

# FINAL PLAT OF

## A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER

### LEGAL DESCRIPTION

All that part of the Southwest Quarter of Section 15, Township 14 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 15; thence S 88°10'42" E, along the South line of the Southwest Quarter of said Section 15, a distance of 650.85 feet to the Southeast plot corner of LONE ELM COMMERCER CENTER, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence N 88°10'42" E, along the East pline of said LONE ELM COMMERCER CENTER, a distance of 107.12 feet to the Southeast plot corner of said LONE ELM COMMERCER CENTER, a plat of land in the City of Olathe, Johnson County, Kansas; thence N 88°10'42" E, along the North pline of said LONE ELM COMMERCER CENTER, a distance of 70.02 feet; thence N 51°50'42" E, a distance of 319.99 feet; thence Northeasterly on a curve to the left, said curve being tangent to the last described curve and having a radius of 57.00 feet, an arc distance of 30.08 feet; thence N 48°49'17" E, a distance of 458.18 feet; thence Southerly on a curve to the right, said curve having an initial tangent bearing of S 37°29'04" E, and a radius of 345.00 feet, a distance of 144.56 feet; thence S 1°44'56" E, a distance of 297.91 feet to the point of beginning, containing 4.1937 acres, more or less, unplatted land.

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 "LONE ELM COMMERCE CENTER, SECOND PLAT".

## DEDICATION

The undersigned proprietors of the property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, avenues, and alleys, not heretofore dedicated.

The undersigned proprietors of said property shown on this plat do hereby certify 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 rights they would have as if located in a public street.

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, 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 to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress or egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat is hereby dedicated to the City of Olathe, Johnson County, Kansas.

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.

Tract "B" shall be owned and maintained by the undersigned proprietors. Said tract is intended to be used for landscaping, private open space, outdoor storage and storm water quality treatment facilities.

## RESTRICTIONS

All lots, parcels, tracts and properties in this subdivision shall hereafter be subject to the Declaration of Restrictions for "Lone Elm Commerce Center", which instrument is recorded in the Office of the Register of Deeds of Johnson County, Kansas, and which shall hereby become a part of the dedication of this plot as though fully set forth herein.

**CONSENT TO LEVY**

The undersigned proprietors of the above described land hereby agree and consent 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.

## EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Dale R. George and V. Delores George, trustees, or their successors in trust under the Dale R. George Revocable Trust Under Agreement Dated June 18, 1999, or any amendments thereto, and V. Delores George and Dale R. George, trustees, or their successors in trust under the V. Delores George Revocable Trust Under Agreement Dated June 18, 1999, or any amendments thereto  
(Owner of part of Lot 1 as described \*)

By: \_\_\_\_\_  
Dale R. George, Trustee

By: \_\_\_\_\_  
Vereta Delores George, Trustee

## ACKNOWLEDGEMENT

STATE OF )  
 ) SS  
COUNTY OF )

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, came Dale R. George and Vereta Delores George, who are personally known to me to be such persons as the within instrument, and such persons 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\_\_\_\_

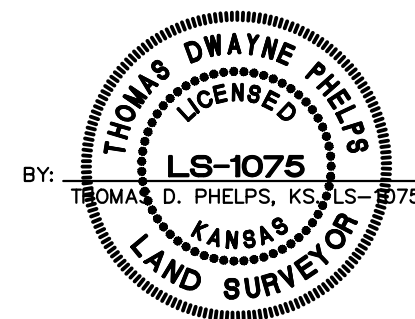
Chairman: C.S. Vakas

Approved by the Governing Body of the City of Olathe, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Mayor: Michael E. Copeland

