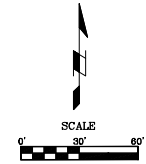


FINAL PLAT  
CMP CONSTRUCTION FIRST PLAT  
SE 1/4, SECTION 7, TOWNSHIP 14 SOUTH, RANGE 24 EAST  
CITY OF OLATHE, JOHNSON COUNTY, KANSAS



- LEGEND
- △ - SECTION CORNER AS NOTED
  - - MONUMENT FOUND AS NOTED
  - - SET MONUMENT AS NOTED
  - - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
  - - SET 1/2" IRON BAR AT CORNER
  - W, J & J CAP
  - (M) - MEASURED DISTANCE
  - (R) - RECORD DISTANCE
  - B/L - BUILDING SETBACK LINE
  - C/L - CENTER LINE
  - R/W - RIGHT OF WAY
  - U/E - UTILITY EASEMENT

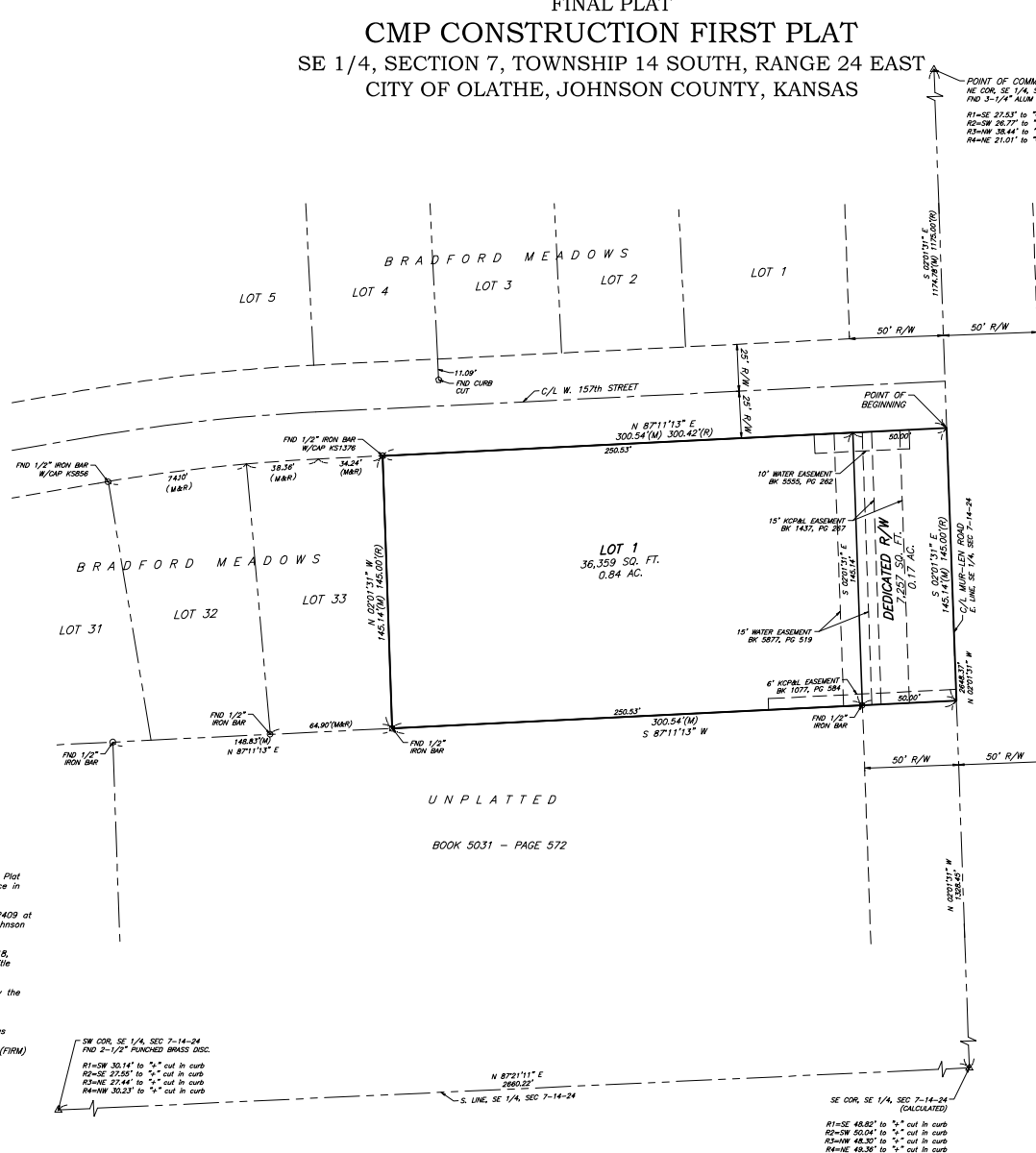
PARCEL AREA TABLE		
PARCEL	AREA (SQ.FT.)	AREA (ACRES)
LOT 1	36,359	0.84
R/W	7,297	0.17
TOTAL	43,616	1.00

