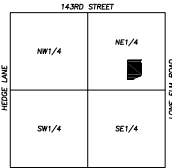
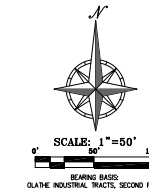
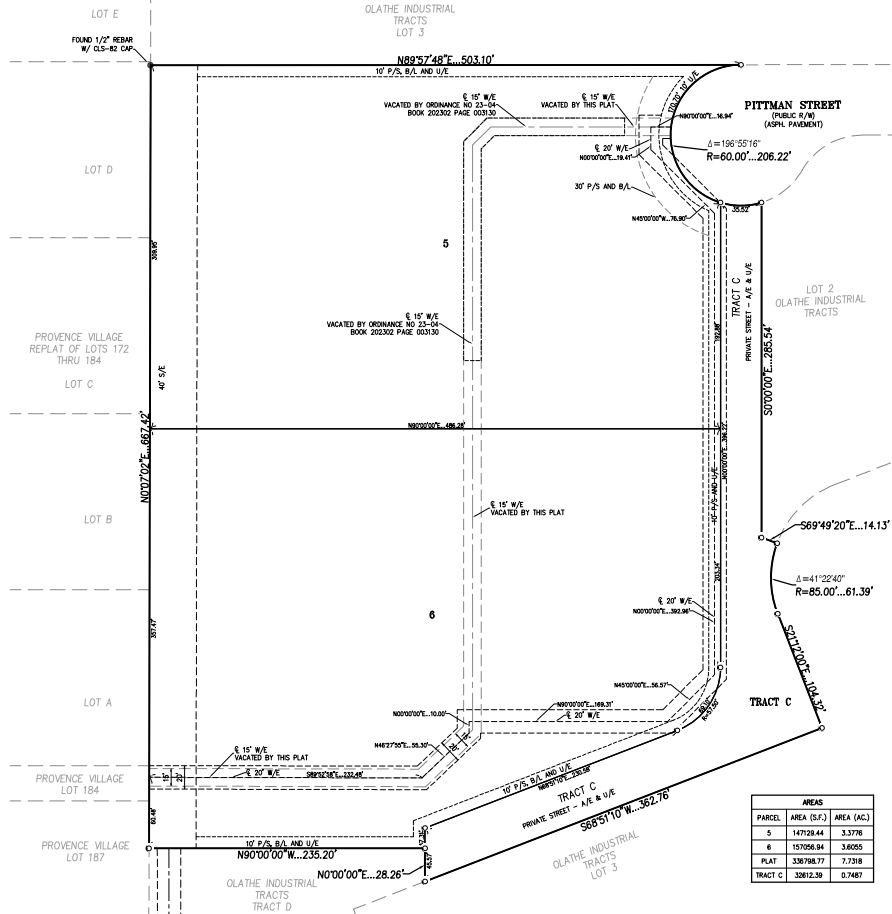


FINAL PLAT OF OLATHE INDUSTRIAL TRACTS, THIRD PLAT

REPLAT AND RESURVEY OF LOT 4 and TRACT C, 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



SCALE:
1"=2000'
VICINITY MAP
SEC. 3-14-23



LEGEND

- DENOTES SET 1/2"X4" REBAR W/PHILIPS CORP. CLS-40 PLASTIC CAP
- DENOTES FOUND 1/2" REBAR W/PHILIPS CORP. CLS-40 PLASTIC CAP, UNLESS OTHERWISE NOTED
- S/E DENOTES SANITARY SINKER EASEMENT
- U/E DENOTES UTILITY EASEMENT
- BL DENOTES BUILDING LINE
- A/E ACCESS EASEMENT
- P/S PARKING SETBACK
- W/E WATER LINE EASEMENT

AREAS		
PARCEL	AREA (S.F.)	AREA (AC)
5	14729.44	3.3778
6	15758.54	3.6055
PLAT	326758.77	7.7318
TRACT C	32672.39	0.7487

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-FOOT 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 CABLES MUST BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SETBACK YARDS. HOWEVER, SUCH UTILITY CABLES MAY BE PERMITTED WITHIN FRONT OR CORNER SIDE YARDS ADJACENT TO STREET RIGHT-OF-WAY IF CABLES ARE SCREENED WITH LANDSCAPE MATERIALS.
- BASED ON FIELDWORK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO THE PLAT RECORDING.
- IN ACCORDANCE WITH KSA 12-5128, ALL RIGHTS, OBLIGATIONS, RESERVATIONS, EASEMENTS, OR INTEREST NOT SHOWN ON THIS PLAT SHALL BE VACATED AS TO USE AND AS TO TITLE, UPON PLAT AND RECORDING OF THIS PLAT. THE PROPRIETORS, SUCCESSORS, AND ASSIGNS, OF PROPERTY SHOWN ON THIS PLAT HEREBY ABOVE AND AGREE, JOINTLY AND SEVERALLY, TO INDEMNIFY THE CITY OF OLATHE (NAME), KANSAS, OF ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY EXISTING UTILITY IMPROVEMENTS HEREON, INCLUDING BUT NOT LIMITED TO, THE COST OF RELOCATION, AND TO RELOCATE 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 FLOOD FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMITTEE NO. 200713, JOHNSON COUNTY, KANSAS, MAP NO. 2006FC00030, AND DATED AUGUST 3, 2006.

DESCRIPTION

REPLAT AND RESURVEY OF LOT 4 and TRACT C, OLATHE INDUSTRIAL TRACTS, SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.

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, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any plans, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements on now set forth, the undersigned proprietors hereby absolve 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/S" 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 to be hereby dedicated to Johnson County Board of Health of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCRC. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereby 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 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".

TRACT C, access easements or "A/E" as shown on this plat are reserved by the undersigned proprietor, its heirs and assigns, for the ingress and egress of the owners and occupants and their guests of the adjacent lots as shown adjacent drives.

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, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any plans, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements on now set forth, the undersigned proprietors hereby absolve 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 use 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____.

Owner of Lot 4

JCDC LLC, a Kansas limited liability company

By: _____
Owner, Title

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 Owner, Title of JCDC LLC, a Kansas limited liability company, a Kansas limited partnership, who is personally known to me to be such person who executed, on 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.

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

Owner of Tract C

KDAC LLC, a Kansas limited liability company

By: _____
Owner, Title

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 Owner, Title of KDAC LLC, a Kansas limited liability company, who is personally known to me to be such person who executed, on 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.

IN WITNESS WHEREOF, I have hereunto set my hand and office my official seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

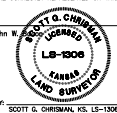
APPROVALS

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

Chairman: _____, Mayor: _____, HEREBY CERTIFY THAT IN JANUARY 2024, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THE SAME IS CORRECTLY REPRESENTED ON THIS PLAT.

Mayor: John W. _____

City Clerk: Brenda D. Seawright



CERTIFICATE OF AUTHORIZATION
LAND SURVEYING - LS-82
EXPIRATION - 12-31-2026
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING - LS-1008
EXPIRATION - 12-31-2026

