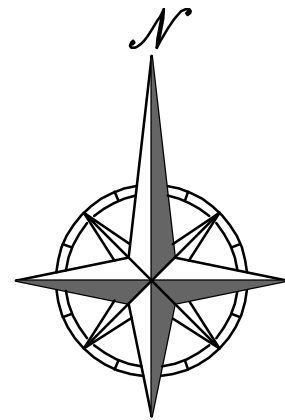


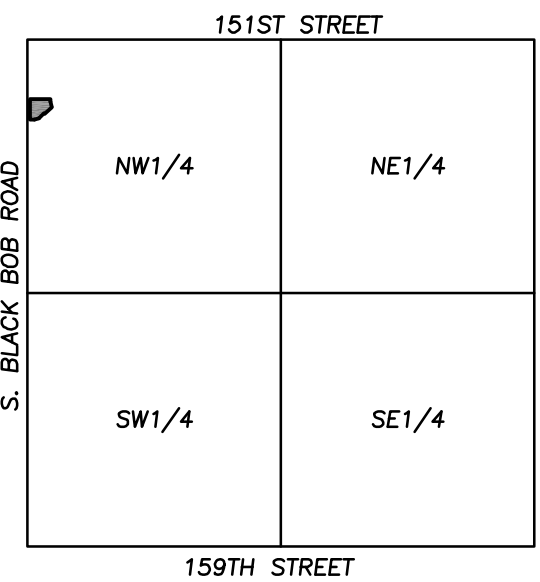
FINAL PLAT OF
BLACK BOB 151 SHOPS LOT 8 REPLAT
RESURVEY AND REPLAT OF LOT 8, BLACK BOB 151 SHOPS, A
PLATTED SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF
SECTION 9, TOWNSHIP 14 SOUTH, RANGE 24 EAST,
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



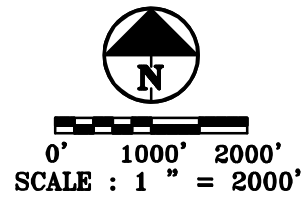
SCALE: 1"=20'
0' 20' 40'
BEARING BASIS: RECORDED PLAT OF
"BLACK BOB 151 SHOPS"

LEGEND

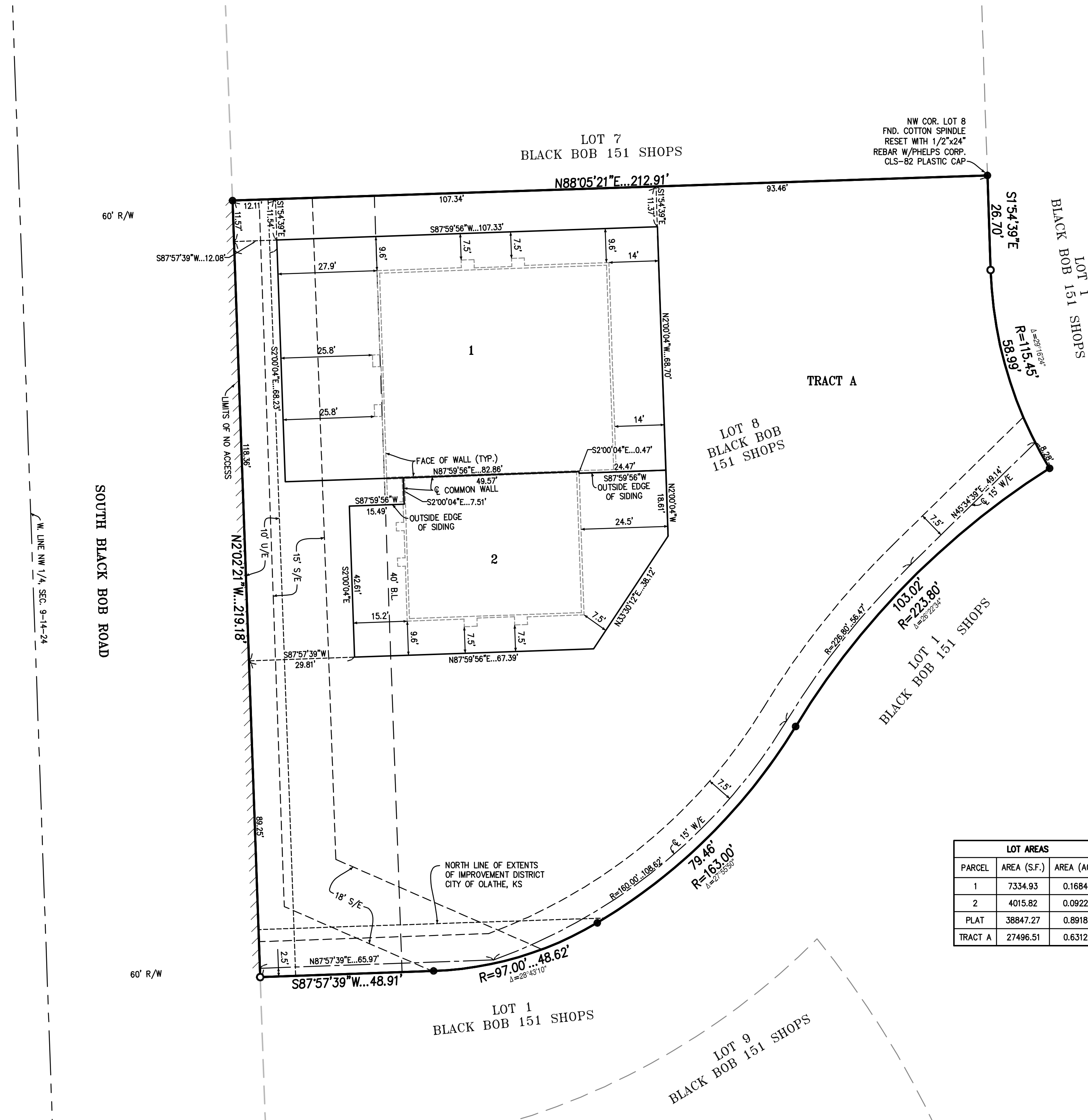
- DENOTES FOUND 1.17" BRASS MONUMENT
STAMPED PHELPS KSOLS 82, RESET 1/2"x24"
REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP
IN CONCRETE
- DENOTES FOUND 1/2" REBAR W/PHELPS CORP.
CLS-82 PLASTIC CAP IN CONCRETE
- U/E DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- W/E DENOTES WATER LINE EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT



