

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

DESCRIPTION
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 regulated 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, lanes, paths, roads, drives, lanes, parkways, avenues and alleys and hereinafter dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles 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 agree 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 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 designated 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 done at the expense of the owner of the land so dedicated without compensation therefor.

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 sanitary sewer lines and surface drainage facilities, including manholes, inlets, pipes, drains, etc., upon, over, and under those areas outlined hereon and designated on this plat as "D/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, gas, pipes, poles, 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 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 hereon 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, lanes, paths, roads, drives, lanes, parkways, avenues and alleys and hereinafter dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles 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 agree 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.

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 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.

EXECUTION
IN TESTIMONY WHEREOF, the undersigned proprietor, has caused this instrument to be executed on this _____ day of _____, 20____.

By: _____
David Colla, Member

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

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 Colla, Member of JCDC LLC, a Kansas Limited Liability Company, a Kansas limited partnership, who is personally known to me to be such person who executes, 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 Janzer

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

Mayor: John W. Boon

City Clerk: Brenda D. Swearington

AREAS		
PARCEL	AREA (S.F.)	AREA (AC)
LOT 5	304196.38	6.9832
PLAT	304196.38	6.9832

FLOOD NOTE
THIS 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. 200773, JOHNSON COUNTY, KANSAS, MAP NO. 20091C00030, AND DATED AUGUST 3, 2006.

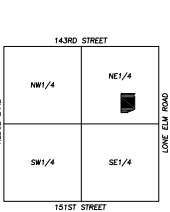
I, SCOTT G. CHIDMAN, HEREBY CERTIFY THAT IN JANUARY 2024, I OR SOMEONE UNDER MY RESPONSIBLE CHARGE HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



BY: SCOTT G. CHIDMAN, K.S. LS-1306

CERTIFICATE OF AUTHORIZATION
LAND SURVEYING - LS-02
EXPIRATION - 1-31-25
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING-2020070108
EXPIRATION-20250328

PHILIPS ENGINEERING, INC.
1400 N. Winnebago
Olathe, Kansas 66061
(913) 898-1155
Fax (913) 898-1160



SCALE: 1"=50'
VICINITY MAP
SEC. 3-14-23



BEARING BASIS:
OLATHE INDUSTRIAL TRACTS, SECOND PLAT

- LEGEND
- DENOTES SET 1/2"X4" REBAR W/PHILIPS CORP. CLS-82 PLASTIC CAP
 - DENOTES FOUND 1/2" REBAR W/PHILIPS CORP. CLS-82 PLASTIC CAP, UNLESS OTHERWISE NOTED
 - S/E DENOTES SANITARY SEWER EASEMENT
 - U/E DENOTES UTILITY EASEMENT
 - W/E DENOTES WATER LINE EASEMENT

- NOTE:
- EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES METER BANKS AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH 3'-0" TALL LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 - ALL NEW WIRING AND CABLES MUST BE PLACED UNDERGROUND.
 - ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR USE OR REAR BUILDING SERVICE YARDS. HOWEVER, SUCH UTILITY CABINETS MAY BE PERMITTED WITHIN FRONT OF CORNER SIDE YARDS ADJACENT TO STREET RIGHT-OF-WAY IF CABINETS ARE SCREENED WITH LANDSCAPE MATERIALS.
 - BASED ON FIELDMARK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO THE PLAT RECORDING.
 - IN ACCORDANCE WITH KSA 12-1025, ALL RIGHTS, OBLIGATIONS, RESERVATIONS, EASEMENTS, OR INTEREST NOT SHOWN ON THIS PLAT SHALL BE VACATED AS TO USE AND AS TO TITLE UPON PLATING AND RECORDING OF THIS PLAT. THE PROPRIETORS, SUCCESSORS, AND ASSIGNS, OF PROPERTY SHOWN ON THIS PLAT HEREBY ABSOLUTELY AND JOINTLY AND SEVERALLY TO INDEMNIFY THE CITY OF OLATHE, JOHNSON COUNTY, 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.