

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11/22/19	completed	CTA
2	12/23/19	city comments	CTA
3	1/07/20	city comments	CTA

This is a survey and plat of part of the NW 1/4 of Section 11, T14S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of the NW 1/4 of Section 11, T14S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas; thence N 88°03'37" E, along the North line of said NW 1/4, a distance of 1,008.72 feet; thence S 01°56'23" E, along the West line of Tract A, Olathe Health Pavilion Medical Building Condominium, First Plat, a subdivision in the City of Olathe, Johnson County, Kansas and its extension thereof, a distance of 519.00 feet to the Southwest corner of said Tract A, said corner also being on the North right-of-way line of 152nd Street, as platted; thence S 88°03'37" W, along said North right-of-way line, a distance of 342.69 feet; thence Southwesterly, continuing along said North right-of-way line, on a curve to the left having a radius of 280.00 feet, for a distance of 293.35 feet; thence N 61°57'59" W a distance of 406.23 feet; thence S 87°59'11" W a distance of 70.99 feet to a point on the West line of said NW 1/4; thence N 02°00'49" W, along the West line of said NW 1/4, a distance of 456.26 feet to the Point of Beginning, containing 12.45117 acres, more or less.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "OLATHE MEDICAL PARK MOB".

The streets and roads shown on this plat and not heretofore dedicated to public use, are hereby so dedicated.

The undersigned proprietor of said property shown on this plat does hereby certify that all prior existing easement rights on land to be dedicated for public use 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 to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, and sidewalks upon, over, and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, surface drainage facilities, etc., upon, over, and across those areas outlined and designated on this plat as "Drainage Easement" or "D/E".

An easement or license is hereby dedicated to the City of Olathe to lay, construct, operate, inspect, alter, repair, replace, substitute, relocate, add to, remove and maintain a culvert storm sewer drainage ditch, drainage channel/water course or other drainage facility tributary connections and appurtenant work in said easement including the right to clean, repair, replace and care for said drainage facilities in, on, over, under and through those areas designated as "Water Quality & Quantity Drainage Easement" or "WOOD/E", together with the right of ingress and egress over and through said easement.

An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, manholes, etc., upon, over, and across those areas outlined and designated on this plat as "Sanitary Sewer Easement" or "SS/E".

# OLATHE MEDICAL PARK MOB

## Part of the NW 1/4 SECTION 11, T14S, R23E

An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of water lines, fire hydrants, valves, etc., upon, over, and across those areas outlined and designated on this plat as "Water Line Easement" or "WL/E".

NOTICE: The site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code, Section 17.16.080 C. 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 A shall be owned and maintained by Olathe Medical Center, Inc. The tract is intended to be used for landscaping, monuments, fencing, stormwater detention, stormwater quality BMP's and open space.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.40.180, Lot Splits, of Unified Development Ordinance or by replat.

The undersigned proprietor of the above described tract of land hereby consents and agrees 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 the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

OLATHE MEDICAL CENTER, INC.

STAN HOLM, President/CEO

STATE OF KANSAS  
COUNTY OF JOHNSON SS

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me a Notary Public in and for said County and State, came STAN HOLM, President/CEO of OLATHE MEDICAL CENTER, INC., who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Corporation, and he duly acknowledged the execution of the same to be the act and deed of said Corporation.

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

Notary Public

My Appointment Expires: \_\_\_\_\_

APPROVED by the Planning Commission of the City of Olathe, Kansas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

