

**RECEIVED**

**AUG 22 2017**

**CITY OF OLATHE  
CITY CLERK OFFICE**

**BENEFIT DISTRICT  
INSTRUCTIONS AND PETITION  
FOR PUBLIC IMPROVEMENTS – ASSESSMENT PRIOR TO CONSTRUCTION**

1. All owners of record of each piece of property should sign the petition. In other words, if a piece of property is owned by both a husband and wife, then both should sign the petition; or if the property is owned by three (3) separate individuals, then all three should sign the petition.
2. If a piece of property is owned by a corporation, then the corporate officers should sign the petition in their corporate capacity. The secretary should affix the corporate seal on the petition. Title of the corporate officers shall be stated.
3. If a piece of property is owned by a partnership, then all partners should sign the petition unless the partnership agreement specifically authorizes one partner to sign on behalf of the partnership.
4. Please print or type the name and title of the person signing as a property owner. This will help the City Council determine the sufficiency of the petition.
5. Please put the place of residence of the signer in the appropriate blank. If a corporation is signing the petition, put the corporation's principal place of business.
6. In the place marked "Legal description of property owned within improvement district," please write in the legal description of the property the lot, block, and subdivision description or a description by metes and bounds. Each petition shall have a legal description which includes all property to be assessed the cost to construct the proposed improvements. No lots may be partially included within and partially excluded from a benefit district as described in the petition.
7. Provide attachments with the following information:
  - a) List of owners with square footage of each tract within improvement district with proposed estimated cost of assessment.
  - b) Engineers estimates of itemized bid quantities with unit costs, total cost with a cost breakdown determining cost to the city at large, if any.
  - c) Estimated square footage for land acquisition and easements for each tract that will need to be procured.
8. Petitioners are to submit copies of: Articles of Corporation, Partnership Agreements, etc. along with petition.
9. Prepare on a separate sheet listing the owners and mailing addresses on all tracts, parcels, pieces of property within the improvement district with the square footage areas affected by the district.
10. Attach a drawing (sheet no larger than 8-1/2 x 11 inches), showing the improvements, with all lot information, or tracts, and ownership information. Highlight and indicate the Benefit District Boundary. Drawing should be captioned:

"Proposed Improvements for Lindenwood Drive - 167th Street to 2,610 feet North."
11. Fill out the Benefit District Application Form and the Estimated or Probable Cost Form.

## BENEFIT DISTRICT APPLICATION FORM

Applicant: Spring Hill Schools, USD 230 Phone No. 913-592-7268

Address: 101 E. South Street, Spring Hill, KS 66083

Engineer: Francis H. "Chip" Corcoran, PE - RIC Phone No. 913-317-9500

Address: 132 Abbie Avenue, Kansas City, Kansas 66103

Does petition have the following filing requirements:

- |   | YES                              | NO                               |
|---|----------------------------------|----------------------------------|
| 1. Description of proposed public improvements.                           | <input checked="" type="radio"/> | <input type="radio"/>            |
| 2. Legal description of improvement district with: (Attachment A)         | <input checked="" type="radio"/> | <input type="radio"/>            |
| (a) Improvement district boundary map attached.                           | <input checked="" type="radio"/> | <input type="radio"/>            |
| 3. Is total improvement costs shown on petition?                          | <input checked="" type="radio"/> | <input type="radio"/>            |
| (a) Attach itemized cost breakdown for construction.                      | <input checked="" type="radio"/> | <input type="radio"/>            |
| (b) Attach itemized cost breakdown for right of way.                      | <input type="radio"/>            | <input checked="" type="radio"/> |
| (c) Attach itemized cost breakdown for utility mitigation.                | <input type="radio"/>            | <input checked="" type="radio"/> |
| 4. Is proposed method of assessment shown?                                | <input checked="" type="radio"/> | <input type="radio"/>            |
| (a) Attach sheet showing preliminary assessment on each piece of property | <input checked="" type="radio"/> | <input type="radio"/>            |
| 5. Is apportionment of cost shown?  | <input checked="" type="radio"/> | <input type="radio"/>            |
| (a) Attach worksheet showing how cost apportionment was arrived at.       | <input checked="" type="radio"/> | <input type="radio"/>            |
| 6. Name and address of all property owners with:                          |                                  |                                  |
| (a) Legal description of each piece or tract.                             | <input checked="" type="radio"/> | <input type="radio"/>            |
| (b) Assessable square footage or front footage.                           | <input checked="" type="radio"/> | <input type="radio"/>            |

### GENERAL DESCRIPTION OF IMPROVEMENT

YES NO

☒ ☐ STREET - From 167th Street to 2,610 feet North with  
2 Lanes with 10 Inches Asphalt/Concrete

☐ ☒ WATER - \_\_\_\_\_ Lineal Feet of \_\_\_\_\_ Inch \_\_\_\_\_ Material Type

☐ ☒ SANITARY SEWER - \_\_\_\_\_ Lineal Feet of \_\_\_\_\_ Inch \_\_\_\_\_ Material Type

General Location:

North leg of existing 167th Street and Lindenwood intersection round-a-bout northerly 2,610 feet to a tie in point with existing Lindenwood Drive pavement.

Platted Areas in Proposed Benefit District: YES (☒) NO (☐)  
Stonebridge Meadows 2nd Plat

Plats Pending in Proposed Benefit District: YES (☐) NO (☒)

Number of Tracts, Parcels or Lots in District: 48 Lots, 3 Parcels

Number of Tracts, Parcels or Lots Signed: 48 Lots, 3 Parcels

Total Sq. Ft. in District Excluding Public R.O.W.: 5,094,793 SF

Total Front Footage (If Applicable): N/A

Right of Way or Easements Required: YES (☒) NO (☐)

Right of Way or Easements Dedicated: YES (☒) NO (☐)

Proposed Method of Assessment:

☐ Front Footage Cost per F.F. \_\_\_\_\_

☒ Square Footage Cost per S.F. \$0.6329 PSF

Estimated Cost of Public Improvement: \$3,224,309.16

Estimated Engineering Design Time: 0 Years 3 Months

Estimated Date to Begin Construction: April 4, 2018

Estimated Completion Date: October 2, 2018

ESTIMATED OR PROBABLE COST SHEET

Project Name Lindenwood Drive - 167th Street to 2,610 feet North Project Number \_\_\_\_\_

Prepared By: Renaissance Infrastructure Consulting (RIC) Date: mm/dd/yyyy 08/01/2017

(A) Estimated Construction Time: Years 0 Months 6  
(B) # of Parcels 4 (C) # of Signs 2  
(D) Engineer Petition Preparation Fee \$ 30,000.00  
(E) Appraisal Costs \$ 3,000.00  
(F) Other: \_\_\_\_\_ \$ \_\_\_\_\_  
(G) Estimated or Probable Construction Cost \$ 1,935,559.00  
(H) Land Acquisition Costs (Attach Itemized List Each Tract) \$ 0.00  
(I) Utility Mitigation (Attach Itemized List & Cost) \$ 0.00

**Fill in information above (A - I).**

**The numbers below are automatically calculated.**

(J) Reserve for Construction Timing 1% Per Month [ $1\% \times (G) \times \text{Total Months (A)}$ ] \$ 116,133.54  
(K) **SUBTOTAL OF CONSTRUCTION COST: [(G) + (J)]** \$ 2,051,692.54  
(L) **CONSTRUCTION TOTAL COST: [(K) + (H) + (I)]** \$ 2,051,692.54  
(M) Interim Financing [(8% of (L) Per Year for Each Year of Construction Time) + 1 Year, based on Years/Months (A)] \$ 246,203.10  
(N) Temporary Note Issuance Cost [ $.5\% \times (L)$  of Total-Min. \$250] \$ 10,258.46  
(O) Engineering [ $15\% \times (L)$ ] \$ 307,753.88  
(P) Engineer Petition Preparation Fee [from line (D) above] \$ 30,000.00  
(Q) Inspection [ $5\% \times (L)$ ] \$ 102,584.63  
(R) Legal Notice Set at \$200.00 \$ 200.00  
(S) Sign Costs [\$500.00 per Sign (C)] \$ 1,000.00  
(T) Certificates of Title [\$20.00 per Parcel(B)] \$ 80.00  
(U) Tax Roll Certification [\$5.00 per Parcel(B)] \$ 20.00  
(V) Project Management Cost [ $5\% \times (L)$  Construction Total Cost] \$ 102,584.63  
(W) Appraisal Costs [from line (E) above] \$ 3,000.00  
(X) Bond Issuance Cost [ $1.75\% \times (L)$  Construction Total Cost] \$ 35,904.62  
(Y) Reserve for Contingency [ $10\% \times (L)$  Construction Total Cost] \$ 205,169.25  
(Z) Other: [from line (F) above] \$ 0.00  
(AA) **PROJECT SUBTOTAL COST [Sum of lines (L) through (Z)]** \$ 3,096,451.12  
(BB) City Petition Fee (Set at \$4000) \$ 4,000.00  
(CC) Indirect Costs [4% of Subtotal (AA)] \$ 123,858.04  
(DD) City Petition Fee plus Indirect Costs (BB+CC) \$ 127,858.04  
(EE) **PROJECT TOTAL ESTIMATED OR PROBABLE COSTS** \$ 3,224,309.16  
(AA + DD)

## PETITION FOR PUBLIC IMPROVEMENTS

TO: The Governing Body of the City of Olathe, Kansas:

1. We, the undersigned, being owners of record of property liable for assessment for the following proposed improvements:

Lindenwood Drive - 167th Street to 2,610 feet North. Project consists of grading, storm sewer construction, street lighting, pavement, curb and sidewalk construction.

we hereby propose that such improvement be made in the manner provided by K.S.A. 12-6a01, et seq.

