Final Plat
I–35 Logistics Park Eighth Plat
An unplatted tract of land lying in the Southeast Quarter of Section 8, Township 14 South, Range 23 East, in the City of Olathe, Johnson County, Kansas

Prepared For/Property Owner:
Scannell Properties #476, LLC
8801 River Crossing Boulevard
Indianapolis, Indiana 46240

Prepared By:
Olsson, Inc.
7301 W. 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone (913) 381-1170

Surveyor's Notes:

1. Basis of Bearings: Held North Line, Southeast Quarter, Section 8, Township 14 South, Range 23 East = N87°54'55"E, Kansas Coordinate System 1983, North Zone. All dimensions shown match previously platted values unless otherwise noted. Distances shown hereon are ground distances in US Survey Feet.
3. According to FEMA Flood Insurance Rate Map Number 20091C0091G, Effective Date of August 3, 2009, Subject Property lies within "Zone X – Areas determined to be outside the 0.2% annual chance floodplain."
4. Subject Property contains 2,339,844 Square Feet or 53.7154 Acres, more or less.
5. This plat lies within the required minimum error of closure of 1:10,000.
6. A portion of a Water Easement, established in Book 201207, Page 009594, is hereby released as shown hereon.
6. Location of easements may be subject to change, as needed, due to field work, but only prior to recording.

Certification:

This is to certify that on March 18, 2026, this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for Boundary Surveys pursuant to K.A.R. 66–12–1.

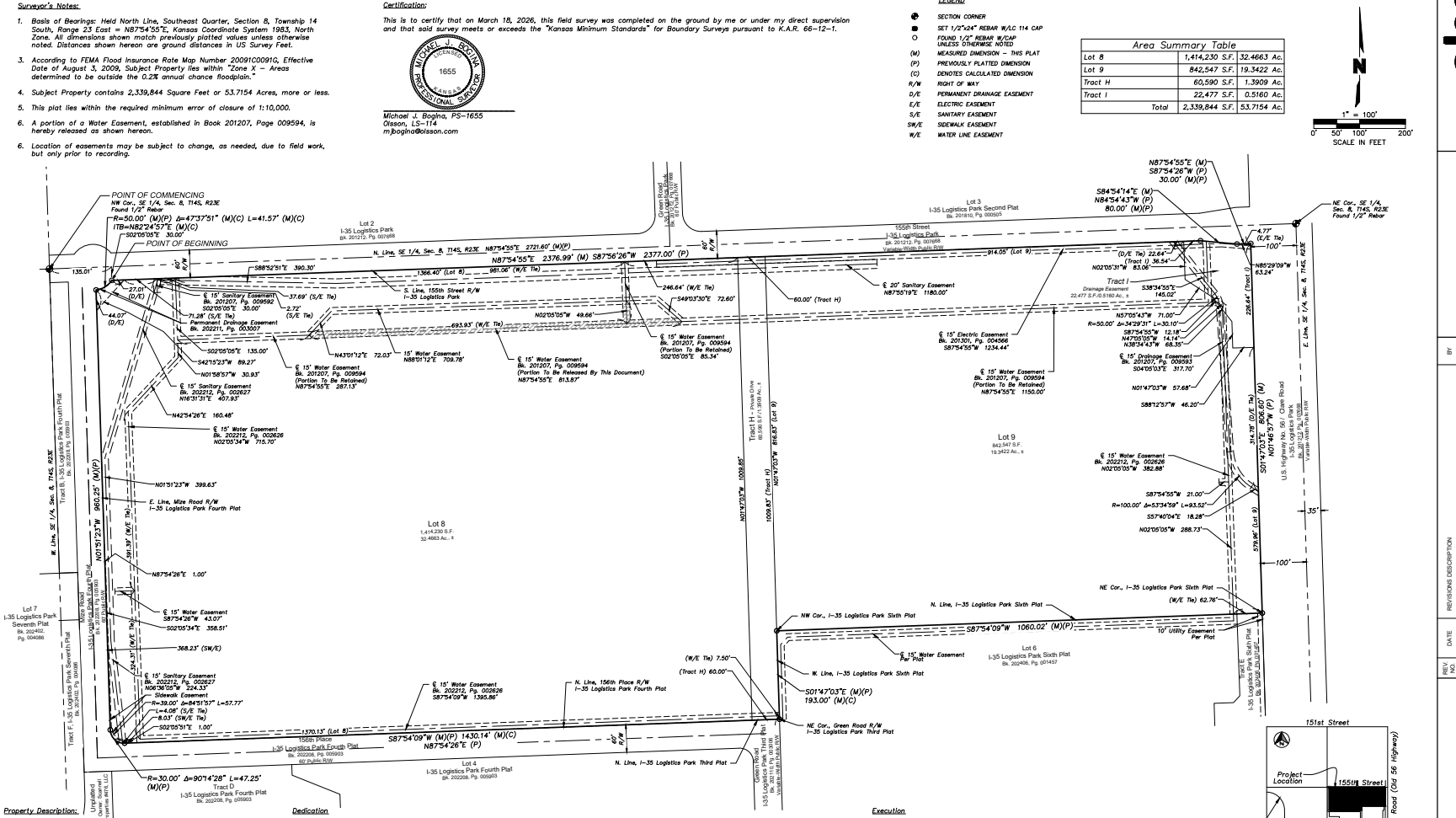
MICHAEL J. BOGINA — 1655 — KANSAS — PROFESSIONAL SURVEYOR

