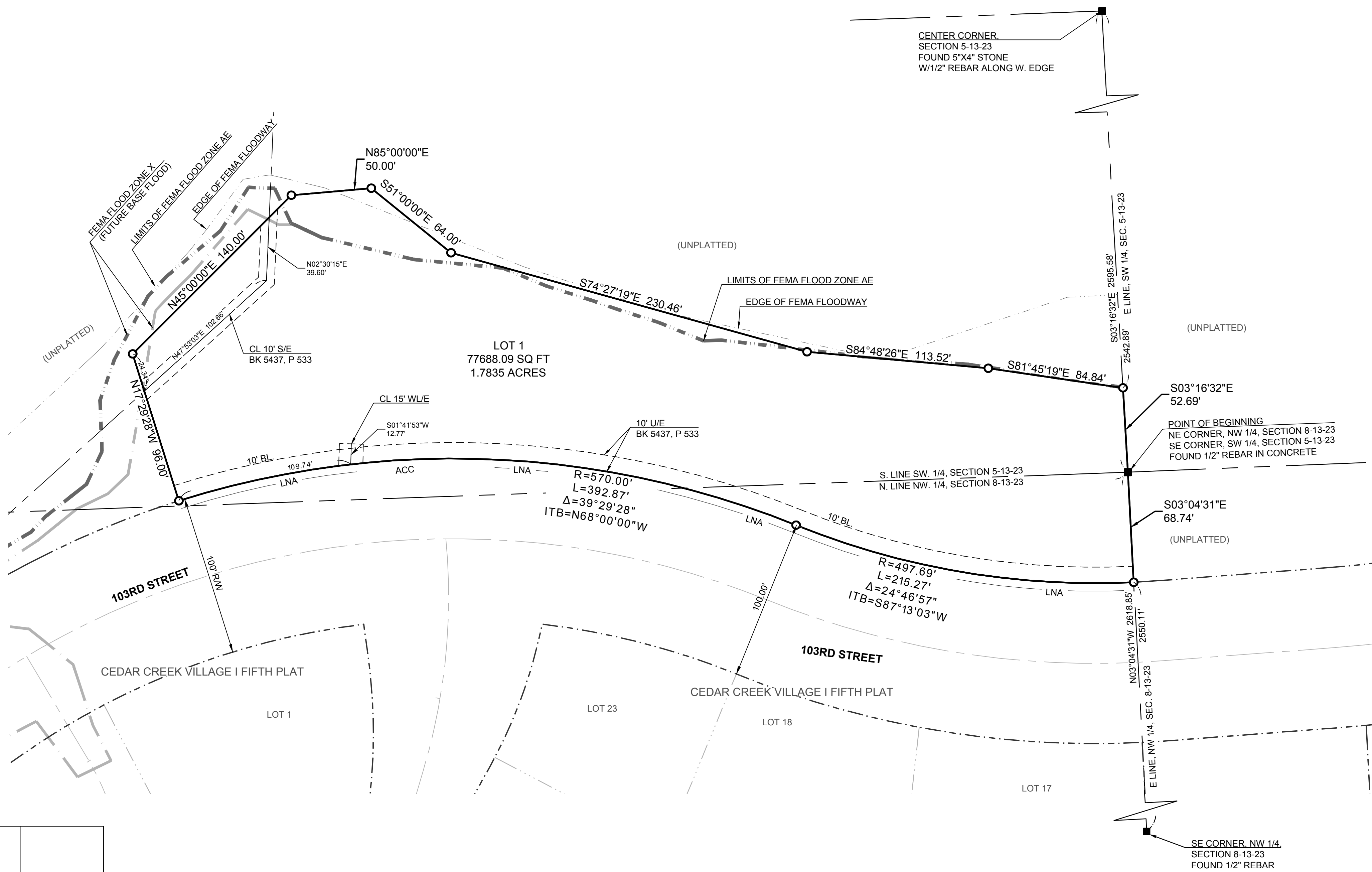


FINAL PLAT OF
CEDAR CREEK BUSINESS PARK, CAMPUS F

PART OF THE SW. 1/4 OF SEC. 5-13-23 AND THE NW. 1/4 OF SEC. 8-13-23 IN
THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



Description:

