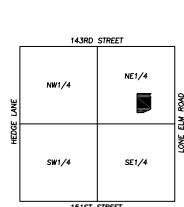


# FINAL PLAT OF OLATHE INDUSTRIAL TRACTS, THIRD PLAT

REPLAT AND RESURVEY OF LOT 4, OLATHE INDUSTRIAL TRACTS, SECOND PLAT, A  
SUBDIVISION OF LAND IN THE NORTHEAST QUARTER SECTION 3, TOWNSHIP 14  
SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



VICINITY MAP  
SEC. 3-14-23

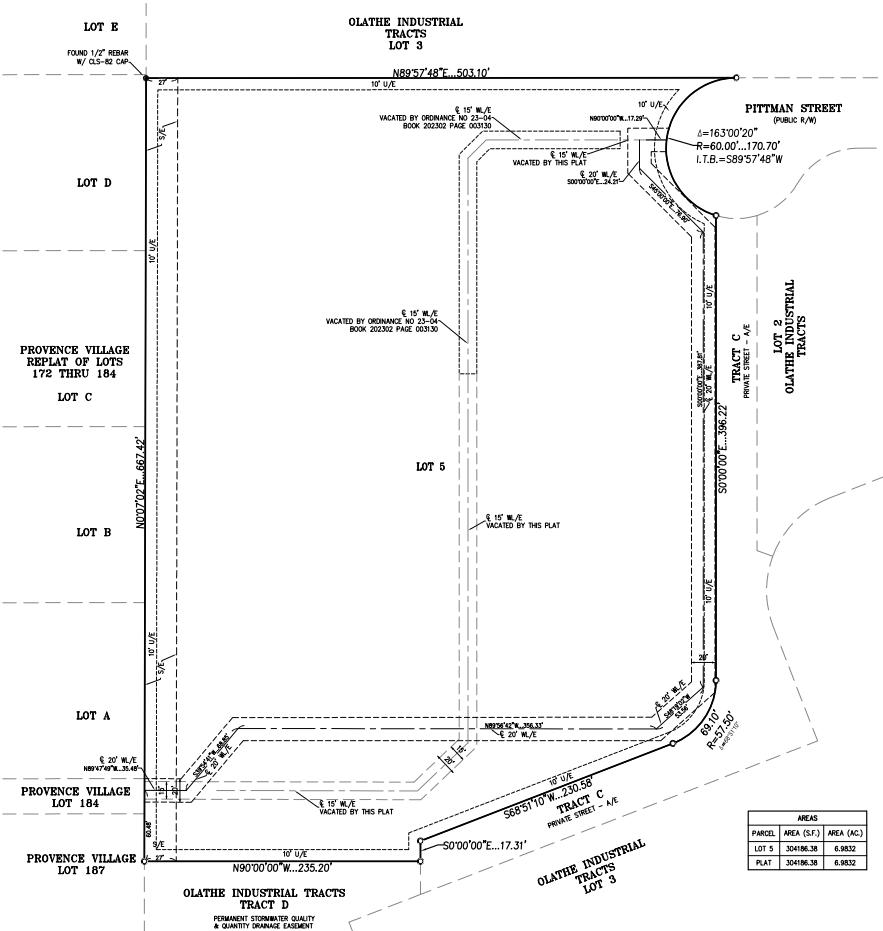


LEGEND  
 ● DENOTES SET 1/2"X4" REBAR W/PHELPS CORP.  
 ○ DENOTES PLASTIC 1/2" REBAR W/PHELPS CORP.  
 □ DENOTES PLASTIC 1/2" REBAR W/PHELPS CORP.  
 UNLESS OTHERWISE STATED  
 ○/○ DENOTES SANITARY SEWER EASMENT  
 □/□ DENOTES UTILITY EASMENT  
 W/E WATER LINE EASMENT

NOTE  
 1. EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, AIR HANDLING UNITS, DUCTS AND CABLES MUST BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT, COMPATIBLE WITH 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 OF THE BUILDING OR ON THE EXTERIOR OF THE BUILDING. CABINETS MAY BE PLACED ON THE FRONT OR CORNER SIDE YARDS ADJACENT TO STREET RIGHT-OF-WAY IF CABINETS ARE SCREENED WITH LANDSCAPE MATERIALS.  
 4. BASED ON FELDWORK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO THE PLAT RECORDING.

