

FINAL PLAT OF
OLATHE FIRE ACADEMY

A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF
SECTION 27, TOWNSHIP 13 SOUTH, RANGE 23 EAST,
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

DESCRIPTION:

ALL THAT PART OF A TRACT OF LAND DESCRIBED IN KANSAS WARRANTY DEED, VOLUME 1102 AT PAGE 491, FILED IN THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS, LYING IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 23 EAST OF THE SIXTH PRINCIPLE MERIDIAN, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY KENNETH J. DEDRICK, PS-1067 ON THIS 22ND DAY OF JUNE, 2020, AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 88°20'20" EAST, (THIS AND ALL FOLLOWING BEARINGS AREA BASED ON THE JOHNSON COUNTY, KANSAS PUBLIC WORKS CONTROL NETWORK, KANSAS STATE PLAT NORTH ZONE 1501 (NAVD 88)) ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 389.74 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE SOUTH 02°14'44" EAST, A DISTANCE OF 307.00 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE NORTH 87°45'16" EAST, A DISTANCE OF 171.29 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE SOUTH 02°11'18" EAST, A DISTANCE OF 425.86 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE SOUTH 18°40'01" EAST, A DISTANCE OF 221.56 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE SOUTH 46°19'11" EAST, A DISTANCE OF 150.82 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE SOUTH 15°05'52" EAST, A DISTANCE OF 71.02 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE SOUTH 56°56'15" EAST, A DISTANCE OF 55.77 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE SOUTH 20°21'06" EAST, A DISTANCE OF 182.07 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE SOUTH 11°22'28" WEST, A DISTANCE OF 162.07 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE SOUTH 42°23'39" WEST, A DISTANCE OF 173.81 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE SOUTH 87°45'16" WEST, A DISTANCE OF 686.31 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, MARKED BY A MAG NAIL SET IN ASPHALT ROAD; THENCE NORTH 02°14'44" WEST ON SAID WEST LINE, A DISTANCE OF 1619.91 FEET TO THE POINT OF BEGINNING. CONTAINS 23.046 ACRES, MORE OR LESS.

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 "OLATHE FIRE ACADEMY".

DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY SHOWN ON THIS PLAT DO HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, 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 THROUGHFARES 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.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF 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 THROUGHFARES, 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 DEDICATED, SHALL REMAIN A LIEN ON THE REMAINDER OF THIS LAND FRONTING AND ABUTTING ON SAID DEDICATED PUBLIC WAY OR THROUGHFARE.

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.

(AS PER TITLE 17, SECTION 17-18.080.C) 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 "A" SHALL BE OWNED AND MAINTAINED BY THE OWNER. SAID TRACT TO BE DEDICATED FOR DETENTION, WATER QUALITY BMP'S, AMENITIES, LANDSCAPING, MONUMENTS AND PRIVATE OPEN SPACE.

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 THROUGHFARES, 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 THROUGHFARE.

EXECUTION

IN TESTIMONY WHEREOF, UNDERSIGNED PROPRIETORS, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED ON THIS _____ DAY OF _____, 20____.

CITY OF OLATHE, A MUNICIPAL CORPORATION

BY: _____
MAYOR: MICHAEL E. COPELAND

ACKNOWLEDGEMENT

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 MICHAEL E. COPELAND, MAYOR OF THE CITY OF OLATHE, _____ WHO IS PERSONALLY KNOWN TO ME TO BE SUCH PERSON WHO EXECUTED, AS SUCH OFFICER, THE WITHIN INSTRUMENT ON BEHALF OF SAID PARTNERSHIP, 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. VAKAS

APPROVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS, THIS _____ DAY OF _____, 20____.

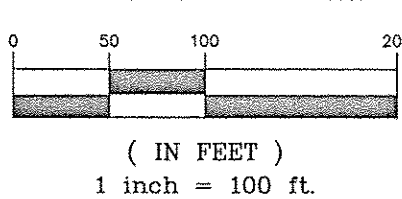
MAYOR: MICHAEL E. COPELAND ATTEST: DEPUTY CITY CLERK: BRENDA D. LONG

SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THE TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET OR EXCEED THE STANDARDS OF PRACTICE APPROVED BY THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS FOR TOPOGRAPHIC SURVEYS AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE. THE FIELD WORK WAS COMPLETED ON 04/25/2019. DATE OF PLAT OR MAP: JULY 20, 2020

NORTHEAST CORNER NORTHWEST QUARTER SEC 27, TWP 13S, RNG 23E SOUTHEAST CORNER OF A 5 1/2" X 5 1/2" X 5.2' TALL FENCE POST FOUND