A tract of land in the Southwest One-Quarter of Section 5, and the Northwest One-Quarter of Section 8, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northeast corner of the said Northwest One-Quarter of Section 8; thence South 03 degrees 04 minutes 31 seconds East, along the East line of the Northwest One-Quarter of said Section 8, a distance of 68.74 feet to a point on the Northerly right-of-way line of 103rd Street as platted in Cedar Creek Village I, Fifth Plat, said point being on a curve; thence Westerly along said Northerly right-of-way line and on a curve to the right having an initial tangent bearing of South 87 degrees 13 minutes 03 seconds West a radius of 497.69 feet, a central angle of 24 degrees 46 minutes 57 seconds and an arc length of 215.27 feet to a point of reverse curvature; thence Westerly continuing along said Northerly right-of-way line and on a curve to the left having an initial tangent bearing of North 68 degrees 00 minutes 00 seconds West a radius of 570.00 feet, a central angle of 39 degrees 29 minutes 28 seconds and an arc length of 392.87 feet; thence North 17 degrees 29 minutes 28 seconds West a distance of 96.00 feet; thence North 45 degrees 00 minutes 00 seconds East a distance of 140.00 feet; thence North 85 degrees 00 minutes 00 seconds East a distance of 50.00 feet; thence South 51 degrees 00 minutes 00 seconds East a distance of 64.00 feet; thence South 74 degrees 27 minutes 19 seconds East a distance of 230.46 feet; thence South 84 degrees 48 minutes 26 seconds East a distance of 113.52 feet; thence South 81 degrees 45 minutes 19 seconds East a distance of 84.84 feet to a point on the East line of the said Southwest One-Quarter of Section 5; thence South 03 degrees 16 minutes 32 seconds East, along said East line a distance of 52.69 feet to the Point of Beginning and containing 1.7835 acres more or less.

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 "CEDAR CREEK BUSINESS PARK, CAMPUS F".

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of water pipes and associated facilities, upon, over and under these areas outlined and designated on this plat as "Water Line Easement" or "WLE," 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.

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:

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 undersigned proprietor of the 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 assessment on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public ways or thoroughfares.

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.

NOTICE: This site is served by a regional stormwater detention facility.

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, Johnson County, Kansas, this
____ day of ____, 20__.

Mayor, MICHAEL COPELAND

City Clerk, DAVID F. BRYANT III, MMC

EXECUTION:

IN TESTIMONY WHEREOF, EYMANN & EYMANN INVESTMENTS, LLC, a Kansas limited liability company, by the authority of its Managing Member, has caused this instrument to be executed, this ____ day of ____, 20__.

EYMANN & EYMANN INVESTMENTS, LLC

By: _____ Member

ACKNOWLEDGMENT:

STATE OF KANSAS)
COUNTY OF JOHNSON)ss.

BE IT REMEMBERED that on this ____ day of ____, 20__, before me, the undersigned, a Notary Public in and for said County and State, came _____, Member of EYMANN & EYMANN INVESTMENTS, 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: _____

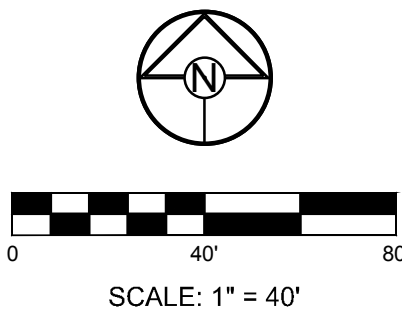
Print Name _____

FLOOD NOTE:

