

DWG: F:\2017\2001-2500\017-2416-D\40-Design\Survey\SRVY\Sheets\V_LP-172416D.dwg
DATE: Jan 30, 2024 4:11pm
USER: mjbogina
XREFS:

Property Description

All of Lots 7 and 8, Olathe Entertainment District, Fourth Plat, a subdivision in the City of Olathe, Johnson County, Kansas, lying in the Northwest Quarter of Section 20, Township 13 South, Range 24 East, containing 209,236 Square Feet or 4.8034 Acres, more or less, including 4.8034 Acres of Replatted Area.

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 "Olathe Entertainment District, Seventh Plat."

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, 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 proprietors, successors, and assigns, of property shown on this plat hereby absolve and 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.

The undersigned proprietor of said property shown on this plat does hereby dedicate those portions of the streets and roadways shown, together with all other parcels and parts of land indicated on this plat, and not heretofore dedicated, as streets, terraces, roads, drives, lanes, avenues, courts, places, etc., for public use as public ways or thoroughfares; subject to the right hereby reserved to the present owner and its successors and assigns for the location, construction and maintenance of conduits, water, gas and sewer pipes, poles and wires under, over and along said roadways.

The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been absolved except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

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.

Execution

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

OWNER - UG3 Olathe KS, LP

By: _____
Signature Printed Name & Title
STATE OF _____)
COUNTY OF _____) SS

Be it remembered, that on this _____ day of _____, 2024, before me, a notary public in and for said county and state, came _____ of UG3 Olathe KS, LP, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said owner, and he duly acknowledged the execution of the same to be the free act and deed of said owner.

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

Notary: _____ My appointment expires: _____

Certification:

This is to certify that on December 29, 2024, 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.



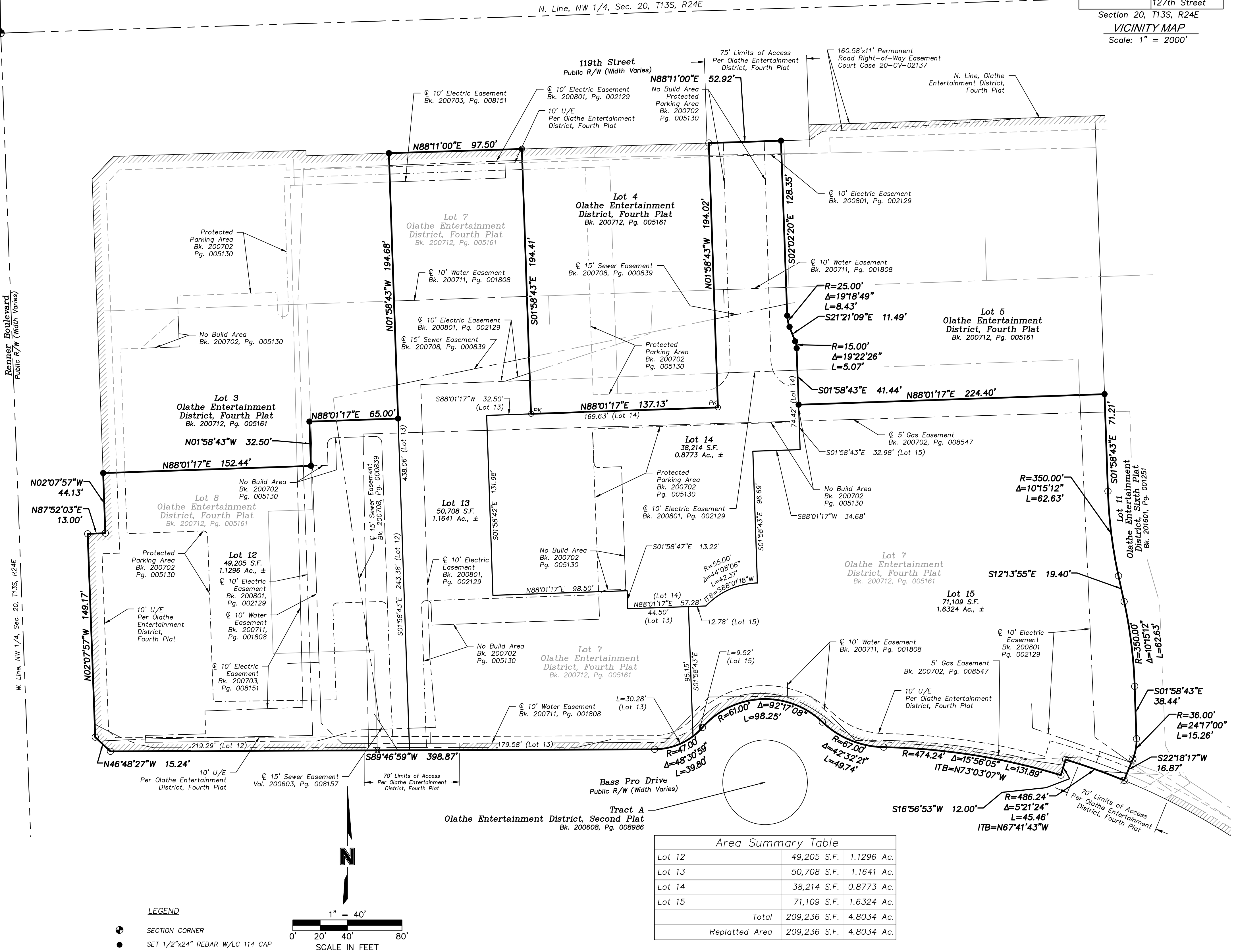
Michael J. Bogina, PS-1655
Olsson, LS-114
mjbogina@olsson.com