Michael J. Bogina, PS–1655
Olsson, LS–114
mjbogina@olsson.com

LEGEND

●	SECTION CORNER
■	SET 1/2"x24" REBAR W/LC 114 CAP
○	FOUND 1/2" REBAR W/CAP UNLESS OTHERWISE NOTED
(M)	MEASURED DIMENSION – THIS PLAT
(P)	PREVIOUSLY PLATTED DIMENSION
(C)	DENOTES CALCULATED DIMENSION
R/W	RIGHT OF WAY
D/E	PERMANENT DRAINAGE EASEMENT
E/E	ELECTRIC EASEMENT
S/E	SANITARY EASEMENT
SW/E	SIDEWALK EASEMENT
W/E	WATER LINE EASEMENT

Area Summary Table		
Lot 8	1,414,230 S.F.	32.4663 Ac.
Lot 9	842,547 S.F.	19.3422 Ac.
Tract H	60,590 S.F.	1.3909 Ac.
Tract I	22,477 S.F.	0.5160 Ac.
Total	2,339,844 S.F.	53.7154 Ac.



Property Description:

All that part of an unplatted tract of land, lying in the Southeast Quarter of Section 8, Township 14 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, described by Michael J. Bogina, Kansas PS–1655, of Olsson, KSLS–114, on March 17, 2026, as follows:

COMMENCING at the Northwest corner of said Southeast Quarter; thence North 87 degrees 54 minutes 55 seconds East, on the North line of said Southeast Quarter, a distance of 1,135.01 feet to a point; thence South 02 degrees 05 minutes 05 seconds East, departing said North line, a distance of 30.00 feet to a point on the South line of 155th Street right of way, as established in I–35 Logistics Park, a subdivision in the City of Olathe, Johnson County, Kansas, the POINT OF BEGINNING; thence North 87 degrees 54 minutes 55 seconds East, on said South line, a distance of 2376.99 feet to a point; thence South 84 degrees 54 minutes 14 seconds East, continuing on said South line, a distance of 80.00 feet to a point; thence North 87 degrees 54 minutes 55 seconds East, continuing on said South line, a distance of 30.00 feet to a point on the West line of US Highway No. 56/Clare Road right of way, as established in said I–35 Logistics Park; thence South 01 degree 47 minutes 03 seconds East, departing said South line, on said West line, a distance of 806.60 feet to the Northeast corner of I–35 Logistics Park, Sixth Plat, a subdivision in the City of Olathe, Johnson County, Kansas; thence South 87 degrees 54 minutes 09 seconds West, departing said West line, on the North line of said I–35 Logistics Park, Sixth Plat, a distance of 1060.02 feet to the Northwest corner of said I–35 Logistics Park, Sixth Plat; thence South 01 degree 47 minutes 03 seconds East, on the West line of said I–35 Logistics Park, Sixth Plat, a distance of 193.00 feet to the Northeast corner of Green Road right of way, as established in I–35 Logistics Park Third Plat, a subdivision in the City of Olathe, Johnson County, Kansas; thence South 87 degrees 54 minutes 09 seconds West, departing said West line, on the North line of said Green Road right of way, and on the North line of 156th Place right of way, as established in I–35 Logistics Park, Fourth Plat, a subdivision in the City of Olathe, Johnson County, Kansas, a distance of 1430.14 feet to a point of curvature; thence in a Westerly, Northwesterly and Northerly direction, continuing on said North line, and on the East line of Mize Road right of way, as established in said I–35 Logistics Park, Fourth Plat, and on a curve to the right, having a radius of 30.00 feet, through a central angle of 90 degrees 14 minutes 28 seconds, an arc distance of 47.25 feet to a point of tangency; thence North 01 degree 51 minutes 23 seconds West, on said East line, a distance of 960.25 feet to a point on a non–tangent curve, said point also lying on said South line of 155th Street right of way; thence in an Easterly and Northeasterly direction, on said South line, and on a curve to the left whose initial tangent bears North 82 degrees 24 minutes 57 East, having a radius of 50.00 feet, through a central angle of 47 degrees 37 minutes 51 seconds, an arc distance of 41.57 feet to the POINT OF BEGINNING, containing 2,339,844 Square Feet or 53.7154 Acres, more or less.

