area and Bulk Regulations:** As set out in Article 17.
10. **Parking Regulations:** See (D) off-street parking spaces shall be provided on the premises for each dwelling unit. See Article 16, Off-Street Parking Requirements.

**Observed Parking:**

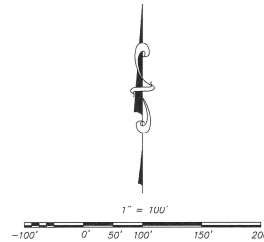
- Regular parking spaces
- Handicapped parking spaces
- Totee parking spaces

**Flood Information**

By scaled map location and graphic shifting only, the subject property appears to lie in zone "X" (Area of minimal flood hazard) according to the Flood Insurance Rate Map for the County of Johnson Community Area No. 2009030100, Effective Date 8/13/2009 and is NOT in a special flood hazard area.

**Surveyor Notes**

1. The Bearing S 02°19'54" E being the Eastern Line of Section 22-1742-2422 was used as the Basis of Bearing for this Survey.
2. This property has an area of 3,558,877.77 square feet or 81.7 acres of land.
3. Subject property has direct access from publicly dedicated South Lone Elm Road.
4. There is no visible evidence of encroachment on adjacent property.
5. There is no observable evidence of earth moving work, building construction or building activities within recent months.
6. There are no obstructions in street right of way lines either completed or proposed and there is no observable evidence of recent street or sidewalk construction or repairs.
7. There is no observable evidence of site use of a solid waste dump, pump or sanitary landfill.
8. Elevation Datum: NAD83
9. Coordinate Datum: NAD83, Kansas State Plane projected to Ground.



**ALTS**  
urvey  
831 N. Kessler, Wichita, KS 67203  
Ph. 316.262.2262 Fax 316.262.2268  
survey@alsonline.net

Dwn By: MSY Approved By: CRA  
Dwg No: 425-09-057 Scale: 1" = 100'