By \_\_\_\_\_  
C.S. VAKAS, Chairman

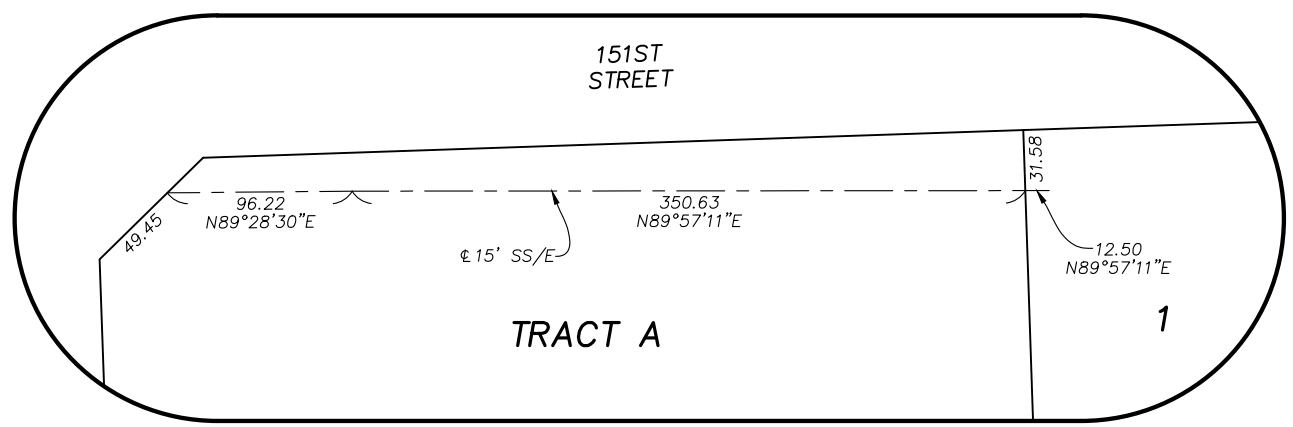
APPROVED by the Governing Body of the City of Olathe, Kansas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

By \_\_\_\_\_  
MICHAEL E. COPELAND, Mayor

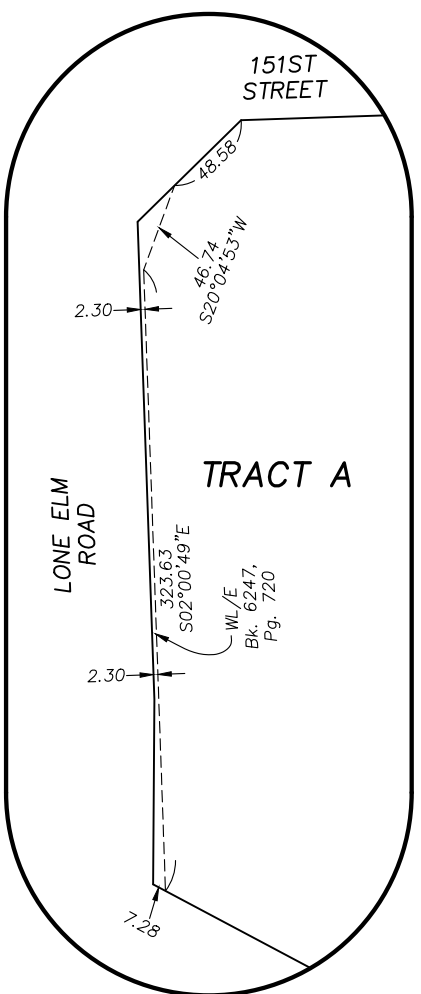
ATTEST \_\_\_\_\_  
DAVID F. BRYANT III, MMC, Deputy City Clerk

I hereby certify that on September 16, 2019, I or someone under my direct supervision completed a field survey of the above described tract of land and this is an accurate and true plat of said survey, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