LOCATION MAP
SECTION 9-14-24



SCALE : 1" = 2000'



LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
1	7334.93	0.1684
2	4015.82	0.0922
PLAT	38847.27	0.8918
TRACT A	27496.51	0.6312

TITLE NOTE:

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 20172766 AND WITH AN EFFECTIVE DATE OF JANUARY 22, 2018 AT 8:00 A.M. REVISED 1/24/18

FLOOD NOTE:

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 OLATHE, COMMUNITY NO. 200159, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0095G, AND DATED AUGUST 3, 2009.

NOTE:

LOTS IN THIS PLAT ARE SERVED BY A REGIONAL DETENTION BASIN.

LEGAL DESCRIPTION

Resurvey and replat of Lot 8, BLACK BOB 151 SHOPS, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, containing 0.8918 acres, more or less, of replatted land.

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 "BLACK BOB 151 SHOPS LOT 8 REPLAT".

DEDICATION

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".

An easement to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, 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 the Consolidated Main Sewer District of Johnson County, Kansas or their assigns.

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 "WL/E" or "Water Line Easement".

Tract "A" shall be owned and maintained by Owners of Lots 1 and 2. Said tracts to be dedicated for amenities, landscaping, monuments, access and parking and private open space.

RESTRICTIONS

All lots, parcels, tracts and properties in this subdivision shall hereafter be subject to the Declaration of Restrictions for "Black Bob 151 Shops Lot 8 Replat", which instrument is recorded in the Office of the Register of Deeds of Johnson County, Kansas, and which shall hereby become a part of the dedication of this plat as though fully set forth herein.

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agree and consent 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, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20____.

ADIO Ventures, LLC, a Kansas Limited Liability Company and Meats & McDonald LLC, a Kansas Limited Liability Company, as tenants in common

By: _____
Toby A. Scott, Member of ADIO Ventures, LLC

By: _____
Warren D. Meats, Jr., Chief Executive Manager of Meats & McDonald LLC

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Toby A. Scott, Member of ADIO Ventures, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, 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: _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Warren D. Meats, Jr., Chief Executive Manager of Meats & McDonald LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, 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____.

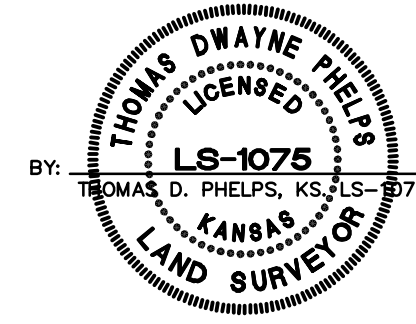
Chairman: C.S. Vakas

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

Mayor: Michael E. Copeland

Attest: _____
City Clerk:

I, THOMAS D. PHELPS, HEREBY CERTIFY THAT IN JANUARY 2019, 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.



CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007003658

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