**ALTA/NSPS Land Title Survey**

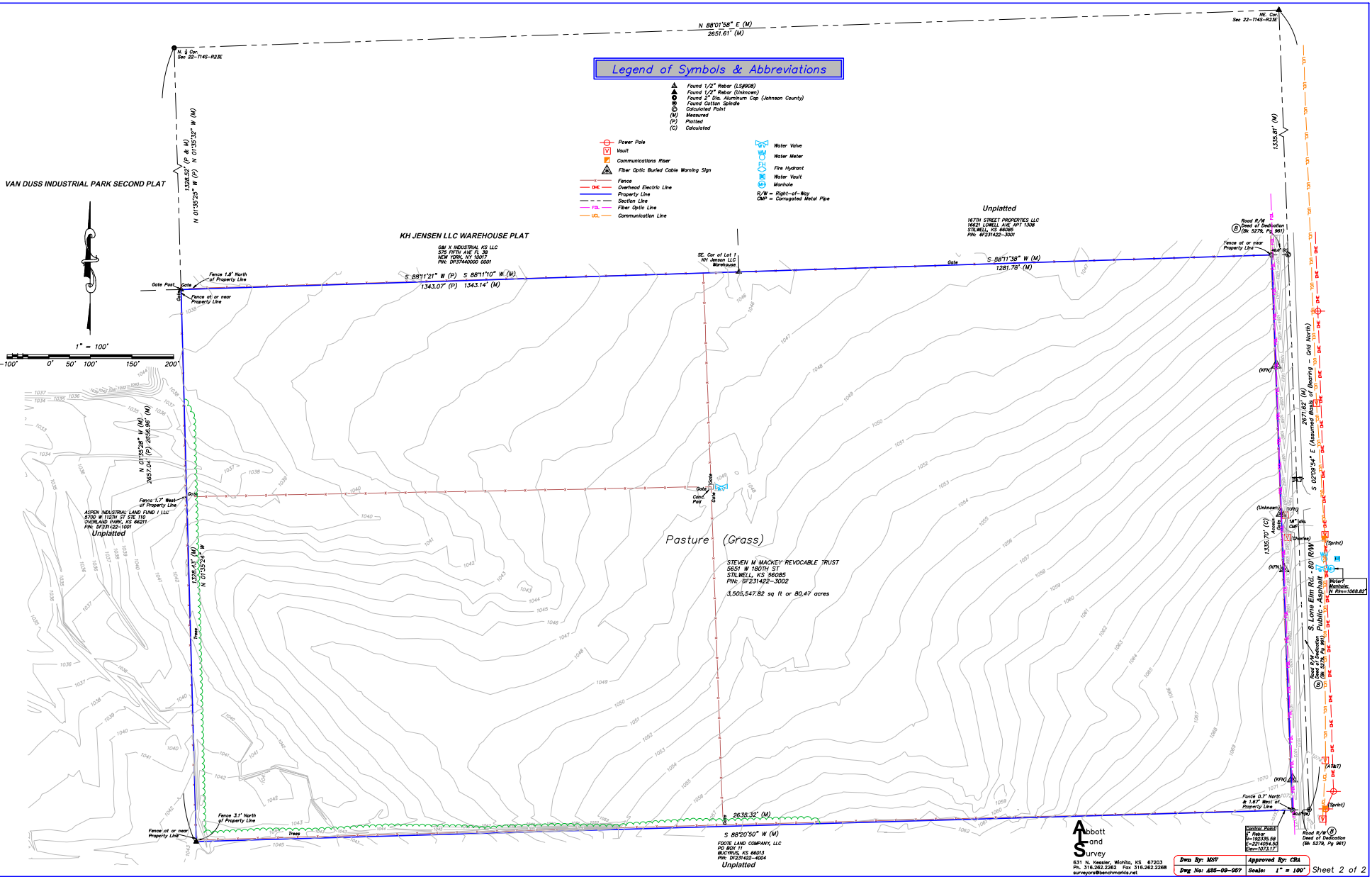
**SURVEYOR'S CERTIFICATE**

To: First American Title Insurance Company; Steve M Mackey, Trustee of the Steven M. Mackey Revocable Trust Dated April 26, 2005; Aspen Industrial Land Fund I LLC; Aspen Income LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(n), 6(h), 7(a), 7(b), 7(c), 8, 9, 13, 14, 16 and 17 of Table A thereof. The fieldwork was completed on October 7, 2025.

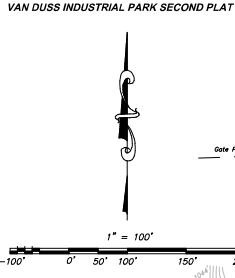
Date of Plat or Map: October 17, 2025  
Date of Last Revision: October 24, 2025

CHAD R. ABBOTT  
Professional Surveyor  
P.S. 1340  
10/24/2025  
Chad R. Abbott, P.S. #1340



**Legend of Symbols & Abbreviations**

- ▲ Found 1/2" Rebar (LS9908)
  - ▲ Found 1/2" Rebar (Johnson)
  - ▲ Found 2" Gal. Aluminum Cap (Johnson County)
  - Found Cotton Spindle
  - Control Point
  - (M) Measured
  - (P) Plotted
  - (C) Calculated
- 
- ⊕ Power Pole
  - ⊖ Vault
  - ⊕ Communications Pile
  - ⚠ Fiber Optic Buried Cable Warning Sign
  - Fence
  - Overhead Electric Line
  - Property Line
  - Section Line
  - F.A. Fiber Optic Line
  - C.L. Communication Line
- 
- ⊕ Water Valve
  - ⊕ Water Meter
  - ⊕ Fire Hydrant
  - ⊕ Water Vault
  - ⊕ Manhole
  - R/W = Right-of-Way
  - C.M. = Corrupted Metal Pipe



**KH JENSEN LLC WAREHOUSE PLAT**  
 624 N INDUSTRIAL RD LLC  
 575 RYAN AVE FL 38  
 NEW YORK, NY 10007  
 PIN: DP3740000 0001

SE Cor of Lot 1  
 KH Jensen LLC  
 Warehouse

**Unplatted**  
 167N STREET PROPERTIES LLC  
 1623 CORNELL AVE 3RD FLOOR  
 STILLMEIL, KS 66204  
 PIN: W231422-3021

Pasture (Grass)

STEVEN W MACKAY REVOCABLE TRUST  
 56511 W 180TH ST  
 STILLMEIL, KS 66205  
 PIN: SF231422-3002  
 3,505,547.82 sq ft or 80.47 acres

**Abbott and Survey**  
 831 N. Kessler, Winola, KS 67203  
 Ph. 316.263.2268 Fax 316.263.2268  
 surveyors@benchmarks.net

Drawn By: MDT  
 Approved By: CMA  
 Draw No: 488-09-007  
 Scale: 1" = 100'

Sheet 2 of 2