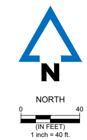
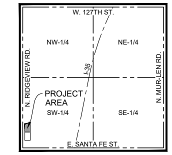
FINAL PLAT

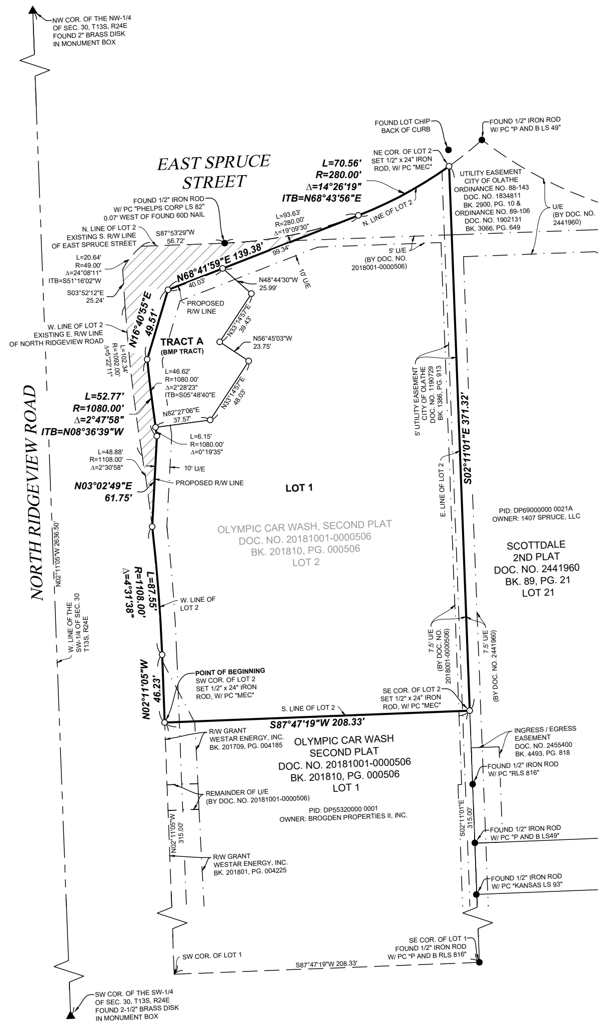
BROGDEN CAR WASH

A REPLAT OF LOT 2, OLYMPIC CAR WASH, SECOND PLAT
A SUBDIVISION IN THE SOUTHWEST QUARTER OF
SECTION 30, TOWNSHIP 13 SOUTH, RANGE 24 EAST
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS





VICINITY MAP - NTS
SEC. 30, T13S, R24E



DESCRIPTION:

PARENT PARCEL:

ALL OF LOT 2 OF OLYMPIC CAR WASH, SECOND PLAT, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 24 EAST IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, RECORDED OCTOBER 1, 2018 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SAID COUNTY AND STATE AS DOCUMENT NO. 20181001-0000506 IN BOOK 201810 AT PAGE 000506.

LOT 1:

A PORTION OF LOT 2 OF OLYMPIC CAR WASH, SECOND PLAT, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 24 EAST IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, RECORDED OCTOBER 1, 2018 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SAID COUNTY AND STATE AS DOCUMENT NO. 20181001-0000506 IN BOOK 201810 AT PAGE 000506. THIS ORIGINAL DESCRIPTION WAS PREPARED APRIL 1, 2026, BY ME, JEFFREY P. MEANS, PROFESSIONAL SURVEYOR, KANSAS LICENSE NO. KS-PS-1381 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID LOT 2; THENCE N02°11'05"W ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 46.23 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1108.00 FEET, A CENTRAL ANGLE OF 4°31'38", AND AN ARC LENGTH OF 87.55 FEET; THENCE N03°02'49"E DEPARTING THE WEST LINE OF SAID LOT 2, A DISTANCE OF 61.75 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N08°36'39"W, A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 0°19'35", AND AN ARC LENGTH OF 6.15 FEET; THENCE N82°27'06"E, A DISTANCE OF 37.57 FEET; THENCE N33°14'57"E, A DISTANCE OF 48.03 FEET; THENCE N56°45'03"W, A DISTANCE OF 23.75 FEET; THENCE N33°14'57"E, A DISTANCE OF 39.43 FEET; THENCE N48°44'30"W, A DISTANCE OF 25.99 FEET; THENCE N68°41'59"E, A DISTANCE OF 99.43 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 2, BEING ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N68°43'56"E, A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 14°26'19", AND AN ARC LENGTH OF 70.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S02°11'01"E ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 371.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S87°47'19"W ALONG THE SOUTH LINE OF LOT 2, A DISTANCE OF 208.33 FEET TO THE POINT OF BEGINNING.

