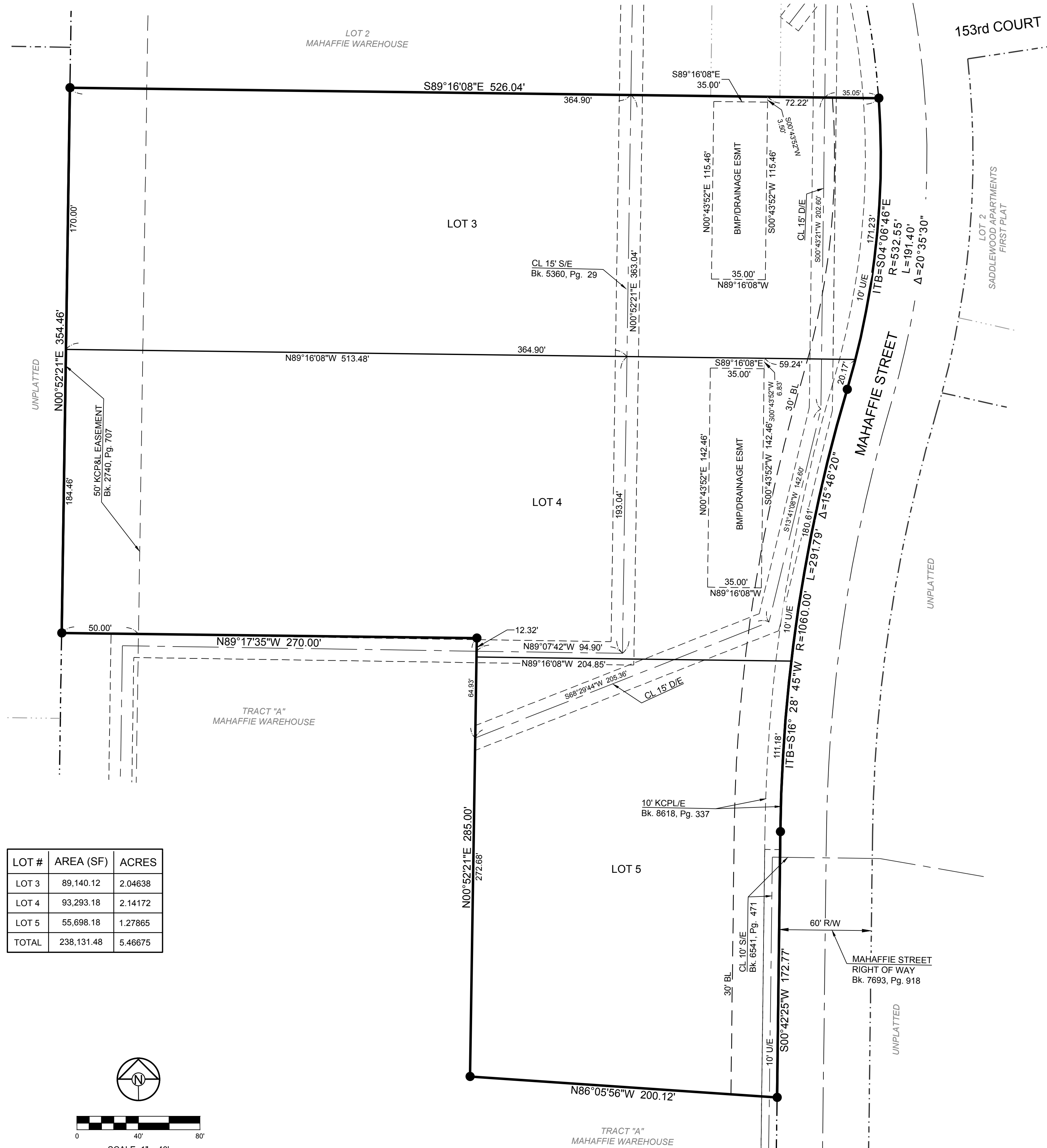
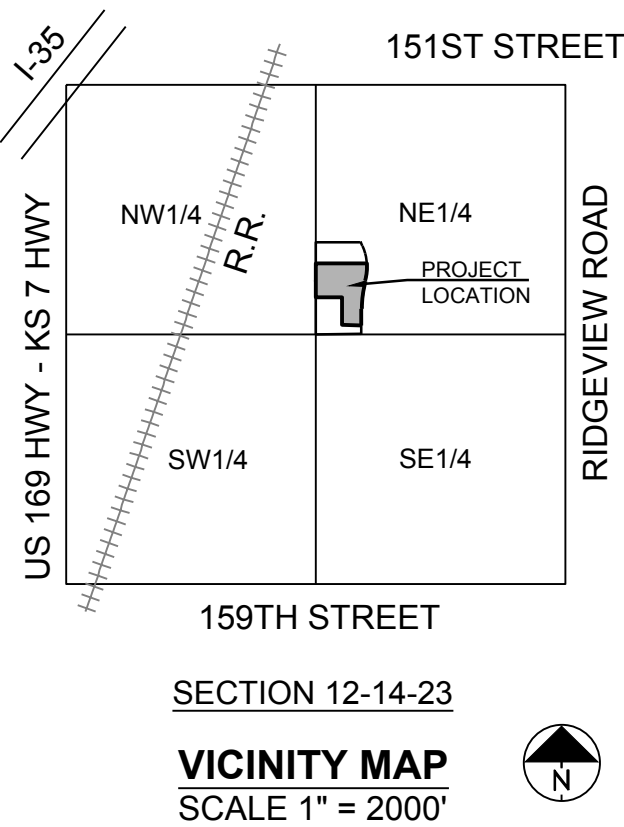
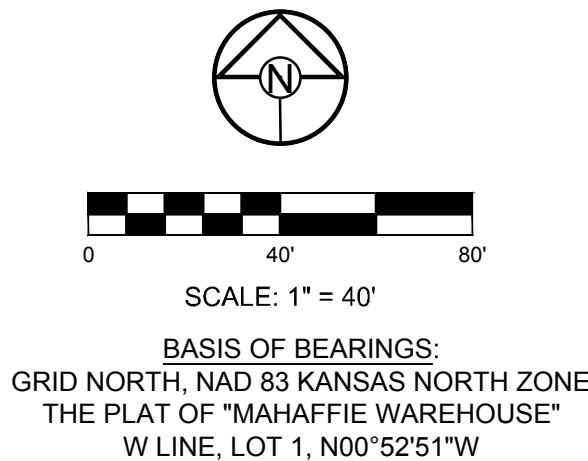


