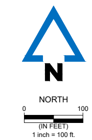
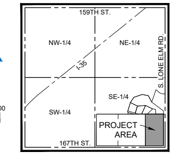
MINOR PLAT

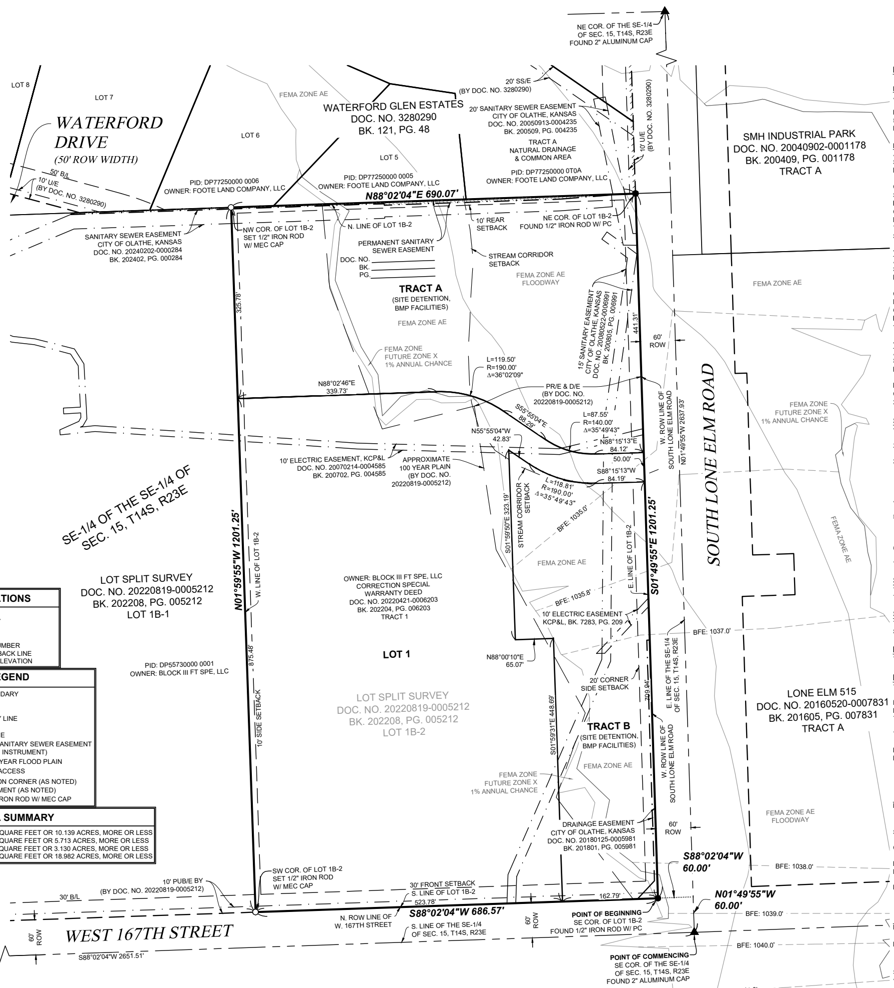
167 LOGISTICS CENTRE

A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 23 EAST CITY OF OLATHE, JOHNSON COUNTY, KANSAS





KEY MAP - NTS
SEC. 15, T14S, R23E



COMMON ABBREVIATIONS

COR.	CORNER
ROW	RIGHT-OF-WAY
BK.	BOOK
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
B/L	BUILDING SETBACK LINE
BFE	BASE FLOOD ELEVATION

GENERAL LEGEND

- SURVEY BOUNDARY
- SECTION LINE
- PARCEL LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- PERMANENT SANITARY SEWER EASEMENT (BY SEPARATE INSTRUMENT)
- LIMITS OF 100 YEAR FLOOD PLAIN
- LIMITS OF NO ACCESS
- ▲ FOUND SECTION CORNER (AS NOTED)
- ● FOUND MONUMENT (AS NOTED)
- ○ SET 1/2" x 24" IRON ROD W/ MEC CAP

AREA SUMMARY

LOT 1 AREA:	441,636 SQUARE FEET OR 10.139 ACRES, MORE OR LESS
TRACT A:	248,875 SQUARE FEET OR 5.713 ACRES, MORE OR LESS
TRACT B:	136,335 SQUARE FEET OR 3.130 ACRES, MORE OR LESS
TOTAL:	826,846 SQUARE FEET OR 18.982 ACRES, MORE OR LESS

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.