2. The estimated or probable cost of such improvement is:

\_\_\_\_\_ (\$ 3,224,309.16 ).

3. The boundary of the proposed improvement district to be assessed as indicated on the map depicting the land indicated and legally described as follows:

(See Benefit District Map Available on City Benefit District Webpage.)

4. Method of Assessment:

(a) The proposed method of assessment for the improvement is:

Square footage of parcels within the assessment boundary

5. The proposed apportionment of costs between the improvement district and the city at large is

One Hundred \_\_\_\_\_ percent ( <sup>100</sup> %) to be assessed against the improvement district and

Zero \_\_\_\_\_ percent ( <sup>0</sup> %) to be paid by the city at large.

6. We further propose that such improvement be made without notice and hearing as required by K.S.A. 12-6a04 (a).

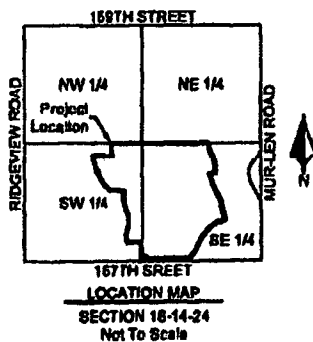
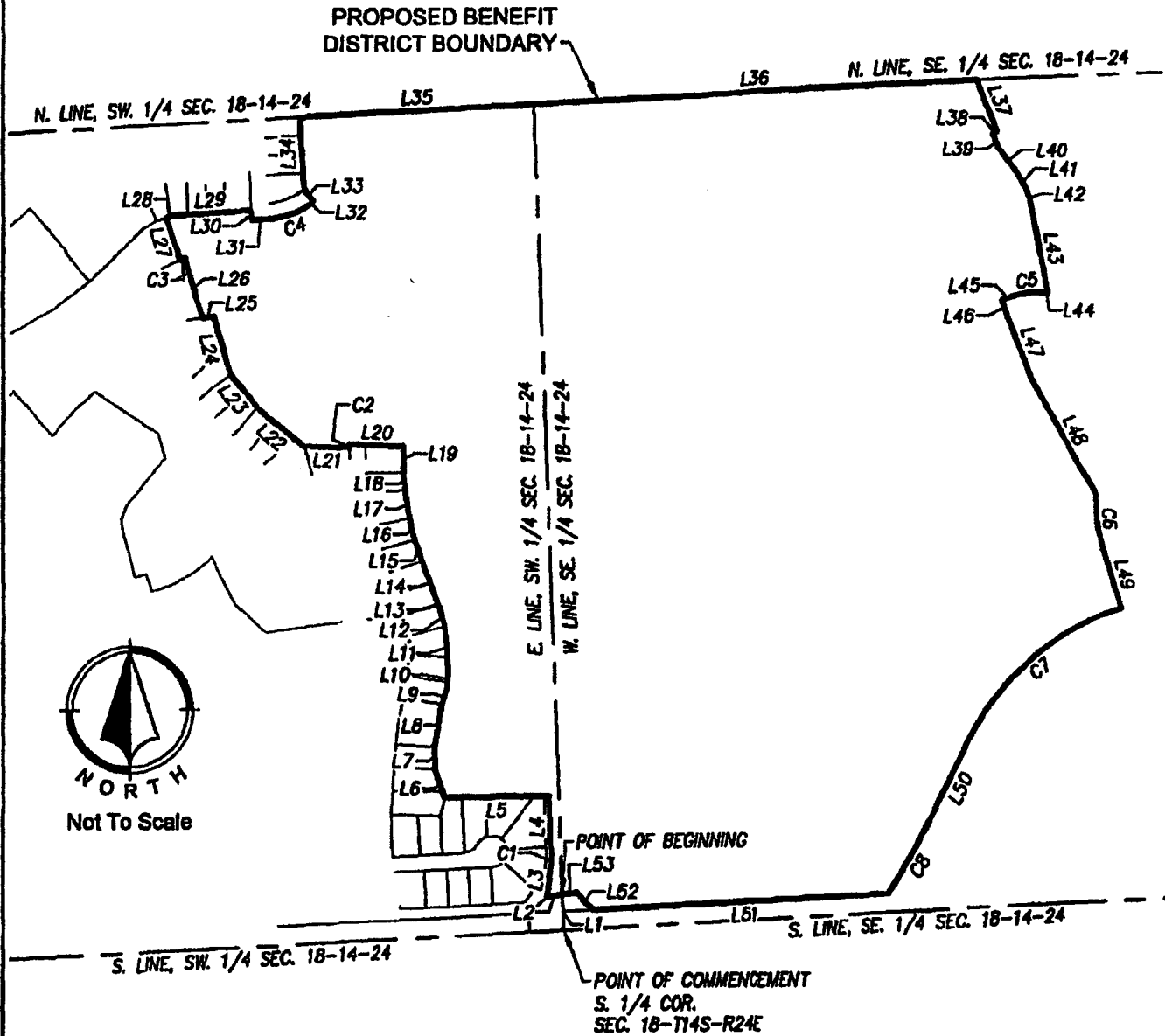
7. Names may not be withdrawn from this petition by the signers hereof after the Governing Body commences consideration of the petition, or later than seven (7) days after this petition is filed, whichever occurs first.

8. We hereby agree that all costs incurred for the preparation, administration, engineering fees, etc. shall be assessed against the improvement district and city-at-large based upon

the method of assessment and the apportionment of costs described herein regardless of the completion of the construction of the improvement.

9. Petitioners signing for the public improvement hereby agree that if in the event there is property in the improvement district that is outside the corporate limits of the city of Olathe, the owners of such property will petition for annexation prior to the time the governing body of the city of Olathe considers approval of the public improvement.
10. When applicable, any petitioner signing for a public improvement hereby agrees to dedicate or convey the necessary easements to accommodate said improvement.
11. Signed right-of-way donations and any necessary easements based upon the preliminary construction plan shall be provided prior to publication of the resolution approving the benefit district for any portion of the benefit district which cost is assessed against the improvement district and not paid by the city at large. If a property owner refuses to donate land for right-of-way for any portion of the benefit district which cost is assessed against the improvement district and not paid by the city at large, the Governing Body will assess all costs of purchasing right-of-way for that property upon the non-donating property owner pursuant to K.S.A. 12-692 and city policy.
12. We further propose that the improvement be assessed prior to construction pursuant to the authority of K.S.A. 12-6a09(c).
13. Petitioners certify that they have no financial interest in any property with delinquent special assessments, ad valorem taxes, or other federal or state tax liens anywhere within the state of Kansas.
14. Property within in a benefit district may be platted or otherwise split into multiple parcels after a benefit district is created by the Governing Body. In connection with the filing of a plat or other request for a property split, 100% of the property owners subject to the split must file with the City a petition consenting to reallocation of special assessments against such property. The petition must specify the method for reallocation, and the specified method must comply with the resolution of the Governing Body creating the benefit district.

# Proposed Benefit District



Sheet 1 of 2  
17-0152

2 New Century Parkway  
New Century, Kansas 66091

913.317.9500  
www.rio-consult.com

# Proposed Benefit District

Line Table	
Line #	Dir., Dist.
L1	N01°41'02"W 113.96'
L2	S82°21'21"W 47.10'
L3	N06°42'24"E 100.80'
L4	N01°41'02"W 193.84'
L5	S89°40'00"W 329.48'
L6	N18°15'00"W 96.11'
L7	N00°45'00"E 72.02'
L8	N08°56'20"E 140.18'
L9	N20°45'00"E 47.16'
L10	N03°36'00"E 70.80'
L11	N03°57'00"W 134.59'
L12	N15°55'04"W 64.29'
L13	N18°20'00"W 13.92'
L14	N19°20'00"W 146.00'
L15	N18°12'00"W 71.74'
L16	N13°36'00"W 71.19'
L17	N08°06'00"W 91.19'
L18	N04°00'43"W 60.08'
L19	N00°21'00"E 82.83'
L20	N87°11'00"W 169.90'
L21	N87°49'06"W 140.16'
L22	N49°36'00"W 195.37'
L23	N38°24'00"W 134.42'
L24	N14°51'00"W 192.49'
L25	S87°07'08"W 38.54'
L26	N16°08'24"W 197.02'
L27	N18°48'47"W 142.95'