TRACT A:

A PORTION OF LOT 2 OF OLYMPIC CAR WASH, SECOND PLAT, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 24 EAST IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, RECORDED OCTOBER 1, 2018 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SAID COUNTY AND STATE AS DOCUMENT NO. 20181001-0000506 IN BOOK 201810 AT PAGE 000506. THIS ORIGINAL DESCRIPTION WAS PREPARED APRIL 1, 2026, BY ME, JEFFREY P. MEANS, PROFESSIONAL SURVEYOR, KANSAS LICENSE NO. KS-PS-1381 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF AFORESAID LOT 2; THENCE N02°11'05"W ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 46.23 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1108.00 FEET, A CENTRAL ANGLE OF 4°31'38", AND AN ARC LENGTH OF 87.55 FEET; THENCE N03°02'49"E DEPARTING THE WEST LINE OF SAID LOT 2, A DISTANCE OF 61.75 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N08°36'39"W, A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 0°19'35", AND AN ARC LENGTH OF 6.15 FEET; THENCE N82°27'06"E, A DISTANCE OF 37.57 FEET; THENCE N33°14'57"E, A DISTANCE OF 48.03 FEET; THENCE N56°45'03"W, A DISTANCE OF 23.75 FEET; THENCE N33°14'57"E, A DISTANCE OF 39.43 FEET; THENCE N48°44'30"W, A DISTANCE OF 25.99 FEET; THENCE N68°41'59"E, A DISTANCE OF 99.43 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE S68°41'59"W, A DISTANCE OF 40.03 FEET; THENCE S16°40'55"W, A DISTANCE OF 49.51 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S05°48'40"E, A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 2°28'23", AND AN ARC LENGTH OF 46.62 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS: OLYMPIC CAR WASH, SECOND PLAT RECORDED AS DOCUMENT NO. 20181001-0000506 IN BOOK 201810 AT PAGE 000506. MEASUREMENTS SHOWN HEREON ARE REFERENCED TO US SURVEY FEET.
2. FIELD SURVEY WAS COMPLETED OCTOBER 20, 2023.
3. CLOSURE SUMMARY: PRECISION EXCEEDS 1 PART IN: 169,700'
   ERROR DIRECTION: N64°27'41"E
   ERROR DISTANCE: 0.006'
   PERIMETER: 1,087.40'
4. SITUS ADDRESS: (HAS NOT BEEN ASSIGNED) NORTH RIDGEVIEW ROAD, OLATHE, JOHNSON COUNTY, 66061 (PER THE JOHNSON COUNTY AIMS WEBSITE).
5. SUBJECT PROPERTY LIES WITHIN FLOOD "ZONE X" - DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 20091C0079G, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FOR THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, COMMUNITY NO. 200173, PANEL NO. 0079, SUFFIX G AND REVISED AUGUST 3, 2009.
6. SUBJECT PROPERTY IS CURRENTLY ZONED AS C-3 (REGIONAL CENTER).
7. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE COMMITMENT NO. NSKC000155 BY CHICAGO TITLE INSURANCE COMPANY, DATED: JUNE 2, 2022 AT 8:00 AM.

DEDICATIONS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF OLATHE, KANSAS, TO LOCATE, CONSTRUCTS AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITIES OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U/E) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

THE STREETS, DRIVES, ROADS, TERRACES AND OTHER WAYS SHOWN HEREON AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY DEDICATED.

