

# HEDGE INDUSTRIAL PARK SOUTH

175TH STREET AND HEDGE LANE  
OLATHE, KANSAS 66062

PRELIMINARY DEVELOPMENT PLAN  
DECEMBER 08, 2025

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VICINITY MAP



CIVIL ENGINEER:

TESSERE, INC.  
COA: 3587  
  
1525 E DOUGLAS AVE  
WICHITA, KS 67211  
  
DERICK HOLMES  
LICENSE NUMBER: 26313

PROJECT LOCATION MAP

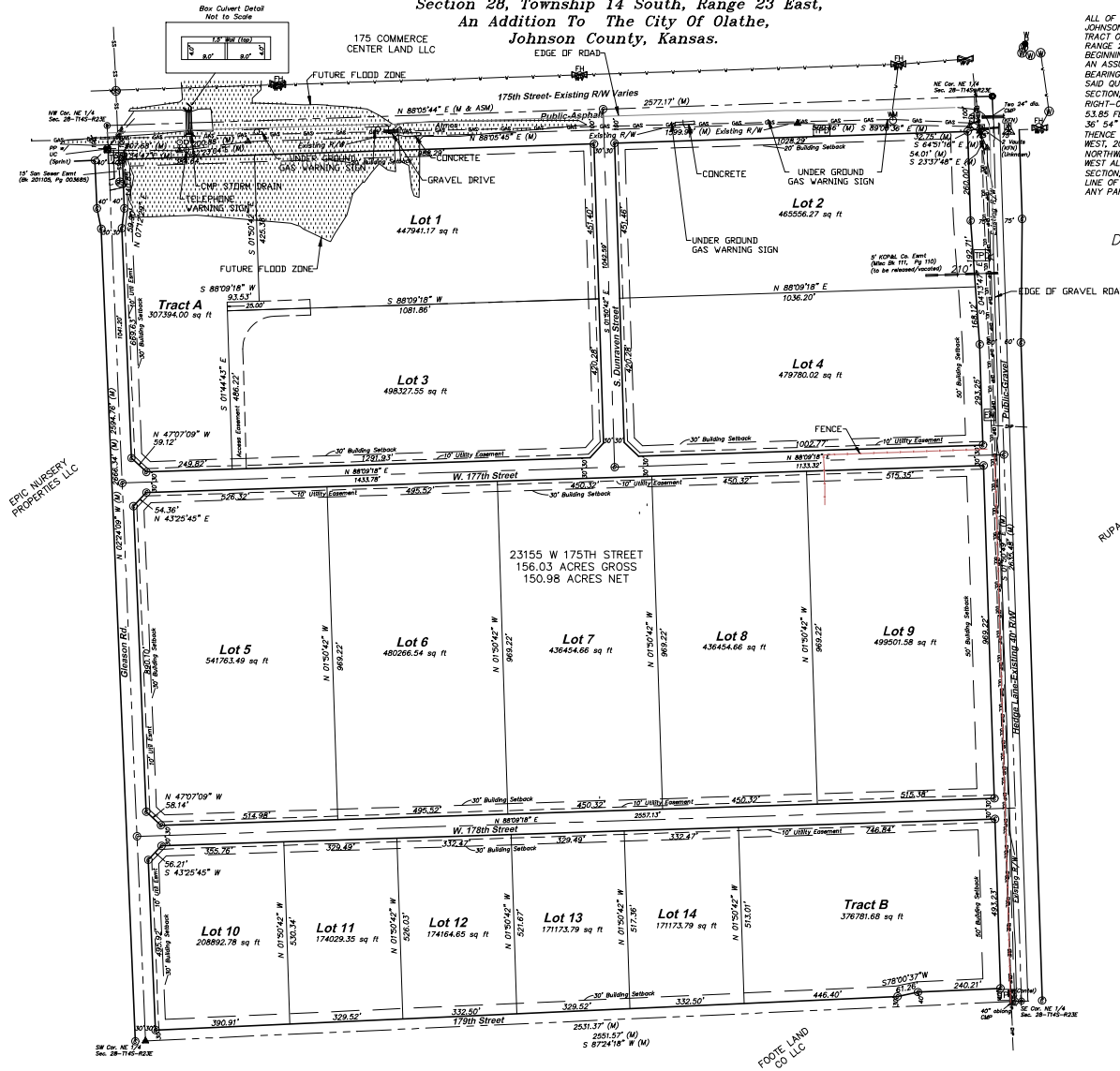


TESSERE

|                |               |            |  |
|----------------|---------------|------------|--|
| ISSUED FOR PDP |               |            |  |
| 2              | CITY COMMENTS | 10/08/2025 |  |
| 1              | CITY COMMENTS | 10/08/2025 |  |
| Δ              | Description   | Date       |  |
| PROJECTING     |               | 10/08/2025 |  |
| DATE           |               | 10/08/2025 |  |
| COVER SHEET    |               |            |  |
| SK001          |               |            |  |



PRELIMINARY PLAT  
Hedge Industrial Park South  
The Northeast Quarter,  
Section 28, Township 14 South, Range 23 East,  
An Addition To The City Of Olathe,  
Johnson County, Kansas.



DESCRIPTION

ALL OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART DESCRIBED AS FOLLOWS: A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 14, RANGE 23, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE ON AN ASSUMED BEARING OF SOUTH 00° 25' 18" EAST, 150.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 89° 34' 42" WEST, 20.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF A PUBLIC ROAD; THENCE NORTH 22° 13' 23" WEST, 53.85 FEET; THENCE NORTH 63° 15' 39" WEST, 32.71 FEET; THENCE NORTH 87° 36' 54" WEST, 500.62 FEET; THENCE SOUTH 89° 31' 21" WEST, 1600.00 FEET; THENCE SOUTH 83° 48' 43" WEST, 201.00 FEET; THENCE NORTH 88° 10' 54" WEST, 207.45 FEET TO A POINT ON THE WEST LINE, 71.69 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00° 59' 35" WEST ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89° 31' 21" EAST, 2577.11 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING, AND EXCEPT ANY PART IN STREETS, ROADS AND HIGHWAY RIGHTS-OF-WAY.

