

FINAL PLAT OF
PREMIER BUSINESS PARK
RESURVEY AND REPLAT OF WILLIAMS' ADDITION, A PLATTED SUBDIVISION
OF LAND TOGETHER WITH ALL THAT PART OF THE SOUTHEAST QUARTER
OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 23 EAST, IN THE CITY OF
OLATHE, JOHNSON COUNTY, KANSAS

DESCRIPTION
This description was prepared by Phelps Engineering, Inc., KS GLS-82 on May 29, 2025, for Project No. 240436. Resurvey and replat of WILLIAMS' ADDITION, a platted subdivision of land together with all that part of the Southeast Quarter of Section 35, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 35; thence S 88°32'28" W, along the North line of the Southeast Quarter of said Section 35, a distance of 1344.33 feet; thence S 1°27'32" E, a distance of 726.37 feet to the intersection of the West right-of-way line of Kansas Avenue, as now established and the Southern right-of-way line of the Atchison Topoka & Santa Fe Railroad, as now established, said point also being the Point of Beginning; thence S 1°59'10" E, along the West right-of-way line of said Kansas Avenue and the East plot line of said WILLIAMS' ADDITION, a distance of 312.38 feet to the Southeast plot corner of said WILLIAMS' ADDITION; thence S 87°48'09" W, along the South plot line of said WILLIAMS' ADDITION, a distance of 285.09 feet to the Southwest plot corner of said WILLIAMS' ADDITION; thence N 1°59'15" W, along the West line of said WILLIAMS' ADDITION, a distance of 85.52 feet to the Northwest plot corner of said WILLIAMS' ADDITION; thence N 87°48'09" E, along the North plot line of said WILLIAMS' ADDITION, a distance of 24.37 feet to a point on the Southern right-of-way line of said Atchison Topoka & Santa Fe Railroad; thence Northeasterly along the Southern right-of-way line of said Atchison Topoka & Santa Fe Railroad and on a curve to the right, said curve having an initial tangent bearing of N 19°18'14" E and a radius of 356.59 feet, an arc distance of 334.82 feet to the Point of Beginning, containing 1.3536 acres, more or less, of which 0.5596 acres, more or less of replatted land and 0.0784 acres, more or less of unplatted 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 "PREMIER BUSINESS PARK".
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 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, places, roads, drives, lanes, parkways, avenues and ways 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 poles, lines, poles and wires, conduits, ducts or cables heretofore installed thereon and therein are required to be relocated, in accordance with proposed improvements as 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 or license 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 "SSE" 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, is hereby dedicated to the City of Olathe, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain and 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/C" or "Utility Easement".

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 ways or thoroughfares.

EXECUTION
IN TESTIMONY WHEREOF, undersigned proprietors have caused this instrument to be executed on this _____ day of _____, 20____.

Mortidale Enterprises, LLC, a Kansas limited liability company

By: _____
Byron Vanierberg, Managing Member

ACKNOWLEDGEMENT
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 of Kansas, Byron Vanierberg, Managing Member of Mortidale Enterprises, LLC, a Kansas limited liability company, who is personally known to me to be such person who executed, as such officer, 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 the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed 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 _____, 20____.

Chairman: Wayne Janer

Approved by the Governing Body of the City of Olathe, Kansas, this _____ day of _____, 20____.

Mayer: John W. Bacon Attest: _____
City Clerk: Brenda Swearingin

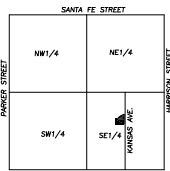
I, Scott G. Chismann, hereby certify that in June 2025, I or someone under my responsible charge have made a survey of the above described tract of land and the results of said survey are correctly represented on this plat.



By: SCOTT G. CHISMANN, KS-1306

CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING - LS-82
KANSAS SURVEYING - LS-82
KANSAS LAND SURVEYING - LS-82
CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING - LS-82
KANSAS SURVEYING - LS-82
KANSAS LAND SURVEYING - LS-82

PHILIPS ENGINEERING, INC.
1820 N. Winthrop
Olathe, Kansas 66461
(913) 398-1188
Fax: (913) 398-1188



DENNIS AVENUE
VICINITY MAP
SEC. 35-13-23



BEARING BASED U.S. STATE PLANE 1983 KANSAS
NORTH ZONE #1501

LEGEND
○ DENOTES SET 1/2" OR 3/4" REBAR W/PHLEPS CORP.
CLS-42 PLASTIC CAP
● DENOTES FOUND 1/2" REBAR W/PHLEPS CORP.
CLS-42 PLASTIC CAP, UNLESS OTHERWISE NOTED
ORIGIN UNKNOWN UNLESS DESCRIBED
U/C DENOTES UTILITY EASEMENT
B/L DENOTES BUILDING LINE
P/S DENOTES PARKING SETBACK
(P) DENOTES PLATTED
R/W DENOTES RIGHT-OF-WAY LINE

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 FLOODED INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200775, JOHNSON COUNTY, KANSAS, PANEL NO. 2009C00040, AND DATED AUGUST 3, 2009.