Line Table	
Line #	Dir., Dist.
L28	N72°29'22"E 17.64'
L29	N86°26'38"E 253.96'
L30	S02°52'52"E 30.00'
L31	N87°07'08"E 60.00'
L32	N53°38'15"E 16.14'
L33	N36°21'45"W 50.00'
L34	N02°52'52"W 231.91'
L35	N87°07'26"E 736.89'
L36	N87°27'19"E 1418.83'
L37	S20°15'00"E 178.74'
L38	S69°48'00"W 14.38'
L39	S20°12'00"E 50.00'
L40	S36°00'00"E 102.60'
L41	S30°00'00"E 59.86'
L42	S13°20'00"E 60.90'
L43	S10°06'00"E 273.33'
L44	N84°00'00"W 10.86'
L45	S70°36'00"W 38.00'
L46	S19°24'00"E 50.00'
L47	S20°15'00"E 225.00'
L48	S29°00'00"E 414.23'
L49	S16°30'00"E 205.37'
L50	N25°54'00"E 300.00'
L51	S87°24'20"W 952.38'
L52	N43°45'08"W 77.18'
L53	S82°21'21"W 47.28'

Curve Table			
Curve #	L=	R=	I.T.B.
C1	29.29'	200.00'	N06°42'24"E
C2	11.36'	1025.00'	S02°49'00"W
C3	15.16'	325.00'	S73°51'34"W
C4	131.48'	225.00'	N87°07'07"E
C5	99.75'	225.00'	N84°00'00"W
C6	177.68'	525.00'	S02°53'27"W
C7	664.53'	830.00'	S71°46'23"W
C8	249.32'	2370.00'	N31°55'39"E



**Renaissance  
Infrastructure  
Consulting**

Sheet 2 of 2  
17-0152

2 New Century Parkway  
New Century, Kansas 66051

913.317.9500  
www.rio-consult.com

## Benefit District Boundary

All that part of Southeast Quarter and Southwest Quarter of Section 18, T14S, R24E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 18; thence on Kansas State Plane, North Zone, NAD 83 bearings, North 01°41'02" West along the West line of said Southeast Quarter, a distance of 113.96 feet to a point on the North right-of-way line of 167<sup>th</sup> Street, as it now exists, said point also being the POINT OF BEGINNING; thence South 82°21'21" West, along the North right-of-way line of said 167<sup>th</sup> Street, a distance of 47.10 feet to a point on the East line of Tract "D", SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence North 06°42'24" East, along said East line, a distance of 100.80 feet; thence northerly, continuing along said East line, along a curve to the left having a radius of 200 feet, for a distance of 29.29 feet; thence North 01°41'02" West, continuing along said East line, a distance of 193.84 feet to the Northeast corner of said Tract "D"; thence South 89°40'00" West, along the North line of said Tract "D" and Lots 92 through 89, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 329.48 feet to the Northwest corner of said Lot 89; thence North 18°15'00" West, along the East line of Lots 86 and 85, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 96.11 feet to the Northeast corner of said Lot 85; thence North 00°45'00" East, along the East line of Lot 84, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 72.02 feet to the Northeast corner of said Lot 84; thence North 08°56'20" East, along the East line of Lots 83 and 82, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 140.18 feet to the Northeast corner of said Lot 82; thence North 20°45'00" East, along the East line of Lot 81, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 47.16 feet; thence North 03°36'00" East, along the East line of Lots 81 and 80, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 70.80 feet; thence North 03°57'00" West, along the East line of Lots 80 and 79, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 134.59 feet to the Northeast corner of said Lot 79; thence North 15°55'04" West, along the East line of Lot 78, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 64.29 feet; thence North 19°20'00" West, continuing along said East line, a distance of 13.92 feet to the Northeast corner of said Lot 78, said point also the Southeast corner of Lot 27, STONEBRIDGE MEADOWS, 1<sup>st</sup> Plat, a subdivision in the City of Olathe, Johnson County, Kansas; thence North 19°20'00" West, along the East line of Lots 27 and 26, STONEBRIDGE MEADOWS, 1<sup>st</sup> Plat, a distance of 146.00 feet to the Northeast corner of said Lot 26; thence North 18°12'00" West, along the East line of Lot 25, STONEBRIDGE MEADOWS, 1<sup>st</sup> Plat, a distance of 71.74 feet to the Northeast corner of said Lot 25; thence North 13°36'00" West, along the East line of Lot 24, STONEBRIDGE MEADOWS, 1<sup>st</sup> Plat, a distance of 71.19 feet to the Northeast corner of said Lot 24; thence North 08°06'00" West, along the East line of Lot 23, STONEBRIDGE MEADOWS, 1<sup>st</sup> Plat, a distance of 91.19 feet to the Northeast corner of said Lot 23, said point also being on the South right-of-way line of 165<sup>th</sup> Street, as it now exists; thence North 04°00'43" West, a distance of 60.08 feet to a point on the North right-of-way line of said 165<sup>th</sup> Street, said point also being the Southeast corner of Lot 22, STONEBRIDGE MEADOWS, 1<sup>st</sup> Plat; thence North 00°21'00" East, along the East line of said Lot 22, a distance of 82.83 feet to the Northeast corner of said Lot 22; thence North 87°11'00" West, along the North line of said Lot 22 and its westerly prolongation, a distance of 169.90 feet to a point on the West right-of-way line of Parkwood Street, as it now exists; thence southerly, along the West right-of-way line of said Parkwood Street, along a curve to the left having an initial tangent bearing of South 02°49'00" West and a radius of 1,025 feet, for a distance of 11.36 feet to the Northeast corner of Lot 21, STONEBRIDGE MEADOWS, 1<sup>st</sup> Plat; thence North 87°49'06" West, along the North line of said Lot 21, a distance of 140.16 feet to the Northwest corner of said Lot 21; thence North 49°36'00" West, along the Northeasterly line of Lots 20 through 18, STONEBRIDGE MEADOWS, 1<sup>st</sup> Plat, a distance of 195.37 feet to the North corner of said Lot 18; thence North 38°24'00" West, along the Northeasterly line of Lots 17 and 16, STONEBRIDGE MEADOWS, 1<sup>st</sup> Plat, a distance of 134.42 feet to the Northerly corner of said Lot 16; thence North 14°51'00" West, along the East line of Lots 15 and 14, STONEBRIDGE MEADOWS, 1<sup>st</sup> Plat, a distance of 192.49 feet to the Northeast corner of said Lot 14; thence South 87°07'08" West, along the North line of said Lot 14, a distance of 38.54 feet to the Southeast corner of Lot 48, STONEBRIDGE MEADOWS, 1<sup>st</sup> Plat; thence North 16°08'24" West, along the East line of said Lot 48 and its northerly prolongation, a distance of 197.02 feet to a point on the Northwesterly right-of-way line of 164<sup>th</sup> Terrace,