Dedication

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as **"I–35 Logistics Park Eighth Plat"**.

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, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over and under those areas outlines and designated on this plat as "Utility Easement" or "U/E", "Sanitary Sewer Easement" or "S/E", "Storm Drainage Easement" or "D/E", "Water Main Easement" or "W/E", is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of sidewalks, trails, and similar pedestrian walkway facilities, upon, over and under these areas outlines and designated on this plat as "Sidewalk Easement" or "SW/E", is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

The undersigned proprietor of said property shown on this plat does 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 heretofore dedicated. Where prior easement rights have been granted to any person, utility 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 hereby absolves and agrees to indemnify the City of Olathe, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

Consent to Levy

The undersigned proprietor of the above described tract of land hereby consents and agrees 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 assessments, and that the amount of the unpaid special assessment on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public ways or thoroughfares.

Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

All above ground electrical and/or telephone cabinets must be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right–of–way if cabinets are screened with landscape materials, subject to UDO 18.30.130.

Tract H is to be used as a Private Drive/Access Tract, and is to be maintained by the owner thereof until the Subdivision's Business Association is formed for such purposes.

Tract I is to be used as a Stormwater Detention/Treatment Tract, and is to be maintained by the owner thereof until the Subdivision's Business Association is formed for such purposes.

Airport Notice:

I–35 Logistics Park Eighth Plat is located in close proximity of the New Century Aircenter and aircraft, including business jets, operating from the airport should be expected to overfly, be visible from, and be heard from the property on a regular basis.

Execution

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed his name.

OWNER – Scannell Properties #476, LLC, an Indiana limited liability company

By: _____
Marc Pflieging, Manager

STATE OF _____)
) SS
COUNTY OF _____)

Be it remembered, that on this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Marc Pflieging, Manager of Scannell Properties #476, LLC, an Indiana limited liability company, who is personally known to me to be the same person who executed the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of said company.

In witness whereof, I have hereunto subscribed my name and affixed my notorial seal this day and year last above written.

_____ _____
Notary: My appointment 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.

_____ ATTEST: _____
John W. Bacon, Mayor Brenda D. Long, City Clerk

DWG: F:\2021\065O1–07000\021–06722\40–Design\Survey\SRVY\Sheets\V_FP5_210672_2–35–LOGISTICS–PARK–EIGHTH–PLAT.dwg USER: mjbogina
DATE: Apr 10, 2026 8:25am XREFS:

olsson
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com

REVISIONS

REV'D NO.	DATE	REVISIONS DESCRIPTION	BY
1	2026.04.10	Revised for City Comments	MJB

2026

Final Plat
I-35 Logistics Park Eighth Plat
An Unplatted Tract of Land Lying in the Southeast Quarter of Section 8, Township 14 South, Range 23 East
Olathe, Johnson County, Kansas

drawn by: MJB
checked by: PEW
approved by: MJB
QA/QC by: PEW
project no.: 021-06722/021-06722
drawing no.: V_FP5_210672
date: 2026.03.18

SHEET
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