HALE BLACK BOB OFFICE

A REPLAT OF PART OF LOT 13, "NORTH OLATHE INDUSTRIAL PARK" IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

TITLE COMMITMENT DESCRIPTION

THE NORTH 396.0 FEET OF LOT 13, NORTH OLATHE INDUSTRIAL PARK, A SUBDIMSION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACTS THEREOF.

THE EAST 200 FEET OF THE NORTH 230 FEET OF LOT 13, NORTH OLATHE INDUSTRIAL PARK, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.

BEGINNING AT THE NORTHWEST CORNER OF LOT 13, NORTH OLATHE INDUSTRIAL PARK, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COLUMN, MARISS, THE WEST LINE OF SAID LOT HANNE, AN ASSIMED HE WAS THE WEST LINE OF SAID LOT HANNE, AN ASSIMED HE WAS AN ASSIMED HE WAS AN ASSIMED HE WAS ASSIMED.

LOT 1, FREDDY'S FROZEN CUSTARD - OLATHE, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY,

TRACT 2:

A PERMANENT NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT (BLACKBOB ACCESS) FOR INGRESS AND ECRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC AS PROVIDED IN "AGREEMENT RECARDING ACCESS CONTROL, EASEMENT AND MAINTENANCE" FILE DIM BOOK 200010, PAGE GOOG43.

A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR VEHICULAR ACCESS, INGRESS AND EGRESS OVER THE SOUTH PARCEL EASEMENT TRACT AS PROVIDED IN THE INSTRUMENT LABELED "DECLARATION OF ACCESS EASEMENTS" FILED IN BOOK 202401, PAGE 002334.

FLOODPLAIN INFORMATION

THE PROPERTY LIES WITHIN ZONE X PER FEMA MAP COMMUNITY PANEL NUMBER 20091C0065G, MAP REVISED AUGUST 3, 2009.

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CLOSURE REPORT

TOTAL TRAVERSE LENGTH: 810.36' ERROR IN CLOSURE: 0.003' CLOSURE IS ONE PART IN: 232362.189'
DIRECTION OF ERROR: N02'38'21"E

AREA CALCULATION TABLE

LOT 1 = 42,065.44 SQFT OR 0.966 ACRES TOTAL = 42,065.44 SQFT PR 0.966 ACRES

PLAT LEGEND

FOUND SURVEY MONUMENT SET SURVEY MONUMENT

RIGHT-OF-WAY BUILDING SETRACK LINE

E/E

ELECTRIC EASEMENT SANITARY SEWER EASEMENT WATERLINE EASEMENT

W/E

A/E ACCESS EASEMENT MEASURED DISTANCE

PLATTED DISTANCE

BOOK Pg. PAGE

OWNER / DEVELOPER

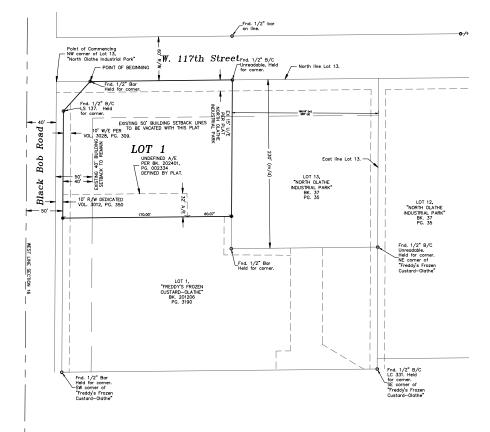
ENGINEER / SURVEYOR

FREDDY'S LAND, LLC 260 N ROCK ROAD WICHITA, KANSAS 67206 ATTN: RANDY SIMON

CFS ENGINEERS 1421 E 104TH STREET, SUITE 100 KANSAS CITY, MISSOURI 64131 ATTN: LANCE SCOTT

CERTIFICATION

I HEREBY CERTIFY ON THIS DAY OF 2025
THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT SAID SURVEY WEETS OR EXCEEDS THE CURRENT "KANSAS
MINIMUM STANDARDS FOR BOUNDARY SURVEYS" PURSUANT TO K.S.A.
74-7037 TO THE BEST OF MY KNOWLEDGE AT THIS TIME.





SECTION 16-T13S-R24E OLATHE, JOHNSON COUNTY, KANSAS SCALE: 1" = 2000"