as it now exists; thence southwesterly, along the Northwesterly right-of-way line of said 164<sup>th</sup> Terrace, along a curve to the left having an initial tangent bearing of South 73°51'34" West and a radius of 325 feet, for a distance of 15.16 feet to the Southeast corner of Lot 47, STONEBRIDGE MEADOWS, 1<sup>st</sup> Plat; thence North 18°48'47" West, along the East line of said Lot 47, a distance of 142.95 feet to the Northeast corner of said Lot 47, said point also being on the South line of Lot 69, CEDAR RIDGE PARK, 2<sup>ND</sup> PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence North 72°29'22" East, along said South line, a distance of 17.64 feet to the Southeast corner of said Lot 69; thence North 86°26'38" East, along the South line of Lots 68 through 65, CEDAR RIDGE PARK, 2<sup>ND</sup> PLAT, a distance of 253.96 feet to the Southeast corner of said Lot 65, said point also being on the West right-of-way line of Parkwood Street, as it now exists; thence South 02°52'52" East, along the West right-of-way line of said Parkwood Street, a distance of 30.00 feet to a point on the South right-of-way line of 163<sup>rd</sup> Terrace, as it now exists; thence North 87°07'08" East, along the South right-of-way line of said 163<sup>rd</sup> Terrace, a distance of 60.00 feet; thence easterly, continuing along the South right-of-way line of said 163<sup>rd</sup> Terrace, along a curve to the left having a radius of 225 feet, for a distance of 131.48 feet; thence North 53°38'15" East, continuing along the South right-of-way line of said 163<sup>rd</sup> Terrace, a distance of 16.14 feet; thence North 36°21'45" West, 50.00 feet to a point on the North right-of-way line of said 163<sup>rd</sup> Terrace, said point also being the Southeast corner of lot 64, CEDAR RIDGE PARK, 2<sup>ND</sup> PLAT; thence North 02°52'52" West, along the East line of Lots 64 through 61, CEDAR RIDGE PARK, 2<sup>ND</sup> PLAT, a distance of 231.91 feet to a point on the North line of the Southwest Quarter of said Section 18; thence North 87°07'26" East, along said North line, a distance of 736.89 feet to the Northwest corner of the Southeast Quarter of said Section 18; thence North 87°27'19" East, along the North line of said Southeast Quarter, a distance of 1,418.83 feet to the Northwest corner of Lot 49, COFFEE CREEK MEADOWS, 1<sup>st</sup> PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence South 20°15'00" East, along the Westerly line of Lots 49 and 48, COFFEE CREEK MEADOWS, 1<sup>st</sup> PLAT, a distance of 178.74 feet to a point on the Northerly right-of-way line of 163<sup>rd</sup> Terrace, as platted; thence South 69°48'00" West, along the Northerly right-of-way line of said 163<sup>rd</sup> Terrace, a distance of 14.38 feet; thence South 20°12'00" East a distance of 50.00 feet to a point on the Southerly right-of-way line of said 163<sup>rd</sup> Terrace said point also being the Northwest corner of Lot 47, COFFEE CREEK MEADOWS, 1<sup>st</sup> PLAT; thence South 36°00'00" East, along the Southwesterly line of said Lot 47, a distance of 102.60 feet to the South corner of said Lot 47; thence South 30°00'00" East, along the Southwesterly line of Lot 46, COFFEE CREEK MEADOWS, 1<sup>st</sup> PLAT, a distance of 59.86 feet to the South corner of said Lot 46; thence South 13°20'00" East, along the Westerly line of Lot 45, COFFEE CREEK MEADOWS, 1<sup>st</sup> PLAT, a distance of 60.90 feet to the Southwest corner of said Lot 45; thence South 10°06'00" East, along the Westerly line of Lots 44 through 41, COFFEE CREEK MEADOWS, 1<sup>st</sup> PLAT, a distance of 273.33 feet to a point on the Northerly right-of-way line of 164<sup>th</sup> Street, as platted; thence North 84°00'00" West, along the Northerly right-of-way line of said 164<sup>th</sup> Street a distance of 10.86 feet; thence Westerly, continuing along the Northerly right-of-way line of said 164<sup>th</sup> Street, on a curve to the left having a radius of 225.00 feet, for a distance of 99.75 feet; thence South 70°36'00" West, continuing along the Northerly right-of-way line of said 164<sup>th</sup> Street, a distance of 38.00 feet; thence South 19°24'00" East a distance of 50.00 feet to a point on the Southerly right-of-way line of said 164<sup>th</sup> Street, said point also being the Northwest corner of Tract "N", COFFEE CREEK MEADOWS, 2<sup>ND</sup> PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence South 20°15'00" East, along the Westerly line of said Tract "N", a distance of 225.00 feet; thence South 29°00'00" East, continuing along the Westerly line of said Tract "N", a distance of 414.23 feet to a point on the Westerly right-of-way line of Britton Street, as platted; thence Southerly, along the Westerly right-of-way line of said Britton Street, on a curve to the left having an initial tangent bearing of South 02°53'27" West and a radius of 525.00 feet, for a distance of 177.68 feet; thence South 16° 30'00" East, continuing along the Westerly right-of-way line of said Britton Street, a distance of 205.38 feet to a point on the Northwesterly right-of-way line of 165<sup>th</sup> Street, as platted; thence Southwesterly, along the Northwesterly right-of-way line of said 165<sup>th</sup> Street, on a curve to the left having an initial tangent bearing of South 71°46'26" West and a radius of 830.00 feet, for a distance of 664.54 feet; thence South 25°54'00" West, continuing along the Northwesterly right-of-way line of said 165<sup>th</sup> Street, a distance of 300.00 feet; thence southwesterly, continuing along the Northwesterly right-of-way line of said 165<sup>th</sup> Street, on a curve to the right having a radius of 2,370 feet, for a distance of 249.32 feet to a point on the North right-of-way line of said 167<sup>th</sup> Street; thence South 87°24'20" West, along the North right-of-way line of said 167<sup>th</sup> Street and parallel with the South line of said Southeast Quarter, a distance of 952.38 feet; thence North 43°45'08" West, continuing along the North right-of-way line of said 167<sup>th</sup> Street, a distance of 77.18 feet; thence

**South 82°21'21" West, continuing along the North right-of-way line of said 167th Street, a distance of 47.28 feet to the POINT OF BEGINNING, except any part used or dedicated for streets, roads or public rights of way.**

**Contains 5,374,524 square feet, or 123.382 acres, more or less.**

Owner:

Spring Hill Schools, USD 230

Address:

101 E. South Street, Spring Hill, KS 66083

Legal description of property owned within improvement district:

See attached legal description entitled "Spring Hill Unified School District No. 230 - Proposed Benefit District Area"

Estimated assessable (sq. ft. or f.f.) in district 1,389,717 SF

Estimated Assessment Amount \$ 879,501.34

Date: 08/01/2017

Signature: 

Time: 1101

Print Name: Douglas J. Updike

\*\*\*\*\*

Owner:

Cedar Ridge Partners, L.L.C.

Address:

12647 Hemlock Street, Overland Park, KS 66213

Legal description of property owned within improvement district:

See attached legal description entitled "Cedar Ridge Partners, L.L.C. - Proposed Benefit District Area"

Estimated assessable (sq. ft. or f.f.) in district 740,170 SF

Estimated Assessment Amount \$ 468,426.67

Date: 8/21/17

Signature: 

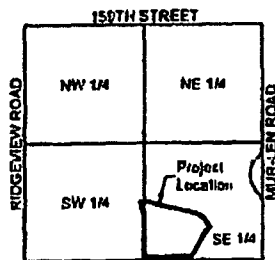
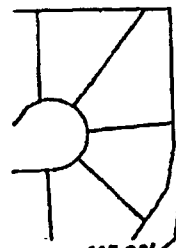
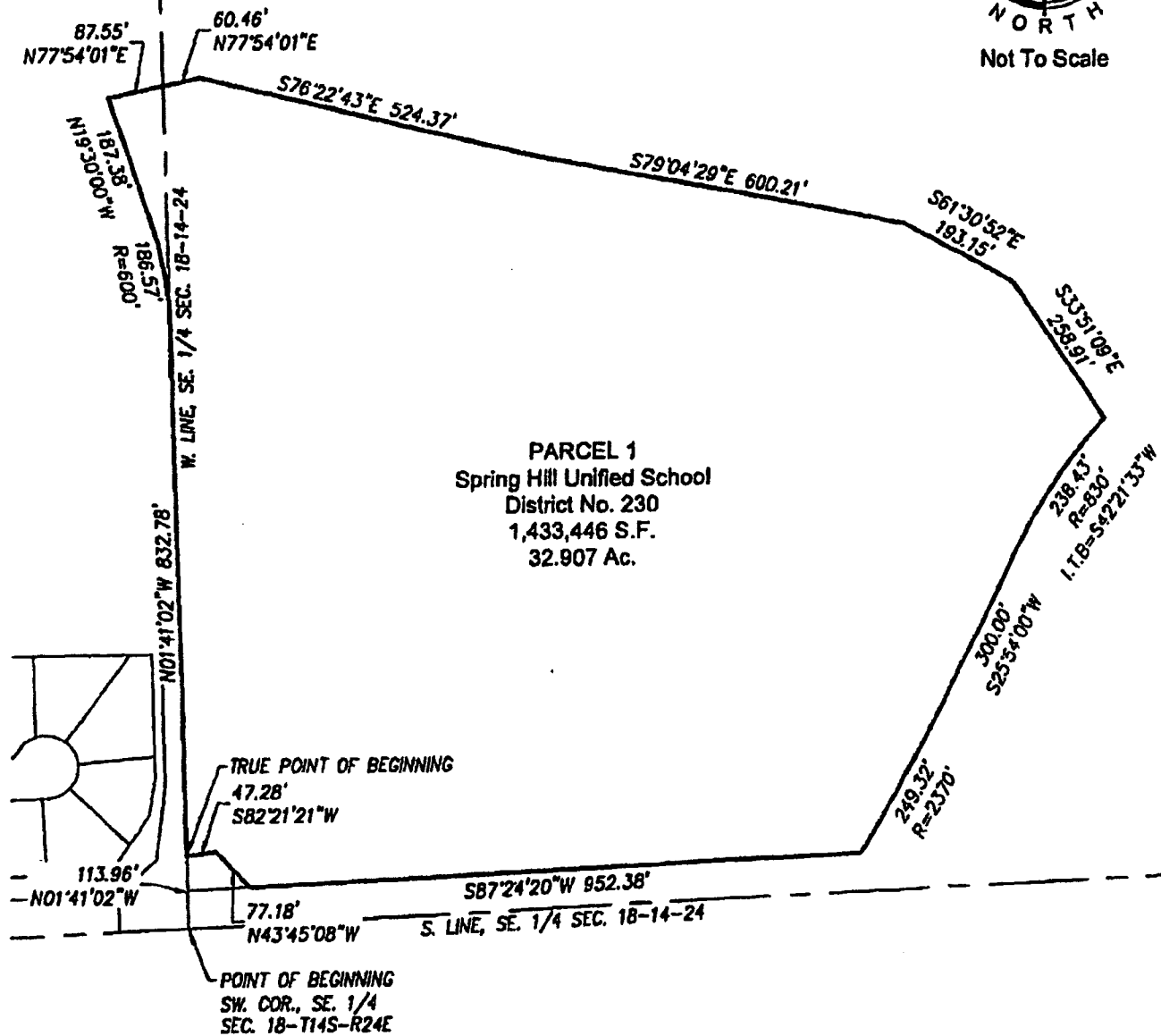
Time: 11:05 AM

