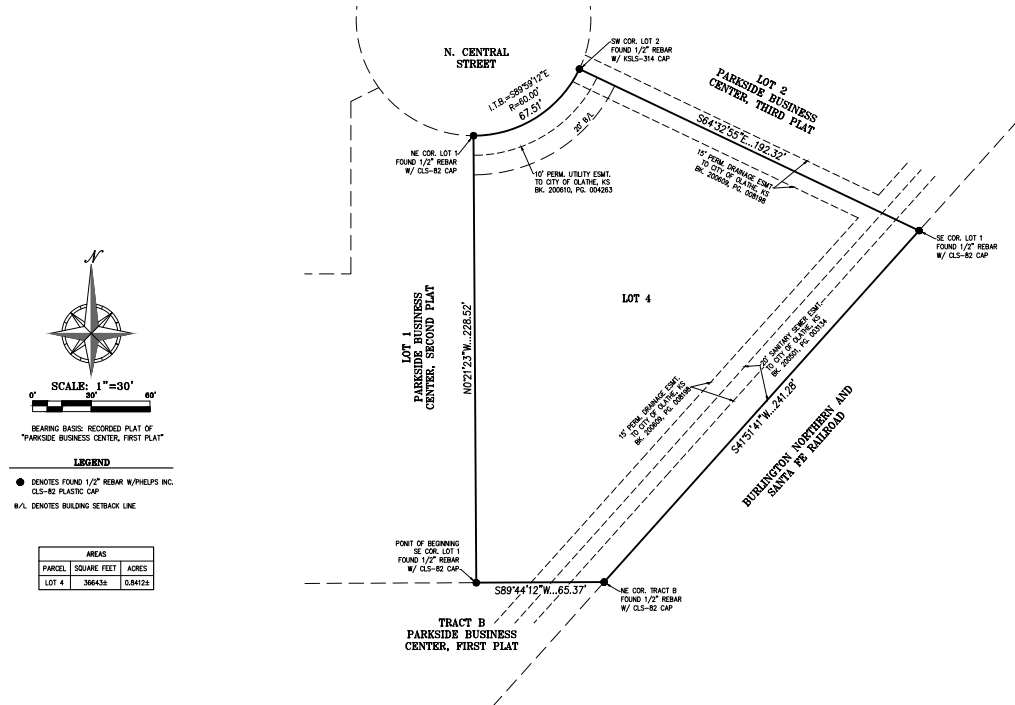


FINAL PLAT OF
**PARKSIDE BUSINESS CENTER,
FIFTH PLAT**

A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF
SECTION 30, TOWNSHIP 13 SOUTH, RANGE 24 EAST
CITY OF OLATHE, JOHNSON COUNTY, KANSAS



DESCRIPTION
THIS IS A SURVEY AND SUBDIVISION OF ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, DESCRIBED BY PHELPS ENGINEERING, INC. CLS-82 PROJECT NO. 240014 OCTOBER 24, 2025, TO WIT:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, PARKSIDE BUSINESS CENTER, SECOND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE N 0°21'23\"/>

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 "PARKSIDE BUSINESS CENTER, FIFTH 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, terraces, places, roads, drives, lanes, parkways, 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, and any pipes, 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 absolves 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.

CONSENT TO LEVY
The undersigned proprietors of the above described land hereby agree and consents 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 way or thoroughfare.

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

K.C.R. INVESTORS, L.C., a Kansas limited liability company

By: _____
[NAME AND TITLE]
STATE OF _____)
COUNTY OF _____) SS

ACKNOWLEDGEMENT

BE IT REMEMBERED that on this _____ day of _____, 20 ____, before me, the undersigned, a Notary Public in and for said County and State, came [NAME AND TITLES] of K.C.R. Investors, L.C., who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said partnership, 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 Janner

- PROJECT NOTES:**
- EASEMENT LOCATIONS ARE SUBJECT TO CHANGE PRIOR TO PLAT RECORDING.
 - ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABLES MUST BE PLACED WITHIN THE INTERIOR SIDE OF REAR BUILDING SETBACK YARDS. HOWEVER, SUCH UTILITY CABLES MAY BE PERMITTED WITHIN FRONT OR CORNER SIDE YARDS ADJACENT TO STREET RIGHT-OF-WAY IF CABLES ARE SCREENED WITH LANDSCAPE MATERIALS, SUBJECT TO UDD 18.30.130.

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 FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200724, JOHNSON COUNTY, KANSAS, MAP NO. 200724C0076, AND DATED AUGUST 4, 2024.

I, SCOTT G. CHISHMAN, HEREBY CERTIFY THAT IN JANUARY 2024, 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. CHISHMAN, KLS 13-1306

CERTIFICATE OF AUTHORIZATION
KANSAS SURVEYING - LS-82
EXPIRATION - 1-31-26
OVERSIGHT OF AUTHORIZATION
RESIGN
KANSAS SURVEYING-200701108
EXPIRATION-200702028