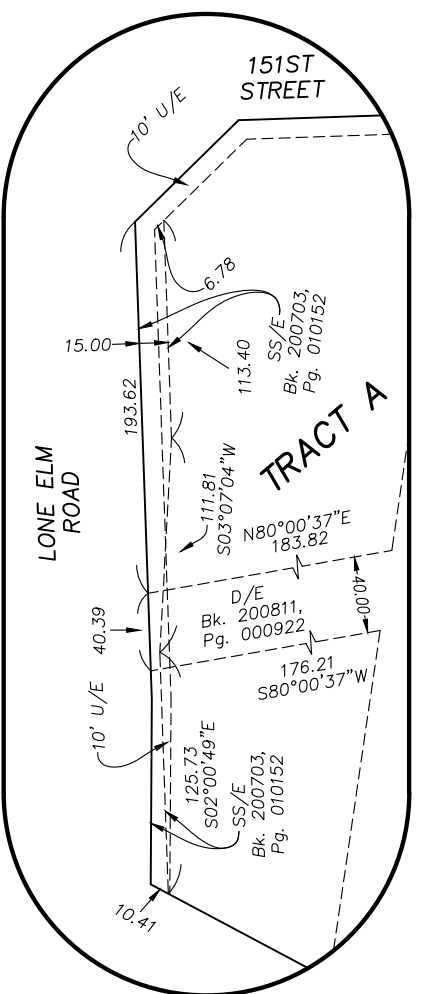
Gerald L. Conn  
Kansas L.S. No. 1128



SANITARY SEWER EASEMENT DETAIL



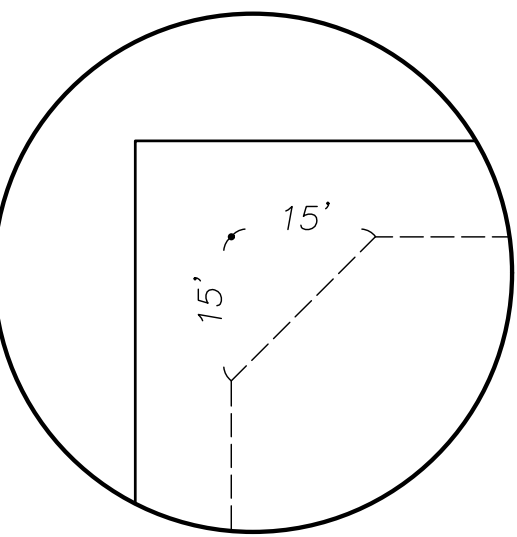
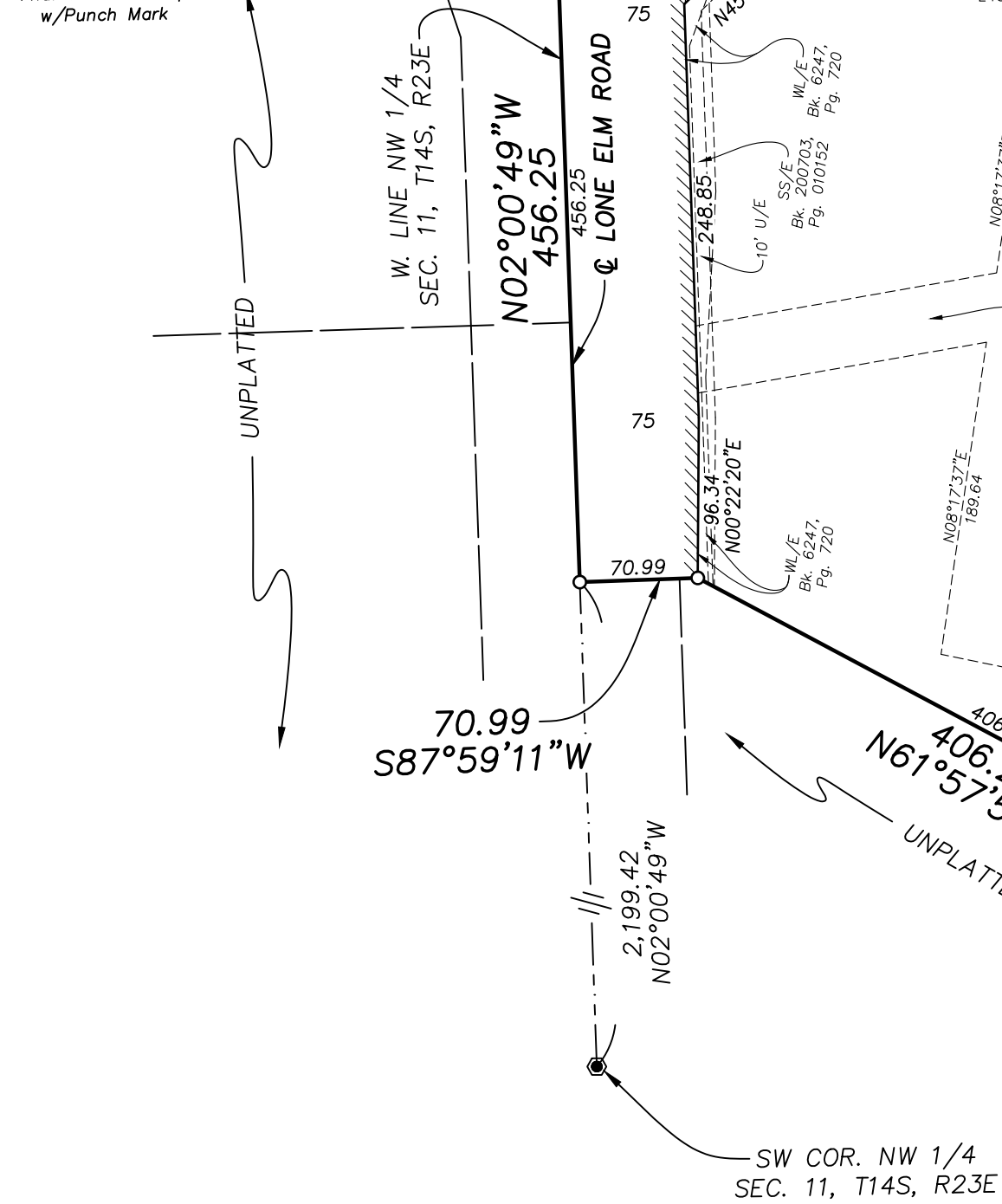
WATERLINE EASEMENT DETAIL