FINAL PLAT OF  
MAHAFFIE WAREHOUSE, SECOND PLAT  
A REPLAT OF LOT 1 AND TRACT "B", MAHAFFIE WAREHOUSE  
IN THE NE 1/4 OF SEC. 12-14-23  
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



LOT #	AREA (SF)	ACRES
LOT 3	89,140.12	2.04638
LOT 4	93,293.18	2.14172
LOT 5	55,698.18	1.27865
TOTAL	238,131.48	5.46675



DESCRIPTION:

A REPLAT of all of LOT 1 and TRACT "B", MAHAFFIE WAREHOUSE, a subdivision of land in the Northeast One-Quarter of Section 12, Township 14 South, Range 23 East, in the city of Olathe, Johnson County, Kansas, recorded in Book 201509 at Page 000584 and containing 5.46674 acres.

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "MAHAFFIE WAREHOUSE, SECOND PLAT".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer, pipes, poles, wires, surface drainage facilities, ducts and cables, sidewalks, etc. upon, over and under the areas outlined and designated on this plat as "Utility Easement" or "U/E".

A 10 foot wide "Utility Easement" or "U/E" is hereby dedicated to the City of Olathe, Johnson County, Kansas, adjacent to and parallel with the Westerly Right-of-Way of Mahaffie Street.

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 and sidewalks upon, over, or under the areas outlined and designated on this plat as "Drainage Easement" or "D/E".

The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been absolved except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

RESTRICTIONS:

The use of all lots, units and properties in this subdivision shall hereafter be subject to the Declarations, which instruments are to be recorded in the Office of the Register of Deeds of Johnson County, Kansas, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

All landscaping and related materials that are planted or constructed within the adjacent Street right-of-way shall be maintained by the Property Owners and the Developer, or their authorized representatives thereof.

The maintenance of all water quality BMP's within BMP/DRAINAGE EASEMENTS are to be maintained by the respective property owners and their successors and assigns.

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.

CONSENT TO LEVY:

The undersigned proprietor of the above described tract of land hereby agrees 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 assessments, 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 said dedicated public way or thoroughfare.

EXECUTION:

IN TESTIMONY WHEREOF, Steven A. Petter, Member of GRAYSON ENTERPRISE, LLC, a Kansas limited liability company, by the authority of its Managing Member, has caused this instrument to be executed, this \_\_\_\_ day of \_\_\_\_\_, 2019.

GRAYSON ENTERPRISE, LLC

By: STEVEN A. PETTER, Member

ACKNOWLEDGMENT:

STATE OF KANSAS )  
COUNTY OF JOHNSON )ss.

BE IT REMEMBERED that on this \_\_\_\_ day of \_\_\_\_\_, 2019, before me, the undersigned, a Notary Public in and for said County and State, came STEVEN A. PETTER, Member of GRAYSON ENTERPRISE, LLC, a Kansas Limited Liability Company, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public My Commission Expires: \_\_\_\_\_

Print Name \_\_\_\_\_

LEGEND:

- FOUND 1/2" REBAR WITH KSLS S4 CAP UNLESS OTHERWISE NOTED
- EXISTING PLAT AND R/W LINES
- EXISTING LOT AND PROPERTY LINES
- BL - BUILDING LINE
- D/E - DRAINAGE EASEMENT
- KCPL/E - KANSAS CITY POWER & LIGHT EASEMENT
- R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- U/E - UTILITY EASEMENT

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 9-04-2019. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY

Aaron T. Reuter - Land Surveyor  
KS# LS-1429



**SCHLAGEL & ASSOCIATES, P. A.**  
Engineers • Planners • Surveyors • Landscape Architects  
14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400

DATE 09-05-2019  
DRAWN BY JWT  
CHECKED BY AR  
PROJ. NO. 19-128

FINAL PLAT OF  
MAHAFFIE WAREHOUSE  
SECOND PLAT  
SHEET NO. 1