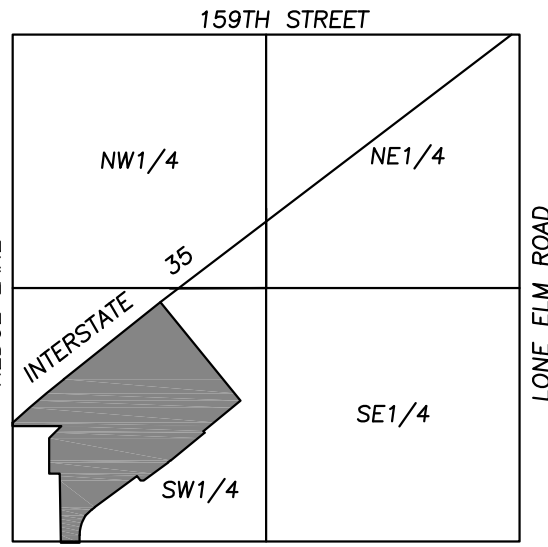


FINAL PLAT OF LONE ELM COMMERCE CENTER, THIRD PLAT

A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER
SECTION 15, TOWNSHIP 14 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE,
JOHNSON COUNTY, KANSAS

TITLE NOTE

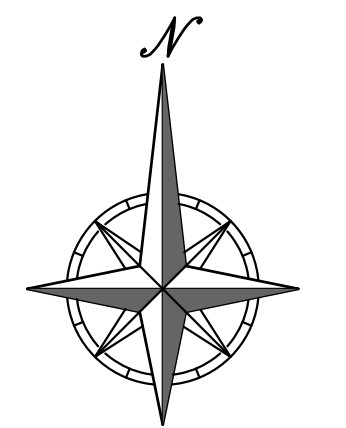
TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE
INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-830731-KCTY
AND WITH AN EFFECTIVE DATE OF OCTOBER 26, 2016, AT 8:00 A.M. &
NCS-830704-KCTY WITH AN EFFECTIVE DATE OF JANUARY 04, 2017 AT 8:00
A.M.



VICINITY MAP
SEC. 15-14-23



SCALE:
1"=2000'



SCALE: 1"=100'
0' 100' 200'
BEARING BASIS: RECORDED PLAT OF
"LONE ELM COMMERCE CENTER"

LEGEND

- DENOTES SET 1/2"x24" REBAR W/PHELPS CORP.
CLS-82 PLASTIC CAP IN CONCRETE
- DENOTES FOUND 1/2" REBAR W/PHELPS CORP.
CLS-82 PLASTIC CAP IN CONCRETE
(UNLESS OTHERWISE NOTED
(ORIGIN UNKNOWN UNLESS DESCRIBED))
- U/E DENOTES UTILITY EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT
- I.T.B. DENOTES INITIAL TANGENT BEARING

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 Southwest corner of the Southwest Quarter of said Section 15; thence N 88°15'04" E, along the South line of the Southwest Quarter of said Section 15, a distance of 500.00 feet to the point of beginning; thence N 2°43'03" W, a distance of 720.10 feet; thence S 88°15'06" W, a distance of 109.50 feet; thence N 1°50'06" W, a distance of 371.12 feet; thence N 43°54'27" E, a distance of 177.32 feet; thence S 88°15'06" W, a distance of 506.50 feet to a point on the West line of the Southwest Quarter of said Section 15; thence N 1°50'22" W, along the West line of the Southwest Quarter of said Section 15, a distance of 38.76 feet to a point on the Southeastly right-of-way of Interstate 35, as now established; thence along the Southeastly right-of-way line of said Interstate 35, for the following two (2) courses; thence Northeastly on a curve to the right, said curve having an initial tangent bearing of N 46°11'21" E and a radius of 11,309.16 feet, an arc distance of 686.36 feet; thence N 48°43'02" E, a distance of 1288.55 feet; thence S 40°51'51" E, a distance of 1322.86 feet; thence S 48°49'17" W, a distance of 499.38 feet; thence Southeastly on a curve to the right, said curve having an initial tangent bearing of S 40°48'31" E and a radius of 345.00 feet, an arc distance of 20.02 feet to the North most corner of LONE ELM COMMERCE CENTER, SECOND PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Northwestly plot line of said LONE ELM COMMERCE CENTER, SECOND PLAT, for the following three (3) courses; thence S 48°49'17" W, a distance of 458.18 feet; thence Southwestly on a curve to the right, said curve being tangent to the last described course and having a radius of 570.00 feet, an arc distance of 30.08 feet; thence S 51°50'42" W, a distance of 319.99 feet to the Southwest plot corner of said LONE ELM COMMERCE CENTER, SECOND PLAT, said point also being on the Northerly plot line of LONE ELM COMMERCE CENTER, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Northerly plot line of said LONE ELM COMMERCE CENTER, for the following two (2) courses; thence S 88°15'04" W, a distance of 33.70 feet to a point of intersection on the North plat line of said LONE ELM COMMERCE CENTER and the Southeastly right-of-way line of 163rd Street, as now established; thence N 38°09'18" W, a distance of 60.00 feet to the North most plot corner of said LONE ELM COMMERCE CENTER, said point also being on the Northwestly right-of-way line of said 163rd Street; thence along the Westerly plot line of said LONE ELM COMMERCE CENTER and along the Northwestly and Westerly right-of-way line of said 163rd Street, for the following five (5) courses; thence S 51°50'42" W, a distance of 549.41 feet; thence Southwestly on a curve to the left, said curve being tangent to the last described course and having a radius of 360.00 feet, an arc distance of 41.22 feet; thence S 44°58'44" W, a distance of 87.38 feet; thence Southerly on a curve to the left, said curve having an initial tangent bearing of S 31°37'27" W and a radius of 370.00 feet, an arc distance of 215.51 feet; thence S 1°44'56" E, a distance of 80.47 feet to the Southwest plot corner of said LONE ELM COMMERCE CENTER, said point also being on the South line of the Southwest Quarter of said Section 15; thence S 88°15'04" W, along the South line of the Southwest Quarter of said Section 15, a distance of 195.00 feet to the point of beginning, containing 60.4423 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, THIRD 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 observed except that some 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 "C" shall be owned and maintained by the undersigned proprietors. Said tract is intended to be used for landscaping and private open space.

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 plat 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 have caused this instrument to be executed on this _____ day of _____, 20____.

Owner

By: _____
Owner Name, Title

ACKNOWLEDGEMENT

STATE OF _____)
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 Owner Name, Title, who is personally known to me to be such person the within instrument, and such person 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____.

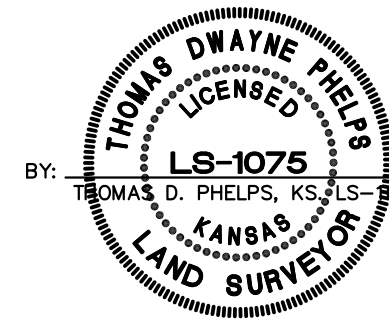
Chairman: C.S. Vokas

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 DECEMBER, 2019, 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.



BY: _____
THOMAS D. PHELPS, KS-LS-1075



PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC.
12010 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007002028