

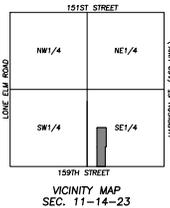
FINAL PLAT OF  
**159TH & CARSON STREET STORAGE**  
 A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 23 EAST,  
 IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



SCALE: 1"=100'  
 0' 100' 200'  
 BEARING BASE: STATE PLANE  
 COORDINATE SYSTEM: KANSAS NORTH  
 ZONE: NAD83 #501

**LEGEND**

- DENOTES SET 1/2" x 3/4" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP
- DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP, UNLESS OTHERWISE NOTED
- ▲ FOUND 1/4" CUT
- FOUND MAG. NAIL & SHINER
- (M) DENOTES MEASURED
- (P) DENOTES PLATTED
- (R) DENOTES RECORD MEASUREMENTS
- U/E DENOTES UTILITY EASEMENT
- P/S DENOTES PARKING RETENACK
- B/S DENOTES BUILDING RETENACK
- T/P DENOTES TREE PRESERVATION EASEMENT
- A/E DENOTES ACCESS EASEMENT

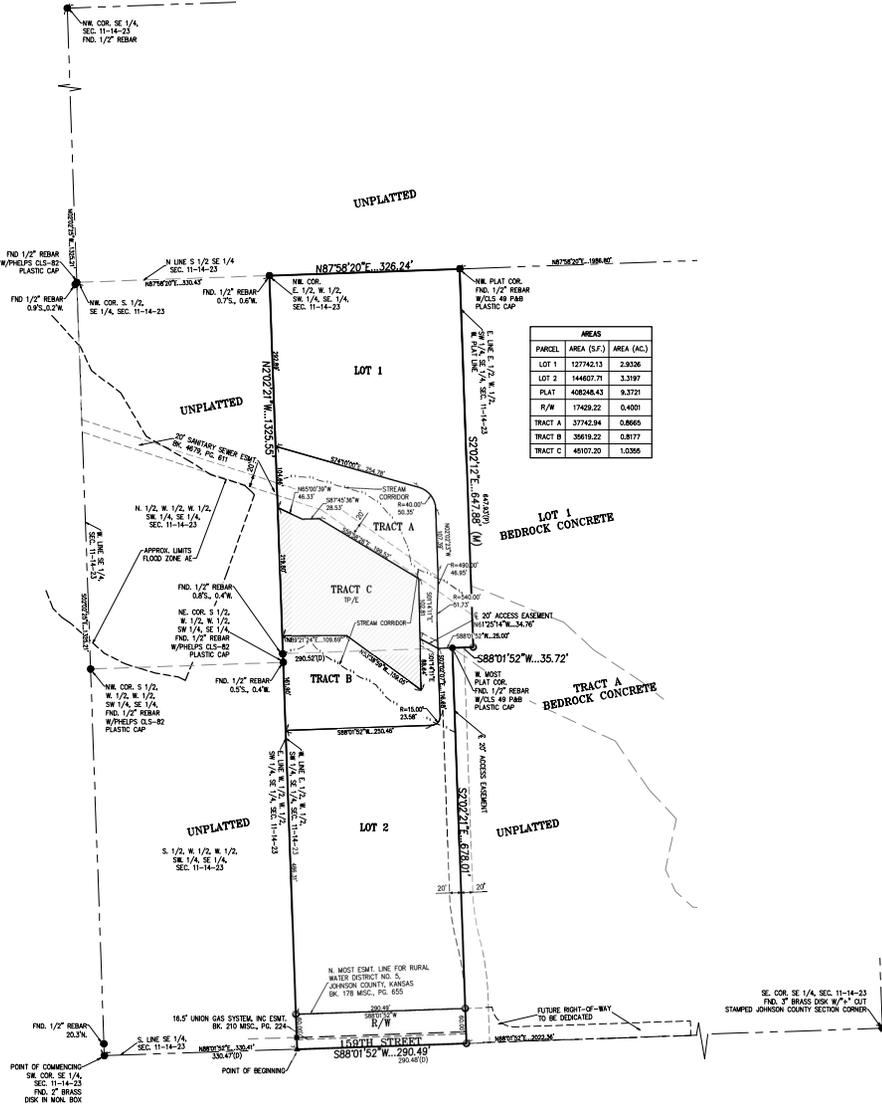


- NOTE:**
1. EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITY METER BANS AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH 5'-HIGHER LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
  2. ALL NEW WIRING AND CABLES MUST BE PLACED UNDERGROUND.
  3. ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OF REAR BUILDING RETENACK. HOWEVER, SUCH UTILITY CABINETS MAY BE PERMITTED WITHIN FRONT OR CORNER SIDE YARDS ADJACENT TO STREET RIGHT-OF-WAY IF CABINETS ARE SCREENED WITH LANDSCAPE MATERIALS.
  4. BASED ON FLOODPLAIN AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF CABINETS ARE SUBJECT TO CHANGE PRIOR TO THE PLAT RECORDING.