FOR THE USE OF PRIVATE AMENITIES AND FOR BEST MANAGEMENT PRACTICES ("BMP") EASEMENT PURPOSES, INCLUDING THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, ADDITION, REPAIR, REPLACEMENT, AND ALTERATION OF PRESENT OR FUTURE STORMWATER DETENTION, DRAINAGE, AND TREATMENT FACILITIES, INCLUDING BUT NOT LIMITED TO DRAINAGE DITCHES, PIPES, CONVEYANCE LINES, BASINS, INLET STRUCTURES, MANHOLES, AND RELATED APPURTENANCES (COLLECTIVELY, THE "BMP FACILITIES"), TO COLLECT, DETAIN, TREAT, AND TRANSMIT STORMWATER THROUGH, UPON, AND ACROSS A PORTION OF THE OWNER'S PARCEL (THE "BMP TRACT"). THE BMP EASEMENT AREAS ARE MORE PARTICULARLY BOUNDED AND DESCRIBED ON THIS PLAT AS "TRACT A."

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "***BROGDEN CAR WASH***".

IN TESTIMONY WHEREOF:
BROGDEN PROPERTIES II, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ______ DAY OF ________________, 2026.

____
RUSSELL DENT

STATE OF KANSAS)
) SS
COUNTY OF JOHNSON)

BE IT REMEMBERED THAT ON THIS _______ DAY OF ________________, 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME RUSSELL DENT, OF BROGDEN PROPERTIES II, LLC, TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRINCIPAL, AND THAT HE IS SIGNING ON BEHALF OF BROGDEN PROPERTIES II, LLC, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THIS PROPERTY.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE AND YEAR LAST WRITTEN ABOVE.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: ________________________

APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS THIS _________ DAY OF ________________, 2026.

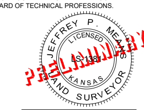
____
WAYNE JANNER, CHAIRMAN

APPROVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS THIS ________ DAY OF ________________, 2026.

____
JOHN BACON, MAYOR

____
BRENDA SWEARINGIAN, CITY CLERK

THIS IS TO CERTIFY THAT I, JEFFREY P. MEANS, A PROFESSIONAL SURVEYOR, KANSAS LICENSE NO. 1381, HAVE MADE A SURVEY OF THE PROPERTY HEREIN DESCRIBED UNDER MY DIRECT SUPERVISION ON (DATE OF FIELDWORK) AND TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN MY PROFESSIONAL OPINION STATE THAT THIS SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS SUCH STANDARDS ARE ADOPTED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS.



MCCLURE ENGINEERING COMPANY
KANSAS (LS) CERTIFICATE OF AUTHORITY: NO. 336
JEFFREY P. MEANS, KS-PS-1381
DATE: ________ DAY OF _______________, 20__

COMMON ABBREVIATIONS

COR.	CORNER
R/W	RIGHT-OF-WAY
BK.	BOOK
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
B/L	BUILDING SETBACK LINE

GENERAL LEGEND

- SURVEY BOUNDARY
- SECTION LINE
- PARCEL LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED RIGHT-OF-WAY
- ▲ FOUND SECTION CORNER (AS NOTED)
- ● FOUND MONUMENT (AS NOTED)
- ○ SET 1/2" x 24" IRON ROD W/ MEC CAP

AREA SUMMARY

LOT 1 AREA:	62,782 SQUARE FEET OR 1.441 ACRES, MORE OR LESS
TRACT A AREA:	5,245 SQUARE FEET OR 0.121 ACRES, MORE OR LESS
TOTAL AREA:	68,027 SQUARE FEET OR 1.562 ACRES, MORE OR LESS
NEW R/W AREA:	4,260 SQUARE FEET OR 0.098 ACRES, MORE OR LESS

FINAL PLAT
BROGDEN CAR WASH

ENGINEER
DRAWN BY T. JONES
SURVEYOR J. MEANS
CREW CHIEF M. HUNTER
REVISIONS
SHEET NO. 01/01

OLATHE, KANSAS
JOHNSON COUNTY
SEC. 30, T13S, R24E
2026000422-000
April 9, 2026

McCLURE™
making lives better.
1535 SW Market Street, STE 200
Ankeny, Iowa 50023
515-512-1361

DRAWING PATH: P:\2026000422-000 - Brogden Car Wash Sudsivision\04-Drawings\Survey\2026000422-000_FP.dwg PLOT DATE: 04/9/2026 3:31 PM PLOTTED BY: TIM JONES