Print Name: THOMAS W. CARLS

# USD #230 Proposed Benefit District Area



Not To Scale



LOCATION MAP  
SECTION 18-14-24  
Not To Scale

Sheet 1 of 1  
17-0152

**Renaissance  
Infrastructure  
Consulting**

2 New Century Parkway  
New Century, Kansas 66031  
913 317 8500  
www.ri-consult.com

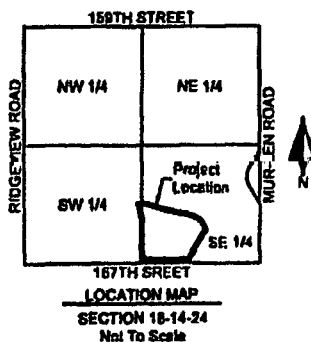
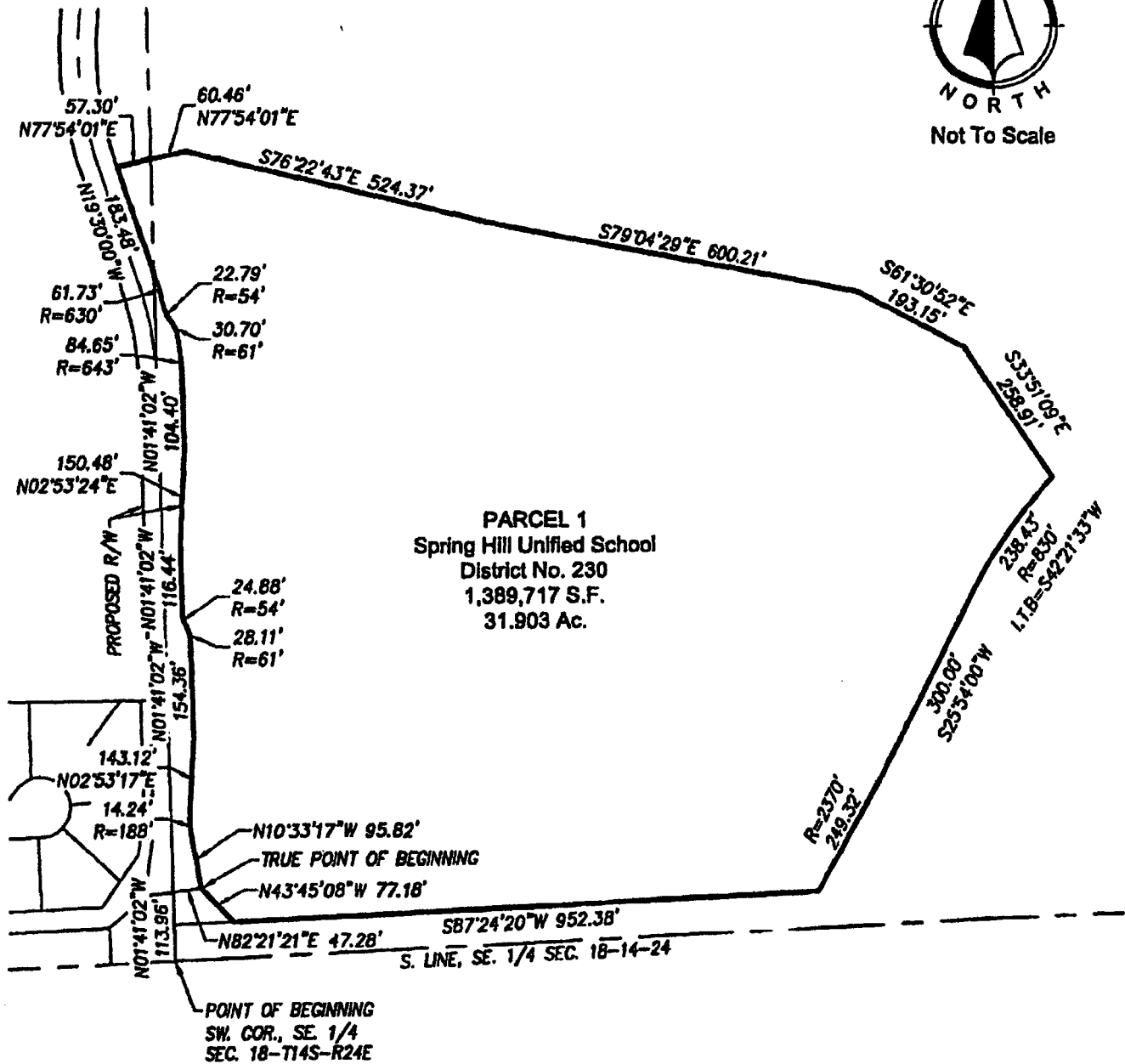
**Spring Hill Unified School District No. 230**

**Part of the SE ¼ and the SW ¼ of Section 18, T14S, R24E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, more particularly described as follows:**

**Beginning at the Southwest corner of the SE ¼ of Section 18, T14S, R24E of the Sixth Principal Meridian, now in the City of Olathe, Johnson County, Kansas; thence N 01°41'02" W, along the West line of said SE ¼ and also along the East line of said SW ¼, a distance of 113.96 feet to a point on the North right-of-way line of 167th Street as now established, said point also being to the TRUE POINT OF BEGINNING; thence continuing N 01°41'02" W, along the West line of said SE ¼ and also along the East line of said SW ¼, a distance of 832.78 feet; thence northerly, on a curve to the left having a radius of 600 feet, for a distance of 186.57 feet; thence N 19°30'00" W a distance of 187.38 feet; thence N 77°54'01" E a distance of 87.55 feet to a point on the West line of said SE ¼; thence continuing N 77°54'01" E a distance of 60.46 feet; thence S 76°22'43" E a distance of 524.37 feet; thence S 79°04'29" E a distance of 600.21 feet; thence S 61°30'52" E a distance of 193.15 feet; thence S 33°51'09" E a distance of 258.91 feet to a point on the Northwestern right-of-way line of 165th Street as platted; thence southwesterly, along the Northwestern right-of-way line of said 165th Street, on a curve to the left having an initial tangent bearing of S 42°21'33" W and a radius of 830 feet, for a distance of 238.43 feet; thence S 25°54'00" W, continuing along the Northwestern right-of-way line of said 165th Street, a distance of 300.00 feet; thence southwesterly, continuing along the Northwestern right-of-way line of said 165th Street, on a curve to the right having a radius of 2,370 feet, for a distance of 249.32 feet to a point on the North right-of-way line of said 167th Street; thence S 87°24'20" W, along the North right-of-way line of said 167th Street and parallel with the South line of said SE ¼, a distance of 952.38 feet; thence N 43°45'08" W, continuing along the North right-of-way line of said 167th Street, a distance of 77.18 feet; thence S 82°21'21" W, continuing along the North right-of-way line of said 167th Street, a distance of 47.28 feet to the TRUE POINT OF BEGINNING, except any part used or dedicated for streets, roads or public rights of way.**