SURVEYOR CERTIFICATE

I hereby certify that this is an accurate and true plot of survey on this day of \_\_\_\_\_ 2025.

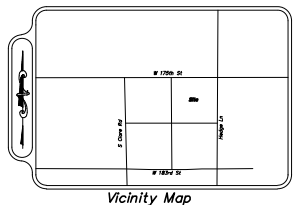
Chad Abbott, PS #1340

Date of last revision: 10-23-2025

Legend of Symbols & Abbreviations

- Found 1/2" Rebar (High Unknown)
- Found 1/2" Rebar (Low Unknown)
- Found 2" Dia. Aluminum Cap
- Found 2" Dia. Aluminum Slab
- Calculated Point
- Set 1/2"x24" Rebar with PS #1340 Cap
- Other Optic Marker (United Telephone)
- Sanitary Sewer Manhole
- Gas Valve
- Power Pole
- Communications Pole
- Vault
- Pipe Line Marker (Atmos)
- Guy Anchor
- Overhead Electric Line
- Gas Line
- Sanitary Sewer Line
- Water Line
- Communications Line
- Telcom Marker
- Spirit Marker
- Water Line Marker
- Water Valve
- Fire Hydrant
- Water Manhole
- Water Vault
- Water Meter
- DMP=Corrugated Metal Pipe
- CC=Underground Conduit
- PP=Power Pole

- Notes:
- The Bearing N. 88°09'44" E, being the North line of the NE 1/4 of Sec. 28-7145-12-32, was used as the Basis of Bearings for this Survey. Basis of Bearing on KS State Plane, Grid North.
  - This property has an area of 156.03 acres of land (NET).
  - Subject property has access to publicly dedicated W 175th Street & Hedge Lane.
  - Elevation Datum=NAVD88
  - Coordinate datum: NAD83, Kansas State Plane projected to ground. Grid North, North Zone.
  - Date of Survey: 10-06-2025.
  - Zoning District: M-2 General Industrial



Abbott and Survey

631 N. Kessler, Wichita, KS 67203  
PH: 316.262.2262 Fax: 316.262.2268  
surveys@abbottandsurvey.com

Drawn By: MY Approved By: CRA  
Drawn No: A25-08-047 Scale: 1" = 160'

Sheet 1 of 1