CLIENT:  
CMP Construction  
Lisa Clough  
email: lmc@cmpmodel.com

PROPERTY LOCATION:  
15690 S. Renner Road  
Olathe, Kansas 66062

GENERAL SURVEY NOTES:

- 1.) The plat of BRADFORD MEADOWS, is recorded in Plat Book 92 at Page 29 in the Register of Deeds Office in Johnson County, Kansas.
- 2.) Subject property Deed, is recorded in Book 202409 at Page 003690 in the Register of Deeds Office in Johnson County, Kansas.
- 3.) Title Report # KS-ANTA-OP-5982, dated July 18, 2024 at 8:00 AM provided by Alliance Nationwide Title Agency, LLC, was provided by client.
- 4.) Bearings used on this survey are established by the Kansas State Plane Coordinate System from GPS observation.
- 5.) The subject property is located in Zone X, areas determined to be outside the 0.25 annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 20091C00950, effective August 3, 2009.



PROPERTY DESCRIPTION:

A tract in the Southeast Quarter of Section 7, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows, surveyed and described on January 13, 2025, by Steven P. Timberlake, LS-1054:

Commencing at the Northeast corner of said Southeast Quarter; Thence South 02°01'31" East along the East line of said Southeast Quarter, 1174.78 feet to the Point of Beginning; Thence continuing South 02°01'31" East along said East line, 145.14 feet; Thence South 87°11'13" West, 300.54 feet to the Southeast corner of Lot 33, BRADFORD MEADOWS, a subdivision in said City of Olathe, Johnson County, Kansas; Thence North 02°01'31" West along the East line of said Lot 33, 145.14 feet to the South Right-of-Way line of W. 156th Street, as now established; Thence North 87°11'13" East along said South Right-of-Way line, 300.54 feet to the Point of Beginning. Contains 43,616 square feet or 1.00 acres more or less.

DEDICATIONS:

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:

"CMP CONSTRUCTION FIRST 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, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar 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 other governmental entities as may be authorized by state law to use such easement for said purposes.

The undersigned proprietor(s) of the property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, 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, 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 proprietor hereby absolves and agrees to indemnify the City of Olathe, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

IN TESTIMONY WHEREOF:

JEM Home Care, LLC, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a Notary Public in and for said County and State, came \_\_\_\_\_, to me personally known who being by me duly sworn, acknowledged said instrument to be the free act and deed of this property.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

Notary Public

My Commission Expires : \_\_\_\_\_

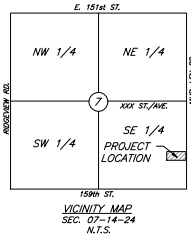
APPROVALS:

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Wayne Janner, Chairman

Approved by the Governing body of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

John Bacon, Mayor Brenda Swearington, City Clerk

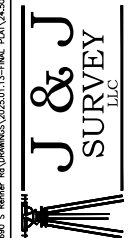


CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on or before January 13, 2025. The survey meets or exceeds the current Kansas Minimum Standards for Boundary Surveys, as established by the Kansas State Board for Technical Professions.



Location: S:\24-509 - 15690 S Renner RD\JPMMS\2025.01.13-FINAL PLAT\24-509-FRST PLAT Map-up Jan 15, 2025-307pm



REBEKAH E. GIBBERY HILLIS STATE - KANSAS CITY, MO 64154  
PHONE (816) 475-1017 • FAX (816) 475-1015

01-15-25

INITIAL SUBMITTAL

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