**Contains 1,433,446 square feet, or 32.907 acres, more or less.**

# USD #230 Proposed Benefit District Area, Less R/W



Sheet 1 of 1  
 17-0152

2 New Century Parkway  
 New Century, Kansas 66031

813.317.9500  
 www.ri-consult.com

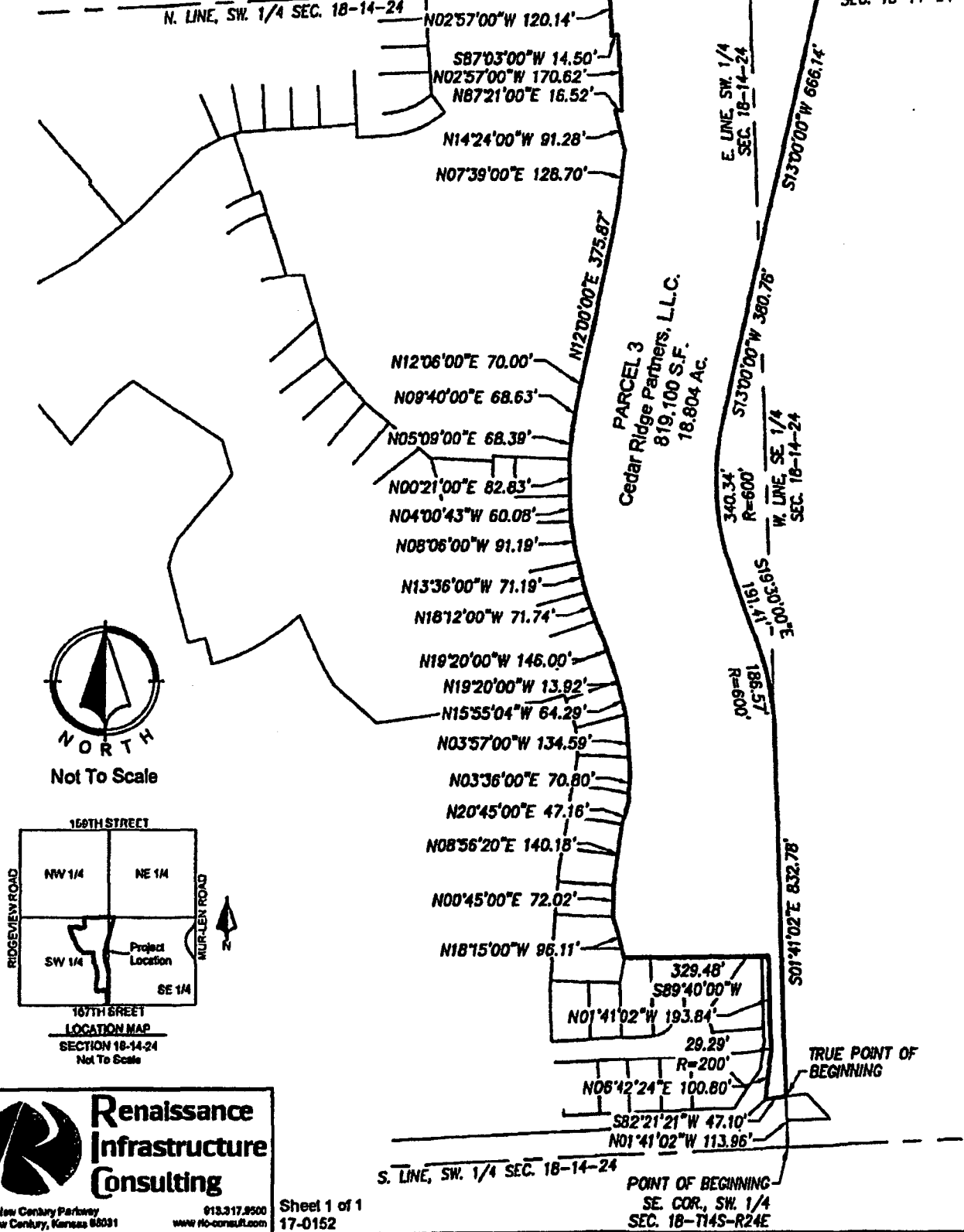
**Spring Hill Unified School District No. 230, Less Proposed R/W**

**Part of the SE ¼ and the SW ¼ of Section 18, T14S, R24E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, more particularly described as follows:**

Beginning at the Southwest corner of the SE ¼ of Section 18, T14S, R24E of the Sixth Principal Meridian, now in the City of Olathe, Johnson County, Kansas; thence N 01°41'02" W, along the West line of said SE ¼ and also along the East line of said SW ¼, a distance of 113.96 feet to a point on the North right-of-way line of 167th Street as now established; thence N 82°21'21" E, along the North right-of-way line of said 167th Street, a distance of 47.28 feet to the TRUE POINT OF BEGINNING; thence N 10°33'17" W a distance of 95.82 feet; thence northerly, on a curve to the right having a radius of 188 feet, for a distance of 14.24 feet; thence N 02°53'17" E a distance of 143.12 feet; thence N 01°41'02" W, parallel with the West line of said SE ¼, a distance of 154.36 feet; thence northerly, on a curve to the left having a radius of 61 feet, for a distance of 28.11 feet to a point of reverse curvature; thence northerly, on a curve to the right having a radius of 54 feet, for a distance of 24.88 feet; thence N 01°41'02" W, parallel with the West line of said SE ¼, a distance of 116.44 feet; thence N 02°53'24" E a distance of 150.48 feet; thence N 01°41'02" W, parallel with the West line of said SE ¼, a distance of 104.40 feet; thence northerly, on a curve to the left having a radius of 643 feet, for a distance of 84.65 feet to a point of compound curvature; thence northerly, on a curve to the left having a radius of 61 feet, for a distance of 30.70 feet to a point of reverse curvature; thence northerly, on a curve to the right having a radius of 54 feet, for a distance of 22.79 feet to a point of reverse curvature; thence northerly, on a curve to the left having a radius of 630 feet, for a distance of 61.73 feet; thence N 19°30'00" W a distance of 183.48 feet; thence N 77°54'01" E a distance of 57.30 feet to a point on the West line of said SE ¼; thence continuing N 77°54'01" E a distance of 60.46 feet; thence S 76°22'43" E a distance of 524.37 feet; thence S 79°04'29" E a distance of 600.21 feet; thence S 61°30'52" E a distance of 193.15 feet; thence S 33°51'09" E a distance of 258.91 feet to a point on the Northwestern right-of-way line of 165th Street as platted; thence southwesterly, along the Northwestern right-of-way line of said 165th Street, on a curve to the left having an initial tangent bearing of S 42°21'33" W and a radius of 830 feet, for a distance of 238.43 feet; thence S 25°54'00" W, continuing along the Northwestern right-of-way line of said 165th Street, a distance of 300.00 feet; thence southwesterly, continuing along the Northwestern right-of-way line of said 165th Street, on a curve to the right having a radius of 2,370 feet, for a distance of 249.32 feet to a point on the North right-of-way line of said 167th Street; thence S 87°24'20" W, along the North right-of-way line of said 167th Street and parallel with the South line of said SE ¼, a distance of 952.38 feet; thence N 43°45'08" W, continuing along the North right-of-way line of said 167th Street, a distance of 77.18 feet to the TRUE POINT OF BEGINNING, except any part used or dedicated for streets, roads or public rights of way.

**Contains 1,389,717 square feet, or 31.903 acres, more or less.**

# Cedar Ridge Partners Proposed Benefit District Area



Cedar Ridge Partners, L.L.C.