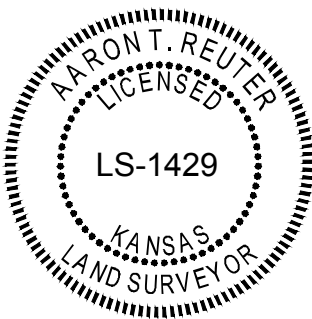
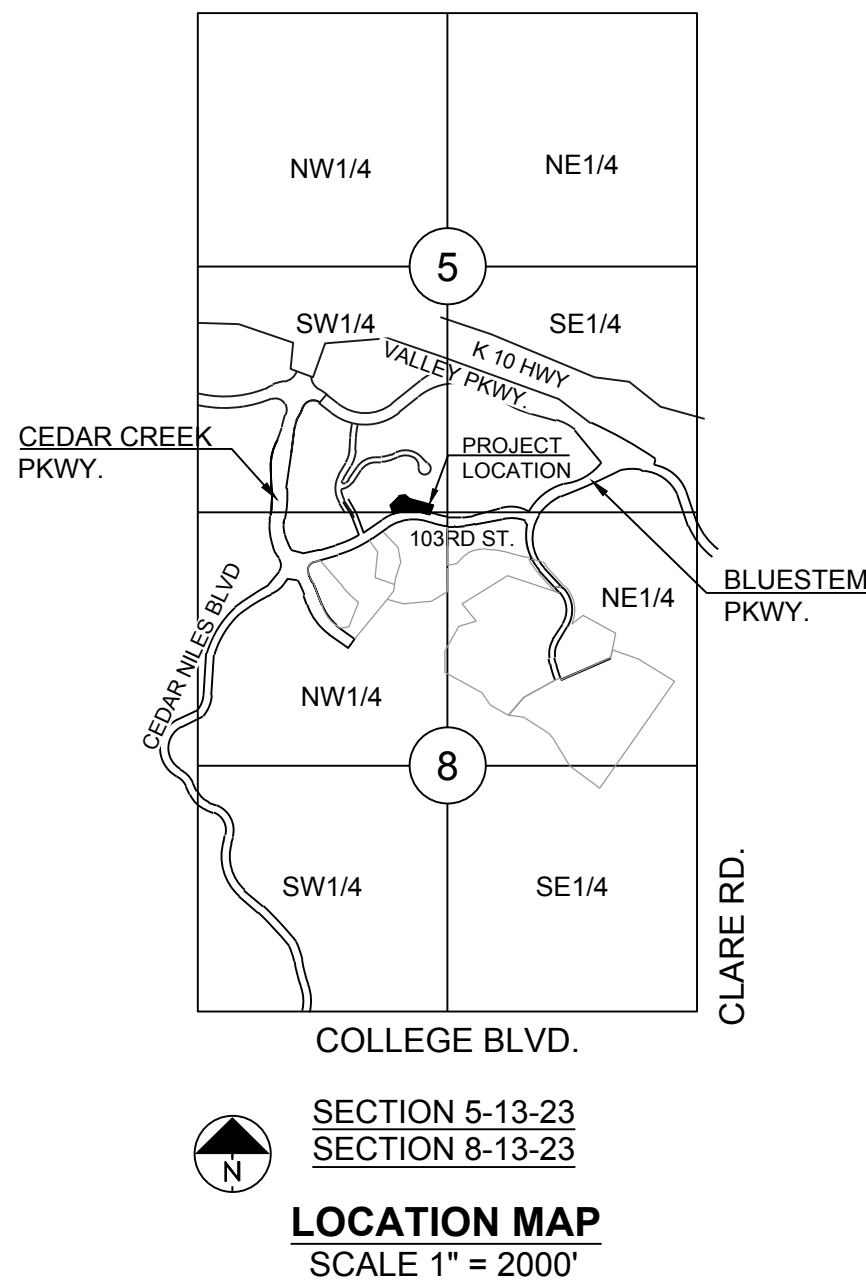
A portion of this property lies within Flood Zone AE (Base Flood Elevations determined) and Zone X-Future Base Flood (Areas of 1% annual chance flood based on future conditions hydrology. Base Flood Elevations determined.) The approximate location of the flood zones are shown hereon scaled from the FIRM MAP # 20091C0046G, revised August 3, 2009. The remainder of this property lies within (ZONE X - Areas determined to be outside the 02% annual chance floodplain).

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR WITH LS-54 CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- BL - BUILDING LINE
- R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- U/E - UTILITY EASEMENT
- W/E - WATER LINE EASEMENT
- ACC - ACCESS
- LNA - LIMITS OF NO ACCESS



BASIS OF BEARINGS:
CEDAR CREEK VILLAGE I
FIFTH PLAT
HIDDEN LAKE NORTH



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



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Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM

DATE	12-12-2019	FINAL PLAT OF CEDAR CREEK BUSINESS PARK CAMPUS F
DRAWN BY	SCH	
CHECKED BY	JWT	
PROJ. NO.	18-144	
SHEET NO.	1	