Approvals

APPROVED BY, the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 2024.

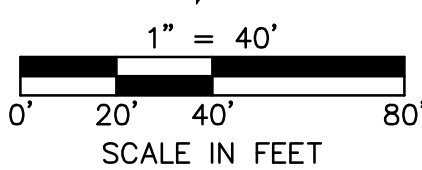
Chairman Wayne Janner

NW Cor., NW 1/4, Sec. 20, T13S, R24E
Found 2.5" Brass Disk w/ Punch Mark in Monument Box



LEGEND

- SECTION CORNER
- SET 1/2"x24" REBAR W/LC 114 CAP
- FOUND MONUMENT AS NOTED
- MEASURED DIMENSION - THIS PLAT
- PREVIOUSLY PLATTED DIMENSION
- CALCULATED DIMENSION FROM RECORD
- PREVIOUSLY DEEDED DIMENSION
- PERMANENT DRAINAGE EASEMENT
- RIGHT OF WAY
- SANITARY SEWER EASEMENT
- SUBSURFACE UTILITY EASEMENT
- WATER LINE EASEMENT



Surveyor's Notes:

- Basis of Bearings: Held South line, Olathe Entertainment District, Fourth Plat @ S89°46'59"W, Kansas Coordinate System 1983, North Zone. Distances shown hereon are ground distances in US Survey Feet. All dimensions match previously platted values unless otherwise noted. Sectional Information shown hereon is for general location purposes only, and is not a part of this Survey's Theory of Location.
- Subject Property lies within "Zone X - Areas determined to be outside the 0.2% annual chance floodplain," according to the FEMA Flood Insurance Rate Map Number 20091C0065G, Revised August 3, 2009.
- Subject Property contains 209,236 Square Feet or 4.8034 Acres, more or less.
- This plat lies within the required minimum error of closure of 1:10,000.

Area Summary Table		
Lot 12	49,205 S.F.	1.1296 Ac.
Lot 13	50,708 S.F.	1.1641 Ac.
Lot 14	38,214 S.F.	0.8773 Ac.
Lot 15	71,109 S.F.	1.6324 Ac.
Total	209,236 S.F.	4.8034 Ac.
Replatted Area	209,236 S.F.	4.8034 Ac.

Prepared For/Property Owner:
UG3 Olathe KS, LP
1000 Fourth Street, Suite 290
San Rafael, CA 94901

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

drawn by: _____ MJB
checked by: _____ PEW
approved by: _____ MJB
QA/QC by: _____ PEW
project no.: D17-24160
drawing no.: V FP 172416D
date: 2023.12.19

SHEET

1 of 1

Minor Subdivision Plat
Olathe Entertainment District, Seventh Plat

A replat of Lots 7 and 8, Olathe Entertainment District, Fourth Plat, a subdivision in the NW 1/4 of Sec. 20, Township 13 South, Range 24 East

Olathe, Johnson County, Kansas

2023

REV. NO.	DATE	REVISIONS DESCRIPTION
1	2024.01.30	Removed Extraneous Signatures & Easement Sidelines for Clarity, Corrected Spelling Error

BY

MJB

REVISIONS

olsson

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