**FLOOD NOTE:**

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X (FUTURE BASE FLOOD) 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 THE ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED.

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 OLATHE, COMMUNITY NO. 200715, JOHNSON COUNTY, KANSAS, MAP NO. 2009010206, AND DATED AUGUST 3, 2009.



AREAS		
PARCEL	AREA (S.F.)	AREA (AC)
LOT 1	127742.13	2.9326
LOT 2	144607.71	3.3197
PLAT	408246.43	9.3721
R/W	17429.22	0.4001
TRACT A	37242.04	0.8666
TRACT B	36619.22	0.8177
TRACT C	48107.20	1.0986

**DESCRIPTION**

All that part of the Southeast Quarter of Section 11, Township 14 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described by Phelps Engineering, Inc., KS CLS-82, on June 26, 2024, for project 230894, as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 11; thence N 89°01'52" E, along the South line of the Southeast Quarter of said Section 11, a distance of 332.41 feet, to the Point of Beginning; thence S 2°02'21" W, along the West line of the East One-Half of the Southeast Quarter of the Southeast Quarter of said Section 11, a distance of 1325.55 feet, to the Northwest corner of the East One-Half of the Southeast Quarter of the Southeast Quarter of said Section 11; thence N 87°58'20" E, along the North line of the South One-Half of the Southeast Quarter of said Section 11, a distance of 326.24 feet, to the Northwest plot corner of BEDROCK CONCRETE, a plat subdivision of land in the City of Olathe, Johnson County; thence along the West plot line of said BEDROCK CONCRETE for the following line (2) courses; thence S 2°02'21" W, a distance of 647.88 feet; thence S 88°01'52" W, a distance of 35.72 feet, to the West most plot corner of said BEDROCK CONCRETE; thence S 2°02'21" E, a distance of 676.01 feet, to a point on the South line of the Southeast Quarter of said Section 11; thence S 88°01'52" W, along said South line of said Southeast Quarter of said Section 11, a distance of 290.49 feet, to the Point of Beginning, containing 408,246 square feet or 9.3721 acres, more or less.

**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 "159TH & CARSON STREET STORAGE".

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 alleys, terraces, places, roads, drives, lanes, parkways, avenues and ways 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 poles, lines, pipes and wires, conduits, ducts or cables heretofore installed thereupon and thereon are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby approve 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, meter, gas, phone, pipes, 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 dedicated to the City of Olathe to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "T/P". Trees shall not be removed from a tree preservation easement without the City of Olathe's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The developer and/or the licensee shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead or diseased trees or trees posing a threat to the public or adjacent property. Access to the Tree Preservation Easement is hereby granted to the City of Olathe through the A/E as shown hereon.

The access easements or "A/E" as shown on this plat is 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. Access is also granted to the City of Olathe, Kansas, for access to TRACT A, TRACT B, & TRACT C.

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 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 "C" shall be owned and maintained by the property owner or the authorized representative thereof. Said Tract is intended to be used for tree preservation.

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 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 the amount of 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 thoroughway.

**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 \_\_\_\_\_, a Notary Public, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said party/parties, 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: \_\_\_\_\_

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman: Wayne Janner

Approved by the Governing Body of the City of Olathe, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Attest:  
 Mayor: John W. Bacon City Clerk: Brenda D. Swearington



I, SCOTT G. CHISMAN, HEREBY CERTIFY THAT IN JANUARY 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.

By: SCOTT G. CHISMAN, KS. LS-1306

**PEI** PLANNING ENGINEERING IMPLEMENTATION

PHILIPS ENGINEERING, INC.  
 1220 N. Winchester  
 Olathe, Kansas 66061  
 (913) 399-7105  
 Fax (913) 399-7665