Attest: Deputy City Clerk: David F. Bryant III, MMC

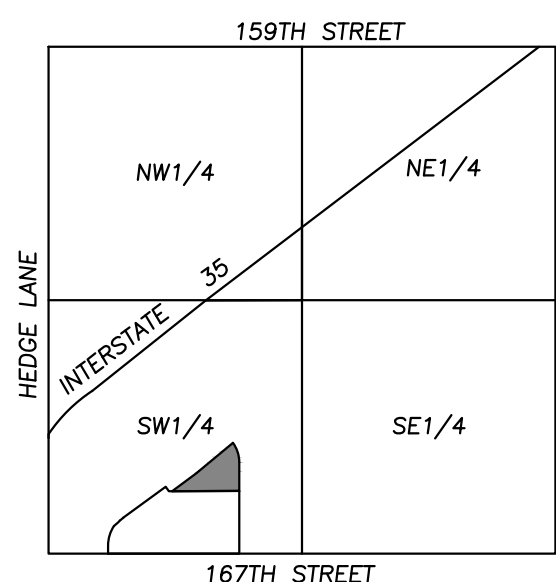
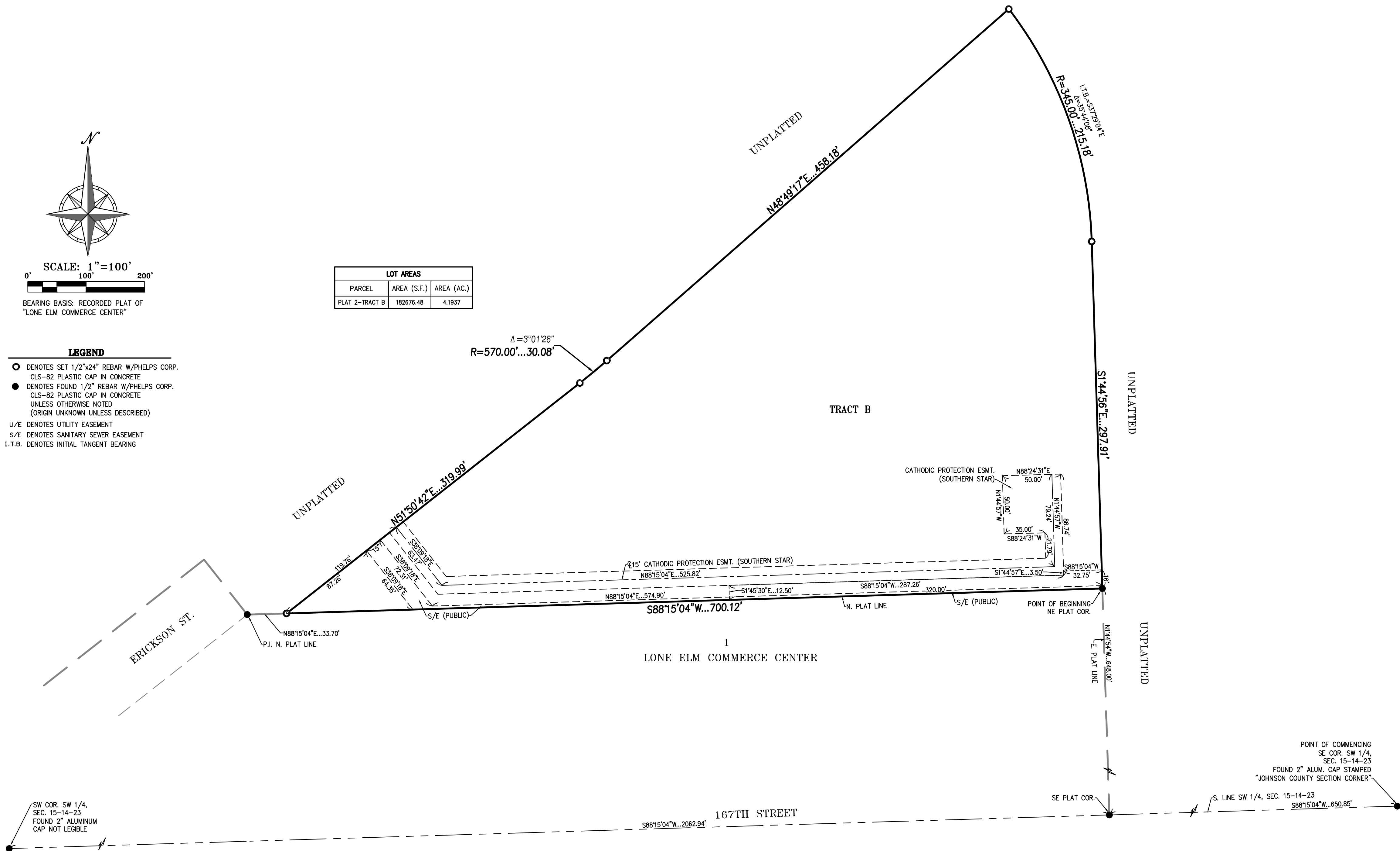
I, THOMAS D. PHELPS, HEREBY CERTIFY THAT IN APRIL 2017, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



CERTIFICATE OF AUTHORIZATION  
KANSAS  
LAND SURVEYING - LS-82  
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION  
MISSOURI  
LAND SURVEYING-2007001128  
ENGINEERING-2007005058

**PHELPS ENGINEERING, INC.**  
1270 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1166



SCALE:  
1"=2000'

VICINITY MAP  
SEC. 15-14-23

TITLE NOTE:

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-820731-KCTY AND WITH AN EFFECTIVE DATE OF OCTOBER 26, 2016, AT 8:00 A.M. & NCS-830704-KCTY WITH AN EFFECTIVE DATE OF JANUARY 04, 2017 AT 8:00 A.M.