PRELIMINARY

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

DRAWING PATH: P:\2025002769-000 - 167 Logistics Centre Building 3\04-Drawings\Survey\2025002769-000_MP.dwg PLOT DATE: 04/3/2026 1:01 PM PLOTTED BY: TIM JONES

DESCRIPTION:

PARENT TRACT (LOT 1B-2 OF THE LOT SPLIT SURVEY RECORDED AS DOCUMENT NO. 20220819-0005212 IN BOOK 202208 AT PAGE 005212:
A TRACT OF LAND IN LOT 1, PACIFIC SUNWEAR, AMENDED 1ST PLAT, FILED IN BOOK 200704 AT PAGE 004309, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 88 DEGREES 02 MINUTES 04 SECONDS WEST, ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF 167TH STREET AS IT NOW EXISTS, A DISTANCE OF 686.57 FEET; THENCE NORTH 01 DEGREES 59 MINUTES 55 SECONDS WEST, A DISTANCE OF 1201.25 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 88 DEGREES 02 MINUTES 04 SECONDS EAST ALONG LAST SAID NORTH LINE, A DISTANCE OF 690.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF LONE ELM ROAD AS IT NOW EXISTS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 01 DEGREES 49 MINUTES 55 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 1201.25 TO THE POINT OF BEGINNING.

LOT 1:
A PORTION OF LOT 1B-2 AS SHOWN ON THE LOT SPLIT SURVEY RECORDED AUGUST 19, 2022 IN THE OFFICE OF THE REGISTER OF DEEDS FOR JOHNSON COUNTY, KANSAS AS DOCUMENT NO. 20220819-0005212 IN BOOK 202208 AT PAGE 005212. SAID TRACT OF LAND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 23 EAST IN THE CITY OF OLATHE, IN SAID COUNTY AND STATE. THIS ORIGINAL DESCRIPTION WAS PREPARED FEBRUARY 9, 2026, BY ME, JEFFREY P. MEANS, PROFESSIONAL SURVEYOR, KANSAS LICENSE NO. KS-PS-1381 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID LOT 1B-2; THENCE S88°02'04"W ALONG THE SOUTH LINE OF SAID LOT 1B-2, A DISTANCE OF 162.79 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING S88°02'04"W ALONG THE SOUTH LINE OF SAID LOT 1B-2, A DISTANCE OF 523.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1B-2; THENCE N01°59'55"W ALONG THE WEST LINE OF SAID LOT 1B-2, A DISTANCE OF 875.48 FEET; THENCE N88°02'46"E DEPARTING THE WEST LINE OF SAID LOT 1B-2, A DISTANCE OF 339.73 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 36°02'09", AND AN ARC LENGTH OF 119.50 FEET TO A POINT OF TANGENCY; THENCE S55°55'04"E, A DISTANCE OF 88.29 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 35°49'43", AND AN ARC LENGTH OF 87.55 FEET TO A POINT OF TANGENCY; THENCE N88°15'13"E, A DISTANCE OF 84.12 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1B-2; THENCE S01°49'55"E ALONG THE EAST LINE OF SAID LOT 1B-2, A DISTANCE OF 50.00 FEET; THENCE S88°15'13"W DEPARTING THE EAST LINE OF SAID LOT 1B-2, A DISTANCE OF 84.19 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 35°49'43", AND AN ARC LENGTH OF 118.81 FEET TO A POINT OF TANGENCY; THENCE N55°55'04"W, A DISTANCE OF 42.83 FEET; THENCE S01°59'50"E, A DISTANCE OF 323.19 FEET; THENCE N88°00'10"E, A DISTANCE OF 65.07 FEET; THENCE S01°59'31"E, A DISTANCE OF 448.69 FEET TO THE POINT OF BEGINNING.

TRACT A:
A PORTION OF LOT 1B-2 AS SHOWN ON THE LOT SPLIT SURVEY RECORDED AUGUST 19, 2022 IN THE OFFICE OF THE REGISTER OF DEEDS FOR JOHNSON COUNTY, KANSAS AS DOCUMENT NO. 20220819-0005212 IN BOOK 202208 AT PAGE 005212. SAID TRACT OF LAND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 23 EAST IN THE CITY OF OLATHE, IN SAID COUNTY AND STATE. THIS ORIGINAL DESCRIPTION WAS PREPARED FEBRUARY 9, 2026, BY ME, JEFFREY P. MEANS, PROFESSIONAL SURVEYOR, KANSAS LICENSE NO. KS-PS-1381 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID LOT 1B-2; THENCE N01°49'55"W ALONG THE EAST LINE OF SAID LOT 1B-2, A DISTANCE OF 759.94 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING N01°49'55"W ALONG THE EAST LINE OF SAID LOT 1B-2, A DISTANCE OF 441.31 FEET TO THE NORTHEAST CORNER OF SAID LOT 1B-2; THENCE S88°02'04"W ALONG THE NORTH LINE OF SAID LOT 1B-2, A DISTANCE OF 690.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 1B-2; THENCE S01°59'55"E ALONG THE WEST LINE OF SAID LOT 1B-2, A DISTANCE OF 325.78 FEET; THENCE N88°02'46"E DEPARTING THE WEST LINE OF SAID LOT 1B-2, A DISTANCE OF 339.73 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 36°02'09", AND AN ARC LENGTH OF 119.50 FEET TO A POINT OF TANGENCY; THENCE S55°55'04"E, A DISTANCE OF 88.29 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 35°49'43", AND AN ARC LENGTH OF 87.55 FEET TO A POINT OF TANGENCY; THENCE N88°15'13"E, A DISTANCE OF 84.12 FEET TO THE POINT OF BEGINNING.