PLAT DESCRIPTION

PRAT OF LOT 13, NORTH OLATHE INDUSTRIAL PARK', RECORDED IN BOOK 37 AT PAGE 35, IN OLATHE, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: DOTH OLATHE INDUSTRIAL PARKY; THENCE NORTH COMMERCING AT THE MORTH LINE OF LOT 13, A61,3 FEET TO THE POINT OF BEGINNING; THENCE NORTH CANNOT THE MORTH LINE OF LOT 13, A61,3 FEET TO THE POINT OF BEGINNING; THENCE CHORTH ODERGRES, 25 MINUTES, 14 SECONDS EAST, CONTINUING ALONG THE MORTH LINE, 194.03 FEET THONE SOUTH OD EGREERS, 25 MINUTES, AS SECONDS WEST, LEWING THE MORTH LINE OF LOT 1, TREDO'S FROZEM THE MORTH LINE, 185.09 FEET THONE SOUTH ON DEGREES, 25 MINUTES, AS SECONDS WEST, LAWING THE MORTH LINE OF LOT 1, TREDO'S FROZEM LINES, 4 SECONDS WEST, LAWING THE MORTH LINE OF LOT 1, 20,007 FEET TO THE MORTHWIST CONNER OF LOT 1, AND THE DISTING EAST RIGHT-OF-WAY 10-17. 20,007 FEET TO THE MORTHWIST CONNER OF MORTH LINE OF LOT 1, 20,007 FEET TO THE MORTHWIST CONNER OF MORTHWIST. 21 SECONDS EAST, AND THE LOT 1, 20,007 FEET TO THE MORTHWIST CONNER OF MORTHWIST. 21 SECONDS EAST, AND THE LOT 1, 20,007 FEET TO THE MORTHWIST CONNER OF MORTHWIST. 21 SECONDS EAST, AND THE LOT 1, 20,007 FEET TO THE MORTHWIST CONNER OF MORTHWIST. 21 SECONDS EAST, AND THE LOT 1, 20,007 FEET TO THE MORTHWIST CONNER OF MORTHWIST. 21 SECONDS EAST, AND THE LOT 1, 20,007 FEET TO THE MORTHWIST CONNER OF MORTHWIST. 21 SECONDS EAST, AND THE LOT 1, 20,007 FEET TO THE MORTHWIST CONNER OF MORTHWIST. 21 SECONDS EAST, AND THE LOT 1, 20,007 FEET TO THE MORTHWIST CONNER OF MORTHWIST. 21 SECONDS EAST, AND THE LOT 1, 20,007 FEET TO THE MORTHWIST CONNER OF MORTHWIST. 21 SECONDS EAST, AND THE LOT 10 THE MORTHWIST. 21 SECONDS EAST, AND THE LOT 10 THE MORTHWIST.

DEDICATIONS

THE UNDERSIONED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANY PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREFAFTER BE ROWN AS "NULL BLACK BIG OFFICE".

THE UNDERSIONED PROPRIETOR(S) OF THE PROPERTY SHOWN ON THIS PLAT DO HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THOOGNOTHARES, ALL PARCELS AND PARTS FOR INDICATED NO AND PLAT AS RETEXTS, TERRICAS, PRIACES, ROMAS, PURNES, LIMES, ARONILES, AND ALLEYS, NOT HEREBY PROPERTY ROMATS HAVE BEDG COMMED TO ANY PERSON, UTILITY OR CONDUITS, DUTOS OR CABLES HEREBY FOR A PLATE AND PROPERTY OF THE PROPER

AN EASURAT OR LICENSE TO ENTER LIPON, LOCKE, CONSTRUCT AND AMATIAN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND LIST OF CONDUINS. WHERE, DAY, SECRETARIO, SPILER PIPES, POLES, WHES, DRAWAGE FRAULIES, DUCTS AND CABLES, AND SMILAR LITLITY FACILITIES, UPON, OVER AND UNDER THEZE AREA GOUTLINED AND ESIGNATED ON THIS PLAT AS "UTILITY FASSEMANT" OR "VLC" IS HEREBY GRANTED TO THE CITY OF OLATHE, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LIMY TO USE SUCH EASEMENT FOR SAID PURPOR TO STATE LIMY TO USE SUCH EASEMENT FOR SAID PURPOR.

AN ACCESS EASEMENT (A/E) IS HEREBY DEDICATED TO THE CITY OF OLATHE, TO ENTER UPON, OVER AND ACROSS THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS A/E.

CONSENT TO LEVY

THE UNDERSONED PROPRIETOR OF THE ABOVE TRACT OF LAND MERCEY ARREST AND CONSENSE THAT THE BARRD OF COUNTY COMMISSIONES OF JACHINSON COUNTY, KANSAS, AND THE CITY OF QUARTE, JACKHON COUNTY, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC WAYS AND THOROUGH-RAND, OF PARTY THE PROPRIETORY OF THE LIBER AND EFFECT OF DEDICATED SHALL BECOME AND REMAN IS LEN ON THE REMANDER OF THIS LAND FRONTING OR ABUTTING ON SUCH DEDICATED FURLED.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED ITS HAND. OWNER: FREDDY'S LAND, LLC

STATE OF KANSAS)
COUNTY OF JOHNSON) S

BE IT REMEMBERED, THAT ON THIS DAY OF 2025 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAME WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOM EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DLLY ACKNOWLEDGED THE EXECUTION OF THE SAME, IN TESTINOLY WHEREOF, I HAVE HEREONTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR WRITTEN ABOVE.

OTARY	PUBLIC	MY	APPOINTMENT	EXPIRE:

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 CLATHE, JOHNSON COUNTY, KANSAS, THIS DAY OF 2025

MAYOR: JOHN BACON

CITY CLERK: BRENDA SWEARINGIAN

Date	Revisions	
9/29/2025	CITY COMMENTS 9/17/2025	



SHEET 1 OF 1