5. IN ACCORDANCE WITH KSA 12-512B, ALL RIGHTS, OBLIGATIONS, RESERVATIONS, EASMENTS, OR INTEREST NOT SHOWN ON THIS PLAT SHALL BE VACATED AS TO USE AND AS TO TITLE, UPON FILING AND RECORDING OF THIS PLAT. THE PLATTER AND THE PLATTEE HEREBY AGREE, JOINTLY AND SEVERALLY, TO INDEMNIFY THE CITY OF OLATHE, KANSAS, OF ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY EXISTING UTILITY IMPROVEMENTS HERETOFORE INSTALLED AND REQUIRED TO BE RELOCATED IN ACCORDANCE WITH PROPOSED IMPROVEMENTS DESCRIBED IN THIS PLAT.

FLOOD NOTE:  
 THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20001000000, AND DATED AUGUST 3, 2009.



REPLAT AND RESURVEY OF LOT 4, OLATHE INDUSTRIAL TRACTS, SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, CONTAINING 6.9832 ACRES, MORE OR LESS OF REPLICATED LAND.

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 "OLATHE INDUSTRIAL TRACTS, THIRD PLAT".

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 streets, terraces, places, roads, drives, lanes, parkways, overpasses and alleys not heretofore dedicated. Where prior easement rights have been granted, the undersigned proprietors do hereby dedicate the same to the public use and public ways and thoroughfares, all parcels and parts of land heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby absolves and agrees to indemnify the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installed thereupon and therein.

An easement to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas described 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 City of Olathe, Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of the City of Olathe. Any placing of improvements or planting of trees on said permanent right-of-way will be at the risk of subsequent damage thereto without compensation thereto.

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, pipes, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over and under those areas outlined herein and designated on this plat as "U/E" or "Drainage Easement".

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 herein and designated on this plat as "W/E" or "Water Line Easement".

VACATION  
 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 streets, terraces, places, roads, drives, lanes, parkways, overpasses and alleys not heretofore dedicated. Where prior easement rights have been granted, the undersigned proprietors do hereby dedicate the same to the public use and public ways and thoroughfares, all parcels and parts of land heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby absolves and agrees 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.

CONSENT TO LEVY  
 The undersigned proprietors of the above described land hereby agree to 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 ten in 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.

IN TESTIMONY WHEREOF, the undersigned proprietor, has caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 Owner of Lot 4 and Tract C  
 JDC LLC, a Kansas limited liability company

By: David Collis, Member

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 David Collis, Member of JDC LLC, a Kansas Limited Liability Company, a Kansas limited partnership, who is personally known to me to be such person who executed as such officer, the within instrument on behalf of said partnership, and such person duly acknowledged the execution of the same to be the act and deed of the same.

APPROVALS  
 Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Chairman: Wayne Jonner

Approved by the Governing Body of the City of Olathe, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Mayor: John W. Bacon

Attest:  
 City Clerk: Brenda D. Swearingen

I, SCOTT G. CHRISMAN, HEREBY CERTIFY THAT IN JANUARY 2024, I OR  
 SOMEONE UNDER MY RESPONSIBLE CHARGE HAVE MADE A SURVEY OF THE  
 ABOVE DESCRIBED TRACT AND THE RESULTS OF SAID SURVEY  
 ARE CONTAINED IN THE PLAT.



BY: SCOTT G. CHRISMAN, KS. LS-1308

CERTIFICATE OF AUTHORIZATION  
 PARKS DIVISION - LS-1308  
 ENGINEERING - 200-201  
 ISSUE DATE: 02/01/2024  
 EXPIRE DATE: 02/01/2025  
 ENGINEERING-200-200008

