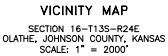


A REPLAT OF PART OF LOT 13, "NORTH OLATHE INDUSTRIAL PARK"
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



TRACT 1:

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 COUNTY, KANSAS, THE WEST LINE OF SAID LOT HAVING AN ASSUMED BEARING OF NORTH 01°23'00" WEST; FIRST COURSE: THENCE NORTH 87°40'42" EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 46.21 FEET; SECOND COURSE: THENCE SOUTH 40°24'59" WEST, A DISTANCE OF 54.32 FEET; THIRD COURSE: THENCE SOUTH 01°23'00" EAST, A DISTANCE OF 356.10 FEET; FOURTH COURSE: THENCE SOUTH 87°40'42" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT; FIFTH COURSE: THENCE NORTH 01°23'00" WEST ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 396.00 FEET TO THE POINT OF BEGINNING.

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

A PERMANENT NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT (BLACKBOB ACCESS) FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC AS PROVIDED IN "AGREEMENT REGARDING ACCESS CONTROL, EASEMENT AND MAINTENANCE" FILE DIN BOOK 200810, PAGE 000243.

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.

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

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

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

○ FOUND SURVEY MONUMENT
 ● SET SURVEY MONUMENT
 R/W RIGHT-OF-WAY
 B/L BUILDING SETBACK LINE
 E/E ELECTRIC EASEMENT
 S/E SANITARY SEWER EASEMENT
 W/E WATERLINE EASEMENT
 A/E ACCESS EASEMENT
 (M) MEASURED DISTANCE
 (P) PLATTED DISTANCE
 Bk. BOOK
 Pg. PAGE

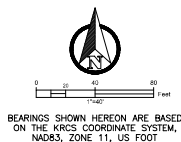
FREDDY'S LAND, LLC
260 N ROCK ROAD
WICHITA, KANSAS 67206
ATTN: RANDY SIMON

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

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

I HEREBY CERTIFY ON THIS _____ DAY OF _____, 2025
THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT SAID SURVEY MEETS 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.

RONALD E SCHROER, KS LS 1328
CFS ENGINEERS CORPORATE AUTHORITY
CF&S CLS 80



PART OF LOT 13, NORTH OLATHE INDUSTRIAL PARK, RECORDED IN BOOK 37 AT PAGE 35, IN OLATHE,
KANSAS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT WHERE THE LINE OF LOT 13
COMMENCING AT THE NORTHWEST CORNER OF LOT 13, NORTH OLATHE INDUSTRIAL PARK; THENCE NORTH
89 DEGREES, 25 MINUTES, 14 SECONDS EAST, ALONG THE NORTH LINE OF LOT 13, 46.13 FEET TO THE
NORTHWEST CORNER OF LOT 13, NORTH OLATHE INDUSTRIAL PARK; THENCE NORTH 89 DEGREES, 25
MINUTES, 14 SECONDS EAST, ALONG THE NORTH LINE OF LOT 13, 10.00 FEET TO THE NORTH LINE
OF THE NORTH LINE, 194.03 FEET; THENCE SOUTH 00 DEGREES, 23 MINUTES, 07 SECONDS WEST, LEAVING
THE NORTH LINE OF LOT 13, NORTH OLATHE INDUSTRIAL PARK; THENCE SOUTH 89 DEGREES, 25
MINUTES, 14 SECONDS WEST, ALONG THE NORTH LINE OF LOT 13, 230.07 FEET TO THE NORTHWEST
CORNERS-OLATHE"; RECORDED IN BOOK 210206 AT PAGE 3161, IN OLATHE, KANSAS, BEING
DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT WHERE THE LINE OF LOT 13, NORTH OLATHE
INDUSTRIAL PARK, COMMENCING AT THE NORTHWEST CORNER OF LOT 13, NORTH OLATHE INDUSTRIAL
PARK; THENCE NORTH 89 DEGREES, 25 MINUTES, 14 SECONDS EAST, ALONG THE NORTH LINE OF LOT 13,
46.13 FEET TO THE NORTHWEST CORNER OF LOT 13, NORTH OLATHE INDUSTRIAL PARK; THENCE NORTH
89 DEGREES, 25 MINUTES, 14 SECONDS EAST, ALONG THE NORTH LINE OF LOT 13, 10.00 FEET TO THE
NORTH LINE OF LOT 13, NORTH OLATHE INDUSTRIAL PARK; THENCE SOUTH 89 DEGREES, 22 MINUTES,
47 SECONDS WEST, ALONG THE NORTH LINE OF LOT 1, 230.07 FEET TO THE NORTHWEST CORNER OF LOT
1, NORTH OLATHE INDUSTRIAL PARK; THENCE NORTH 89 DEGREES, 25 MINUTES, 14 SECONDS EAST,
ALONG THE NORTH LINE OF LOT 1, 158.95 FEET TO THE NORTH LINE OF LOT 1, NORTH OLATHE
INDUSTRIAL PARK; THENCE SOUTH 89 DEGREES, 22 MINUTES, 47 SECONDS WEST, ALONG THE NORTH
LINE OF LOT 1, 158.95 FEET TO THE NORTH LINE OF LOT 1, NORTH OLATHE INDUSTRIAL PARK;
THENCE SOUTH 89 DEGREES, 22 MINUTES, 47 SECONDS WEST, ALONG THE NORTH LINE OF LOT 1,
230.07 FEET TO THE NORTHWEST CORNER OF LOT 1, NORTH OLATHE INDUSTRIAL PARK; THENCE NORTH
89 DEGREES, 25 MINUTES, 14 SECONDS EAST, ALONG THE RIGHT-WAY OF HIGHWAY 158.95 FEET TO THE
NORTH LINE OF LOT 1, NORTH OLATHE INDUSTRIAL PARK; THENCE SOUTH 89 DEGREES, 22 MINUTES,
47 SECONDS WEST, ALONG THE NORTH LINE OF LOT 1, 158.95 FEET TO THE NORTH LINE OF LOT 1,
NORTH OLATHE INDUSTRIAL PARK; THENCE SOUTH 89 DEGREES, 22 MINUTES, 47 SECONDS WEST,
CONTAINING 42,065.44 SQUARE FEET OR 0.96 ACRES, MORE OR LESS.

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 "HALE BLACK BOB OFFICE".

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 WITHSTANDING ANY RESERVATIONS, EASEMENTS, RIGHTS, OR INTERESTS OF ANY INDIVIDUAL 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(S) HEREBY ABSOLVES AND AGREES TO INDEMNIFY THE CITY OF KANSAS, FROM ANY AND ALL EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENT.

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 OLAH, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

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.

THE UNDERSIGNED PROPRIETOR OF THE ABOVE TRACT OF LAND HEREBY AGREES AND CONSENTS 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 THROUGHFARES, 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 THROUGHFARE.

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

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

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 DULY ACKNOWLEDGED THE EXECUTION OF THE SAME, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR WRITTEN ABOVE.

NOTARY PUBLIC MY APPOINTMENT EXPIRES

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.

MAYOR: JOHN BACON

SHEET 1 OF 1