TRACT B:
A PORTION OF LOT 1B-2 AS SHOWN ON THE LOT SPLIT SURVEY RECORDED AUGUST 19, 2022 IN THE OFFICE OF THE REGISTER OF DEEDS FOR JOHNSON COUNTY, KANSAS AS DOCUMENT NO. 20220819-0005212 IN BOOK 202208 AT PAGE 005212. SAID TRACT OF LAND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 23 EAST IN THE CITY OF OLATHE, IN SAID COUNTY AND STATE. THIS ORIGINAL DESCRIPTION WAS PREPARED FEBRUARY 9, 2026, BY ME, JEFFREY P. MEANS, PROFESSIONAL SURVEYOR, KANSAS LICENSE NO. KS-PS-1381 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF AFORESAID LOT 1B-2; THENCE S88°02'04"W ALONG THE SOUTH LINE OF SAID LOT 1B-2, A DISTANCE OF 162.79 FEET; THENCE N01°59'31"W DEPARTING THE SOUTH LINE OF SAID LOT 1B-2, A DISTANCE OF 448.69 FEET; THENCE S88°00'10"W, A DISTANCE OF 65.07 FEET; THENCE N01°59'50"W, A DISTANCE OF 323.19 FEET; THENCE S55°55'04"E, A DISTANCE OF 42.83 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 35°49'43", AND AN ARC LENGTH OF 118.81 FEET TO A POINT OF TANGENCY; THENCE N88°15'13"E, A DISTANCE OF 84.19 TO THE EAST LINE OF SAID LOT 1B-2; THENCE S01°49'55"E ALONG THE EAST LINE OF SAID LOT 1B-2, A DISTANCE OF 709.94 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS: LOT SPLIT SURVEY RECORDED AS DOCUMENT NO. 20220819-0005212 IN BOOK 202208 AT PAGE 005212. MEASUREMENTS SHOWN HEREON ARE REFERENCED TO US SURVEY FEET.
2. FIELD SURVEY WAS COMPLETED FEBRUARY 5, 2026.
3. CLOSURE SUMMARY: PRECISION EXCEEDS 1 PART IN: 583,000'
   ERROR DIRECTION: N59°47'24"E
   ERROR DISTANCE: 0.006'
   PERIMETER: 3,779.14'
4. SITUS ADDRESS: (HAS NOT BEEN ASSIGNED) WEST 167TH STREET, OLATHE, JOHNSON COUNTY, 66062 (PER THE JOHNSON COUNTY AIMS WEBSITE).
5. SUBJECT PROPERTY LIES PARTIALLY WITHIN FLOOD "ZONE X" - DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PARTIALLY WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), PARTIALLY WITHIN FLOODWAY AREAS IN ZONE AE, AND PARTIALLY WITHIN FUTURE ZONE X (FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 20091C0108G, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FOR THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, COMMUNITY NO. 200173, PANEL NO. 0108, SUFFIX G AND REVISED AUGUST 3, 2009.
6. A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN AS DETERMINED BY JOHNSON COUNTY PUBLIC WORKS CEDAR CREEK WATERSHED STUDY, TILE NO. P15, DATED SEPTEMBER OF 2005, PREPARED BY BLACK AND VEATCH.
7. SUBJECT PROPERTY IS CURRENTLY ZONED AS MP-2 GENERAL INDUSTRIAL.

STREAM CORRIDOR NOTICE:

THIS SITE CONTAINS A PROTECTED STREAM CORRIDOR, AS DEFINED AND REGULATED IN CITY OF OLATHE, KANSAS, MUNICIPAL CODE. RESTRICTIONS ON THE USE OR ALTERATION OF THE STREAM CORRIDOR MAY APPLY. THIS PROPERTY IS ALSO SUBJECT TO THE OBLIGATIONS AND REQUIREMENTS OF THE STREAM CORRIDOR MAINTENANCE AGREEMENT APPROVED BY THE CITY.

STORMWATER TREATMENT FACILITY 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.

MAINTENANCE OF TRACT A AND TRACT B:

TRACTS "A" AND "B" SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1 OR BY A DULY FORMED BUSINESS ASSOCIATION.

PLAT DEDICATION:

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 EASEMENT AREA"). THE BMP EASEMENT AREAS ARE MORE PARTICULARLY BOUNDED AND DESCRIBED ON THIS PLAT AS "TRACT A" AND "TRACT B."

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 "***167 LOGISTICS CENTRE***".

IN TESTIMONY WHEREOF:
BLOCK REAL ESTATE SERVICES, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _______ DAY OF ________________, 2026.

____
KENNETH G. BLOCK, PRINCIPAL

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 KENNETH G. BLOCK, PRINCIPAL OF BLOCK REAL ESTATE SERVICES, 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 BLOCK REAL ESTATE SERVICES, 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

MINOR PLAT
167 LOGISTICS CENTRE

ENGINEER	DRAWN BY T. JONES	REVISIONS	OLATHE, KANSAS
SURVEYOR J. MEANS	CREW CHIEF T. ASH		JOHNSON COUNTY SEC. 15, T14S, R23E 2025002769-000 April 3, 2026

SHEET NO.
01/01

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making lives better.
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