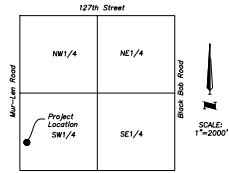
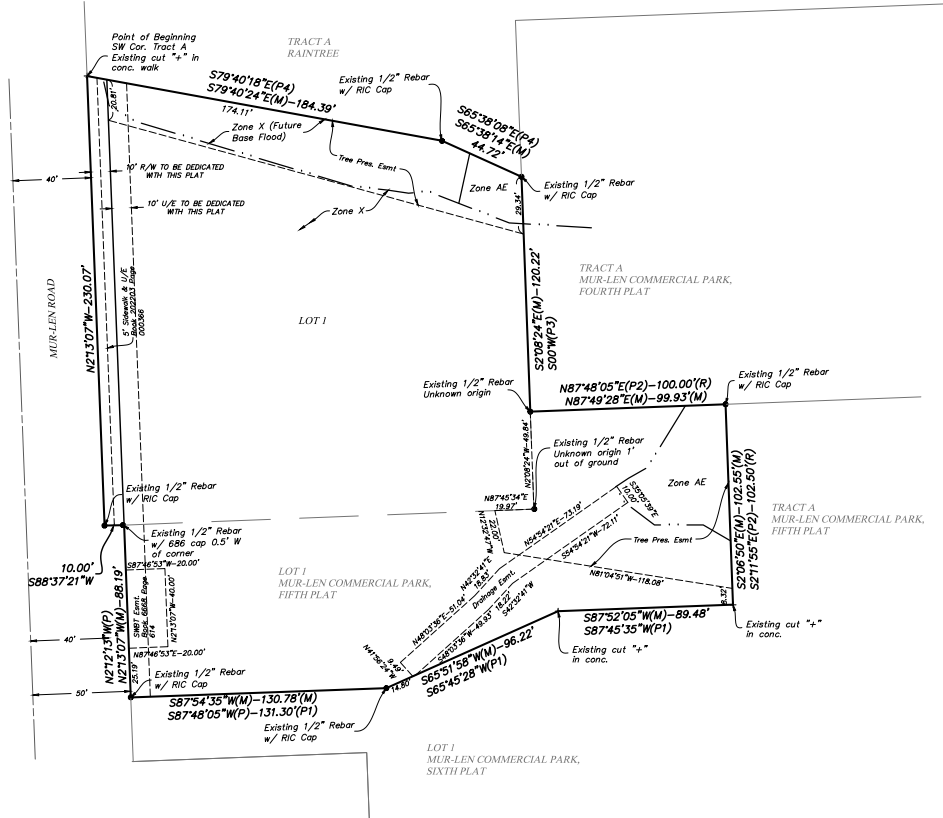
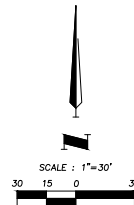


FINAL PLAT OF
OLATHE FIRE STATION NO. 4
A SUBDIVISION OF LAND IN THE SW 1/4 OF SECTION 29, TOWNSHIP 13
SOUTH, RANGE 24 EAST, AND PART OF LOT 1, MUR-LEN COMMERCIAL
PARK, FIFTH PLAT, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



VICINITY MAP
SEC. 29-13-24



LEGEND

- - MONUMENT AS NOTED
- + - CUT "+\"
- (P1) - DIMENSION FROM MUR-LEN COMMERCIAL PARK, SIXTH PLAT
- (P2) - DIMENSION FROM MUR-LEN COMMERCIAL PARK, FIFTH PLAT
- (P3) - DIMENSION FROM MUR-LEN COMMERCIAL PARK, FOURTH PLAT
- (P4) - DIMENSION FROM RAIN TREE

Lot 1 Area = 70.261± Sq. Ft. or 1.613± Acres
R/W Area = 2.290± Sq. Ft. or 0.053± Acres
Total Area = 72.551± Sq. Ft. or 1.666± Acres