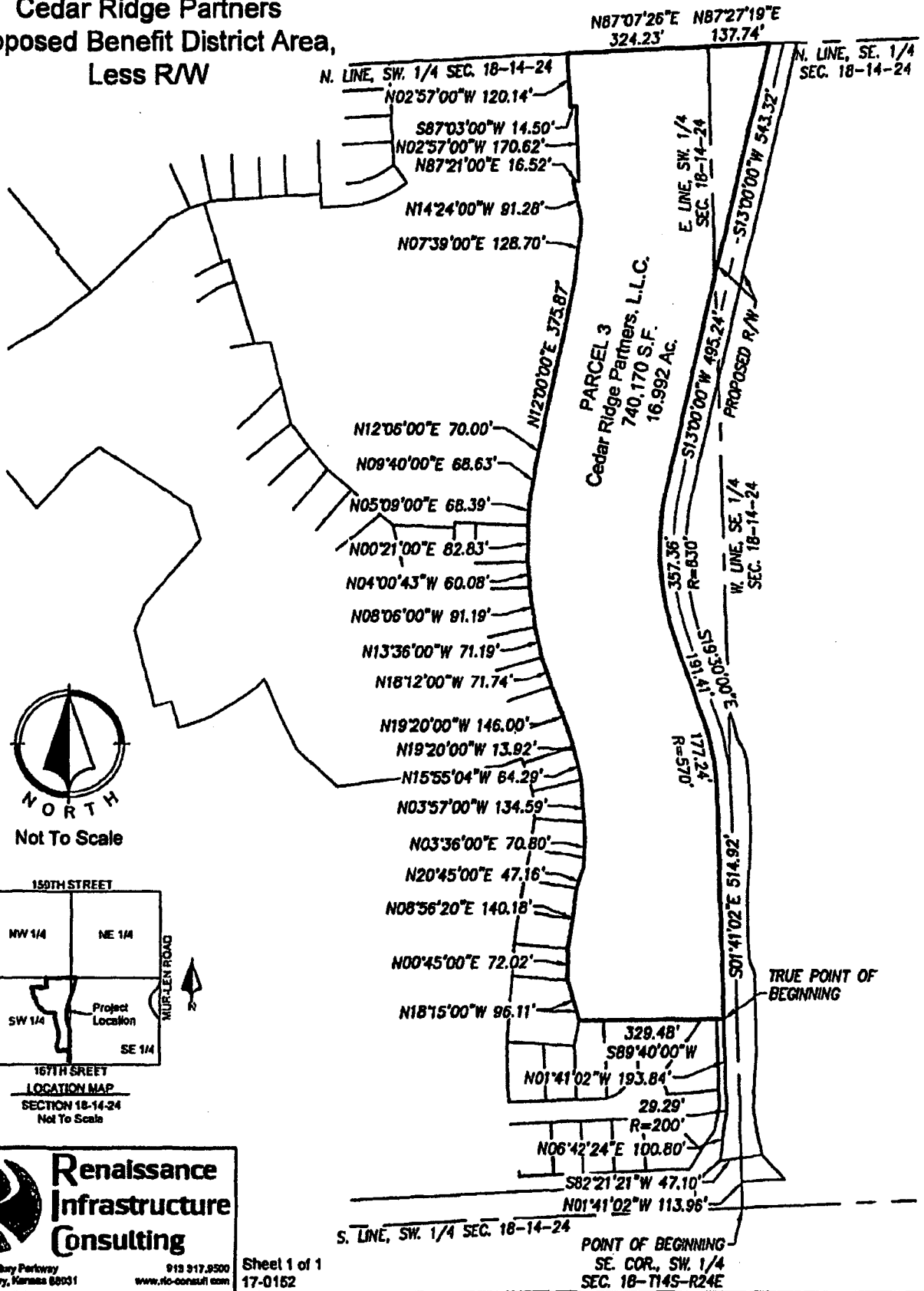
All that part of Southeast Quarter and Southwest Quarter of Section 18, T14S, R24E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter of said Section 18; thence on Kansas State Plane, North Zone, NAD 83 bearings, North 01°41'02" West along the West line of said Southeast Quarter, a distance of 113.96 feet to a point on the North right-of-way line of 167<sup>th</sup> Street, as it now exists, said point also being the TRUE POINT OF BEGINNING; thence South 82°21'21" West, along the North right-of-way line of said 167<sup>th</sup> Street, a distance of 47.10 feet to a point on the East line of Tract "D", SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence North 06°42'24" East, along said East line, a distance of 100.80 feet; thence northerly, continuing along said East line, along a curve to the left having a radius of 200 feet, for a distance of 29.29 feet; thence North 01°41'02" West, continuing along said East line, a distance of 193.84 feet to the Northeast corner of said Tract "D"; thence South 89°40'00" West, along the North line of said Tract "D" and Lots 92 through 89, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 329.48 feet to the Northwest corner of said Lot 89; thence North 18°15'00" West, along the East line of Lots 86 and 85, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 96.11 feet to the Northeast corner of said Lot 85; thence North 00°45'00" East, along the East line of Lot 84, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 72.02 feet to the Northeast corner of said Lot 84; thence North 08°56'20" East, along the East line of Lots 83 and 82, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 140.18 feet to the Northeast corner of said Lot 82; thence North 20°45'00" East, along the East line of Lot 81, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 47.16 feet; thence North 03°36'00" East, along the East line of Lots 81 and 80, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 70.80 feet; thence North 03°57'00" West, along the East line of Lots 80 and 79, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 134.59 feet to the Northeast corner of said Lot 79; thence North 15°55'04" West, along the East line of Lot 78, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 64.29 feet; thence North 19°20'00" West, continuing along said East line, a distance of 13.92 feet to the Northeast corner of said Lot 78, said point also the Southeast corner of Lot 27, STONEBRIDGE MEADOWS, 1<sup>st</sup> Plat, a subdivision in the City of Olathe, Johnson County, Kansas; thence North 19°20'00" West, along the East line of Lots 27 and 26, STONEBRIDGE MEADOWS, 1<sup>st</sup> Plat, a distance of 146.00 feet to the Northeast corner of said Lot 26; thence North 18°12'00" West, along the East line of Lot 25, STONEBRIDGE MEADOWS, 1<sup>st</sup> Plat, a distance of 71.74 feet to the Northeast corner of said Lot 25; thence North 13°36'00" West, along the East line of Lot 24, STONEBRIDGE MEADOWS, 1<sup>st</sup> Plat, a distance of 71.19 feet to the Northeast corner of said Lot 24; thence North 08°06'00" West, along the East line of Lot 23, STONEBRIDGE MEADOWS, 1<sup>st</sup> Plat, a distance of 91.19 feet to the Northeast corner of said Lot 23, said point also being on the South right-of-way line of 165<sup>th</sup> Street, as it now exists; thence North 04°00'43" West, a distance of 60.08 feet to a point on the North right-of-way line of said 165<sup>th</sup> Street, said point also being the Southeast corner of Lot 22, STONEBRIDGE MEADOWS, 1<sup>st</sup> Plat; thence North 00°21'00" East, along the East line of said Lot 22, a distance of 82.83 feet to the Northeast corner of said Lot 22, said point also the Southeast corner of Lot 104, STONEBRIDGE MEADOWS, 2<sup>nd</sup> Plat, a subdivision in the City of Olathe, Johnson County, Kansas; thence North 05°09'00" East, along the East line of said Lot 104, a distance of 68.39 feet to the Northeast corner of said Lot 104; thence North 09°40'00" East, along the East line of Lot 103, STONEBRIDGE MEADOWS 2<sup>nd</sup> Plat, a distance of 68.63 feet to the Northeast corner of said Lot 103; thence North 12°06'00" East, along the East line of Lot 102, STONEBRIDGE MEADOWS 2<sup>nd</sup> Plat, a distance of 70.00 feet to the Northeast corner of said Lot 102; thence North 12°00'00" East, along the East line of Lots 101 through 96, STONEBRIDGE MEADOWS 2<sup>nd</sup> Plat, a distance of 375.87 feet; thence North 07°39'00" East, along the East line of Lots 96 and 95, STONEBRIDGE MEADOWS 2<sup>nd</sup> Plat, a distance of 128.70 feet; thence North 14°24'00" West, along the East line of Lots 95 and 94, STONEBRIDGE MEADOWS 2<sup>nd</sup> Plat, a distance of 91.28 feet to the Northeast corner of said Lot 94; thence North 87°21'00" East, along the South line of Lot 92, STONEBRIDGE MEADOWS 2<sup>ND</sup> PLAT, a distance of 16.52 feet to the Southeast corner of said Lot 92; thence North 02°57'00" West, along the East line of said Lot 92 and its northerly prolongation, a distance of 170.62 feet to a point on the North right-of-way line of 163<sup>rd</sup> Terrace, as it now exists; thence South 87°03'00" West, along the North right-of-way line of said 163<sup>rd</sup> Terrace, a distance of

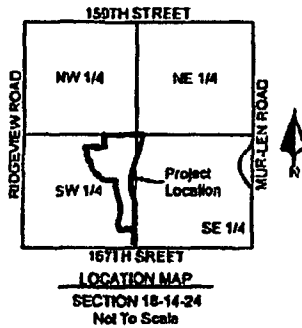
14.50 feet to the Southeast corner of Lot 91, STONEBRIDGE MEADOWS 2<sup>nd</sup> Plat; thence North 02°57'00" West, along the East line of said Lot 91, a distance of 120.14 feet to the Northeast corner of said Lot 91, said point also being on the North line of the Southwest Quarter of said Section 18; thence North 87°07'26" East, along said North line, a distance of 324.23 feet to the Northwest corner of the Southeast Quarter of said Section 18; thence North 87°27'19" East, along the North line of said Southeast Quarter, a distance of 168.88 feet; thence departing said North line, South 13°00'00" West, a distance of 666.14 feet to a point on the West line of said Southeast Quarter; thence continuing South 13°00'00" West, a distance of 380.76 feet; thence southerly, along a curve to the left having a radius of 600 feet, for a distance of 340.34 feet; thence South 19°30'00" East, a distance of 191.41 feet; thence southerly, along a curve to the right having a radius of 600 feet, for a distance of 186.57 feet to a point on the West line of said Southeast Quarter; thence South 01°41'02" East, along said West line, a distance of 832.78 feet to the TRUE POINT OF BEGINNING.

Contains 819,100 square feet, or 18.804 acres, more or less.