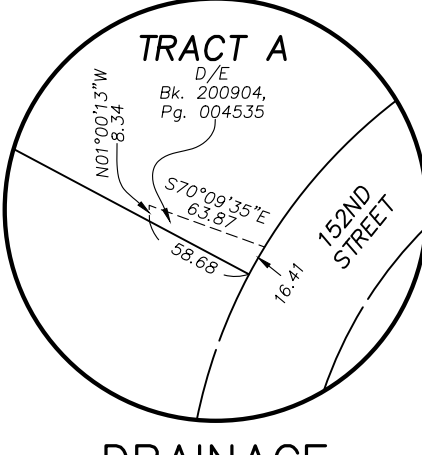
EASEMENT DETAIL

POINT OF BEGINNING

NW COR. NW 1/4  
SEC. 11, T14S, R23E  
Find 3" Brass Cap  
w/Punch Mark



TYPICAL CORNER LOT EASEMENT DETAIL



DRAINAGE EASEMENT DETAIL

### NOTES:

The basis for bearings on this plat is the North line of the NW 1/4 as established by a previous plat OLATHE MEDICAL CENTER, 2ND PLAT, Plat Book 106, Page 47.

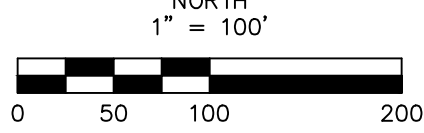
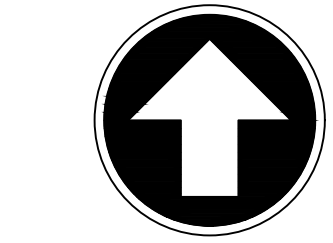
Lot 1 and Tract A shall have No Direct Vehicular Access to 151st Street.

Tract A shall have No Direct Vehicular Access to Lone Elm Road.

According to F.I.R.M. Map No. 20091C0093C Johnson County, Kansas, dated August 3, 2009 this entire site is determined to be outside the 100-year floodplain.

3,097.22' (plat boundary distance) / 0.0081' (closing distance) = undadjusted error of closure 1 in 380,740.74

ALL AREAS DESIGNATED ON THE PLAT AS DRAINAGE EASEMENT SHALL REMAIN FREE OF FENCES, SHRUBS, AND OTHER OBSTACLES THAT WOULD RESTRICT THE FLOW OF DRAINAGE.



### LEGEND:

- DENOTES 3" BRASS CAP IN CONCRETE
- DENOTES 1/2" REBAR SET w/P&B PLASTIC CAP CLS-49
- DENOTES 1/2" REBAR FOUND w/P&B PLASTIC CAP LS 49 (UNLESS NOTED)
- DENOTES BUILDING LINE
- DENOTES UTILITY EASEMENT
- DENOTES SANITARY SEWER EASEMENT
- DENOTES DRAINAGE EASEMENT
- DENOTES WATER QUALITY & QUANTITY DRAINAGE EASEMENT
- DENOTES WATERLINE EASEMENT
- DENOTES PLATTED
- DENOTES LIMITS OF NO ACCESS

Prepared By: Payne & Brockway Engineers, P.A.  
P.O. Box 128  
Olathe, Kansas 66051  
913-782-4800

Developed By: Olathe Medical Center, Inc.  
c/o Jeff Dossett, COO  
20333 W. 151st Street  
Olathe, Kansas 66061-7211  
913-791-4306

Date Prepared: November 22, 2019

OLATHE MEDICAL PARK MOB  
SEC. 11, T14S, R23E  
JOHNSON COUNTY, KANSAS



**Payne & Brockway P.A.**  
CIVIL ENGINEERS & LAND SURVEYORS  
426 SOUTH KANSAS AVE. OLATHE, KANSAS 66061  
PH: 913-782-4800 FAX: 913-782-5907  
WWW.PAYNE-BROCKWAY.COM