DESCRIPTION

Being a part of the SW 1/4, Section 29, Township 13 South, Range 24 East, of the 6th Principal Meridian and part of Lot 1, MUR-LEN COMMERCIAL PARK, FIFTH PLAT, a subdivision of land in the City of Olathe, Johnson County, Kansas, more particularly described as follows:
Beginning at the Southwest Corner of Tract A, RAIN TREE, a subdivision of land in the City of Olathe, Johnson County, Kansas; thence S 79°40'12" E, this and all following surveyed bearings being based upon the State Plane Coordinate System, Kansas North Zone, NAD83 (3794018'E, Plat), along the south line of said Tract A, a distance of 184.39 feet; thence S 65°39'14" E (S65°39'07"E, Plat), along said south line, a distance of 44.72 feet, to a point on the west line of Tract A, MUR-LEN COMMERCIAL PARK, SIXTH PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence S 208°24'4" E (S208°24'0"E, Plat) along the west line of said Tract A, a distance of 120.22 feet, to appoint on the north line of Lot 1, MUR-LEN COMMERCIAL PARK, FIFTH PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence N 87°48'28" E (N87°48'25"E, Plat) along the north line of said Lot 1, a distance of 99.93 feet (100.00' Plat); thence S 27°08'24" E (S27°08'15"E, Plat) along said north line, a distance of 120.56 feet (120.50' Plat), to a point on the north line of Lot 1, MUR-LEN COMMERCIAL PARK, SIXTH PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence S 87°52'05" W (S87°48'25"W, Plat) along the north line of said Lot 1, a distance of 89.49 feet; thence S 65°15'28" W (S65°15'28"W, Plat) a distance of 96.22 feet; thence S 87°54'35" W (S87°48'25"W, Plat) along said north line, a distance of 130.78 feet (131.30' Plat), to appoint on the west right-of-way line of Mur-Len Road, as now established; thence N 21°30'7" W (N21°12'13"W, Plat) along said east right-of-way line, a distance of 66.19 feet; thence S 65°17'21" W, along said east right-of-way line, a distance of 10.00 feet; thence N 21°30'7" W, along said east right-of-way line, a distance of 230.07 feet, to the point of beginning.
The above described tract contains 72.551 square feet or 1.666 acres more or less.

OWNERS CERTIFICATION AND 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 FIRE STATION NO. 4"

The proprietors, successors, or assigns, of property described on this plat hereby dedicate for public use all land described on this plat as streets or public ways not heretofore dedicated. Acceptance of the dedication of land for public right-of-way purposes described on this plat is for the sole purpose of maintaining right-of-way, and does not constitute acceptance of any terms or conditions set forth in any agreement not shown on this 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, or assigns, of property shown on this plat hereby dedicate 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.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain the location, construction or maintenance and use of conduits, water, gas, sewer lines, 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 enter upon, construct and maintain pipes, inlets, manholes, surface drainage facilities relative to storm water drainage, upon, over, or under the areas outlined and designated on this plat as "Drainage Easement" or "D/E".

An easement or license is hereby dedicated to the developer/owner, to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "T/P/E." All areas within said easement are intended to be kept in near natural state. No man made structure, including fences, may be constructed or placed within the area without approval of the developer/owner. No living trees, regardless of size, may be removed without written approval of the City of Olathe and the developer/owner. Trees that are dead, diseased or pose a threat to the public or adjacent property are allowed to be removed. Utility installation and upportant construction is allowed within these areas, subject to developer/owner approval.

EXECUTION

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

City of Olathe

By:

ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____)

SS

BE IT REMEMBERED, that on this ____ day of _____, 20____, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____ of the City of Olathe, who is known to me to be such Officer and who is known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person acknowledged the execution of the same to be the free act and deed of said company.

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____

Wayne Janner, Chairman

APPROVED by and lands dedicated for public purposes accepted hereby the Governing Body of the City of Olathe, Kansas, on this ____ day of _____, 20____

John Bacon, Mayor

Brando Swearingin, City Clerk

GENERAL NOTES:

The bearings shown hereon are based on the State Plane Coordinate System, Kansas North Zone NAD 83

TITLE NOTE:

This information shown hereon was taken from Secured Title of Kansas City Commitment for Title Insurance, No. 3190091

Effective Date: May 11, 2026 at 7:00 A.M.

FLOOD NOTE:

This property lies within Flood Zone X (Future Base Flood) defined as areas of 1% annual chance flood based on future conditions hydrology & Zone X defined as Areas determined to be outside the 0.2% annual chance floodplain & Special Flood Hazard Areas; Zone AE, defined as Base Flood Elevations Determined, As shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for the City of Shawnee, Johnson County, Kansas, Map Number 20091C0080C and dated August 3, 2009

I hereby certify that this survey was compiled by me or under my direct supervision. Field work was completed on 6/1/2026.

Robert C. Sandlin, KLSLS-1602

JOB NO. 2026-0014
SW 1/4, SEC. 29-13-24
Johnson County, KS
2026-0014 PLATING

CLIENT
Wallace Design Collective
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Kansas City, MO 64108
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