GRAPHIC SCALE



LEGEND:

- 1/2"x24" REBAR W/CLS 20 CAP SET (UNLESS OTHERWISE NOTED)
- MONUMENT FOUND ORIGIN UNCERTAIN (UNLESS OTHERWISE NOTED)

- SECTION CORNER
- (CM) CALCULATED MEASURED VALUE
- (M) MEASURED VALUE
- U/E UTILITY EASEMENT
- W/E WATER EASEMENT
- SS/E SANITARY SEWER EASEMENT
- D/E DRAINAGE EASEMENT
- R/W RIGHT OF WAY
- C/L CENTERLINE

- ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ZONE "X" (FUTURE BASE FLOOD) - AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED.

HORIZONTAL AND VERTICAL DATUM

THE COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED ON THE JOHNSON COUNTY, KANSAS, PUBLIC WORKS HORIZONTAL & VERTICAL CONTROL NETWORK. KANSAS STATE PLANE NORTH ZONE 1501 (NAVD 88) CAF: 0.99993856 1 METER = 3.28083333 U.S. SURVEY FEET GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES SCALED AROUND 0.0

ZXC-B FROM I-35 & SANTA FE IN OLATHE, KANSAS; TRAVEL EAST APPROX. 0.1 MILE TO CLAIRBORNE ROAD, TURN RIGHT; TRAVEL SOUTH APPROX. 0.5 MILES TO COLLEGE WAY, TURN LEFT; TRAVEL EAST APPROX. 0.1 MILE; STATION ON THE RIGHT. NORTHING: 213296.57 (GRID) EASTING: 2227169.67 (GRID) ELEV = 1013.80

| LAND AREAS | | |
|------------------|-----------|-----------|
| PARCEL | AREA (SF) | AREA (AC) |
| RW N. HEDGE LANE | 72,152 | 1.656 |
| TRACT A | 206,928 | 4.750 |
| LOT 1 | 724,815 | 16.640 |
| TOTAL | 1,003,895 | 23.046 |

OWNERSHIP & ENCUMBRANCE

REPORT WITH EASEMENTS

MID AMERICA ABSTRACT AND TITLE CERTIFICATE NO. 20-051301 EFFECTIVE DATE: MAY 18, 2020 AT 8:00 AM

PROPERTY OWNER/ADDRESS

CITY OF OLATHE
PUBLIC WORKS/PLANNING DIVISION
PO BOX 768/100 E. SANTA FE STREET
OLATHE, KANSAS 66051

REFERENCE DEED

KANSAS WARRANTY DEED, VOLUME 1102, PAGE 491.

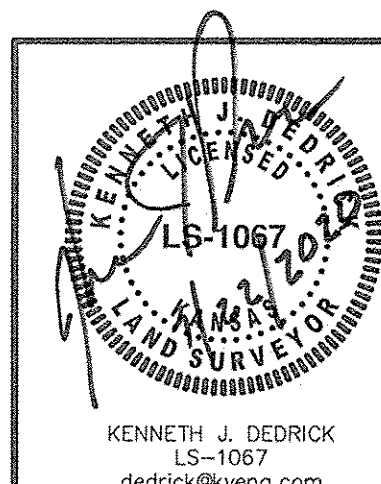
REFERENCE PLATS

ARBOR WOODS SECOND PLAT, BOOK 120, PAGE 29.
PERSIMMON COURT FIRST PLAT, BOOK 200412, PAGE 011271.
PERSIMMON POINTE FIRST PLAT, BOOK 129, PAGE 19.

FLOOD STATEMENT:

THE SURVEYED PARCEL LIES WITHIN ZONE "X" UNHATCHED AREA (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ZONE "X" (FUTURE BASE FLOOD) HATCHED AREA (AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 2009010077G, MAP REVISED AUGUST 3, 2009. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

ERROR DISTANCE: 0.0021' ERROR DIRECTION: S44°39'58.71"E PERIMETER 4624.67' PRECISION 1:2194564



KV KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977
1x@kveng.com | www.kveng.com

PROJECT: OLATHE FIRE ACADEMY
1105 N. HEDGE LANE
OLATHE, KS 66051-0768

PREPARED FOR: CITY OF OLATHE, KANSAS
100 E. SANTA FE, P.O. BOX 768
OLATHE, KS 66051-0768

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/20

| | |
|-------------|-----------|
| PROJECT NO. | C2050578 |
| DRAWN BY | JDK |
| CHECKED BY | KJD |
| CIN | 0578PPLAT |
| SHEET | 1 OF 1 |