**Cedar Ridge Partners  
Proposed Benefit District Area,  
Less R/W**



Not To Scale



**Renaissance  
Infrastructure  
Consulting**

2 New Century Parkway  
New Century, Kansas 66031

913 317.9500  
www.ri-consult.com

Sheet 1 of 1  
17-0152

Cedar Ridge Partners, L.L.C., Less R/W

All that part of Southeast Quarter and Southwest Quarter of Section 18, T14S, R24E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter of said Section 18; thence on Kansas State Plane, North Zone, NAD 83 bearings, North 01°41'02" West along the West line of said Southeast Quarter, a distance of 113.96 feet to a point on the North right-of-way line of 167th Street, as it now exists, said point also being the TRUE POINT OF BEGINNING; thence South 82°21'21" West, along the North right-of-way line of said 167th Street, a distance of 47.10 feet to a point on the East line of Tract "D", SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence North 06°42'24" East, along said East line, a distance of 100.80 feet; thence northerly, continuing along said East line, along a curve to the left having a radius of 200 feet, for a distance of 29.29 feet; thence North 01°41'02" West, continuing along said East line, a distance of 193.84 feet to the Northeast corner of said Tract "D"; thence South 89°40'00" West, along the North line of said Tract "D" and Lots 92 through 89, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 329.48 feet to the Northwest corner of said Lot 89; thence North 18°15'00" West, along the East line of Lots 86 and 85, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 95.11 feet to the Northeast corner of said Lot 85; thence North 00°45'00" East, along the East line of Lot 84, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 72.02 feet to the Northeast corner of said Lot 84; thence North 08°56'20" East, along the East line of Lots 83 and 82, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 140.18 feet to the Northeast corner of said Lot 82; thence North 20°45'00" East, along the East line of Lot 81, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 47.16 feet; thence North 03°36'00" East, along the East line of Lots 81 and 80, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 70.80 feet; thence North 03°57'00" West, along the East line of Lots 80 and 79, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 134.59 feet to the Northeast corner of said Lot 79; thence North 15°55'04" West, along the East line of Lot 78, SADDLEBROOK OF CEDAR RIDGE PARK, SECOND PLAT, a distance of 64.29 feet; thence North 19°20'00" West, continuing along said East line, a distance of 13.92 feet to the Northeast corner of said Lot 78, said point also the Southeast corner of Lot 27, STONEBRIDGE MEADOWS, 1st Plat, a subdivision in the City of Olathe, Johnson County, Kansas; thence North 19°20'00" West, along the East line of Lots 27 and 26, STONEBRIDGE MEADOWS, 1st Plat, a distance of 146.00 feet to the Northeast corner of said Lot 26; thence North 18°12'00" West, along the East line of Lot 25, STONEBRIDGE MEADOWS, 1st Plat, a distance of 71.74 feet to the Northeast corner of said Lot 25; thence North 13°36'00" West, along the East line of Lot 24, STONEBRIDGE MEADOWS, 1st Plat, a distance of 71.19 feet to the Northeast corner of said Lot 24; thence North 08°06'00" West, along the East line of Lot 23, STONEBRIDGE MEADOWS, 1st Plat, a distance of 91.19 feet to the Northeast corner of said Lot 23, said point also being on the South right-of-way line of 165th Street, as it now exists; thence North 04°00'43" West, a distance of 60.08 feet to a point on the North right-of-way line of said 165th Street, said point also being the Southeast corner of Lot 22, STONEBRIDGE MEADOWS, 1st Plat; thence North 00°21'00" East, along the East line of said Lot 22, a distance of 82.83 feet to the Northeast corner of said Lot 22, said point also the Southeast corner of Lot 104, STONEBRIDGE MEADOWS, 2nd Plat, a subdivision in the City of Olathe, Johnson County, Kansas; thence North 05°09'00" East, along the East line of said Lot 104, a distance of 68.39 feet to the Northeast corner of said Lot 104; thence North 09°40'00" East, along the East line of Lot 103, STONEBRIDGE MEADOWS 2nd Plat, a distance of 68.63 feet to the Northeast corner of said Lot 103; thence North 12°06'00" East, along the East line of Lot 102, STONEBRIDGE MEADOWS 2nd Plat, a distance of 70.00 feet to the Northeast corner of said Lot 102; thence North 12°00'00" East, along the East line of Lots 101 through 96, STONEBRIDGE MEADOWS 2nd Plat, a distance of 375.87 feet; thence North 07°39'00" East, along the East line of Lots 96 and 95, STONEBRIDGE MEADOWS 2nd Plat, a distance of 128.70 feet; thence North 14°24'00" West, along the East line of Lots 95 and 94, STONEBRIDGE MEADOWS 2nd Plat, a distance of 91.28 feet to the Northeast corner of said Lot 94; thence North 87°21'00" East, along the South line of Lot 92, STONEBRIDGE MEADOWS 2ND PLAT, a distance of 16.52 feet to the Southeast corner of said Lot 92; thence North 02°57'00" West, along the East line of said Lot 92 and its northerly prolongation, a distance of 170.62 feet to a point on the North right-of-way line of 163rd Terrace, as it now exists; thence South 87°03'00" West, along the North right-of-way line of said 163rd Terrace, a

distance of 14.50 feet to the Southeast corner of Lot 91, STONEBRIDGE MEADOWS 2nd Plat; thence North 02°57'00" West, along the East line of said Lot 91, a distance of 120.14 feet to the Northeast corner of said Lot 91, said point also being on the North line of the Southwest Quarter of said Section 18; thence North 87°07'26" East, along said North line, a distance of 324.23 feet to the Northwest corner of the Southeast Quarter of said Section 18; thence North 87°27'19" East, along the North line of said Southeast Quarter, a distance of 137.74 feet; thence departing said North line, South 13°00'00" West, a distance of 543.32 feet to a point on the West line of said Southeast Quarter; thence continuing South 13°00'00" West, a distance of 495.24 feet; thence southerly, along a curve to the left having a radius of 630 feet, for a distance of 357.36 feet; thence South 19°30'00" East, a distance of 191.41 feet; thence southerly, along a curve to the right having a radius of 570 feet, for a distance of 177.24 feet; thence South 01°41'02" East, parallel with the West line of said Southeast Quarter, a distance of 514.92 feet to the TRUE POINT OF BEGINNING.

Contains 740,170 square feet, or 16.992 acres, more or less.

Owner:

Cedar Ridge Partners, L.L.C.

Address:

12647 Hemlock Street, Overland Park, KS 66213

Legal description of property owned within improvement district:

See attached legal description entitled "Cedar Creek Partners, L.L.C. - Stonebridge Meadows 2nd Plat - Proposed Benefit District Area"

Estimated assessable (sq. ft. or f.f.) in district 500,096 SF

Estimated Assessment Amount \$ 316,492.57

Date: 8/21/17

Signature: 

Time: 11:05 AM

Print Name: THOMAS W. LANGTHORNE

\*\*\*\*\*

Owner:

Coffee Creek Investors, LLC

Address:

12647 Hemlock Street, Overland Park, KS 66213

Legal description of property owned within improvement district:

See attached legal description entitled "Coffee Creek Investors, LLC - Proposed Benefit District Area"

Estimated assessable (sq. ft. or f.f.) in district 2,464,810 SF

Estimated Assessment Amount \$ 1,559,888.59

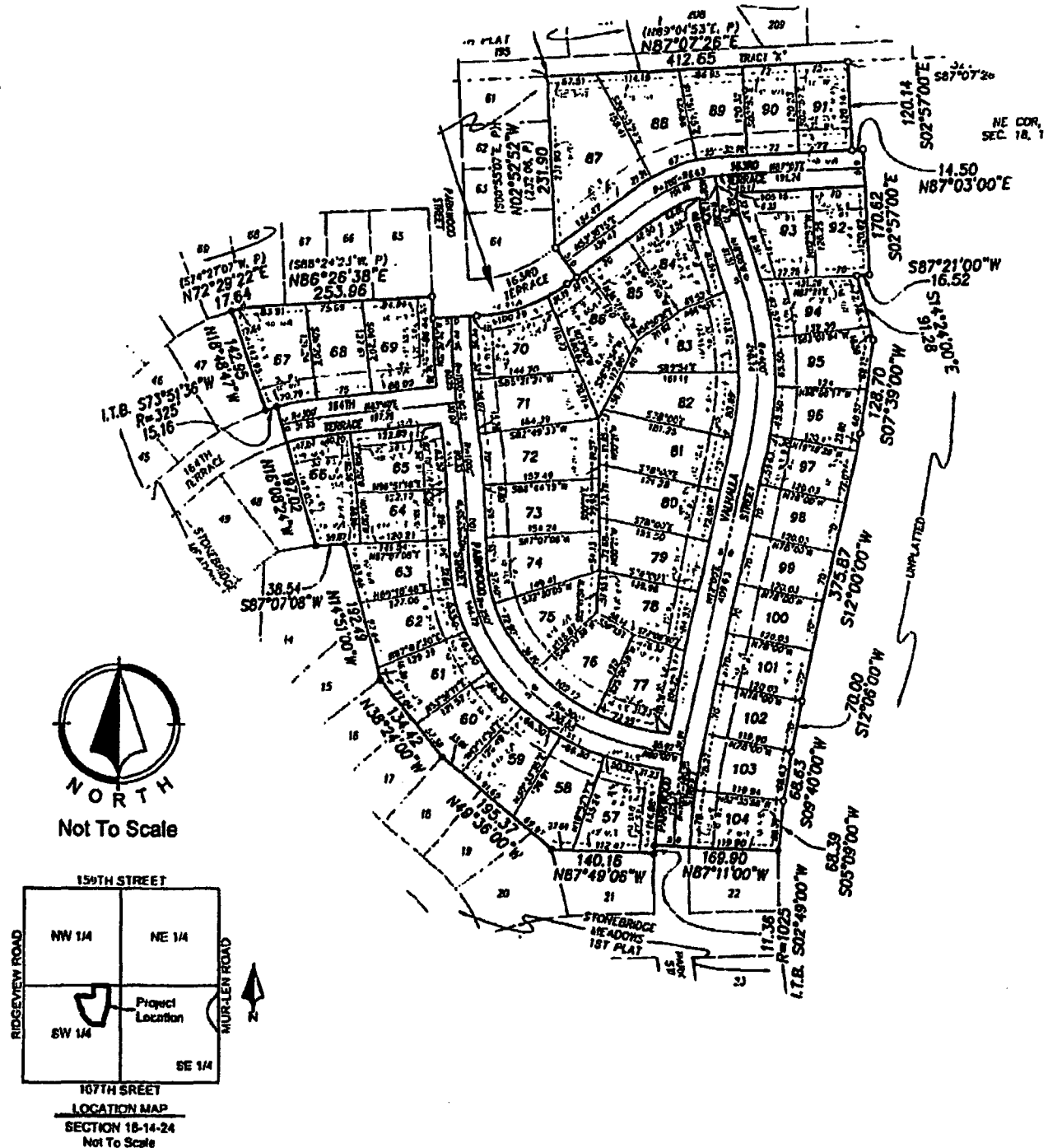
Date: 8/21/17

Signature: 

Time: 11:05 AM

Print Name: THOMAS W. LANGTHORNE

## Stonebridge Meadows 2nd Plat Proposed Benefit District Area



**2 New Century Parkway  
New Century, Kansas 66031**

**013.217.9500**  
**www.ric-consult.com**

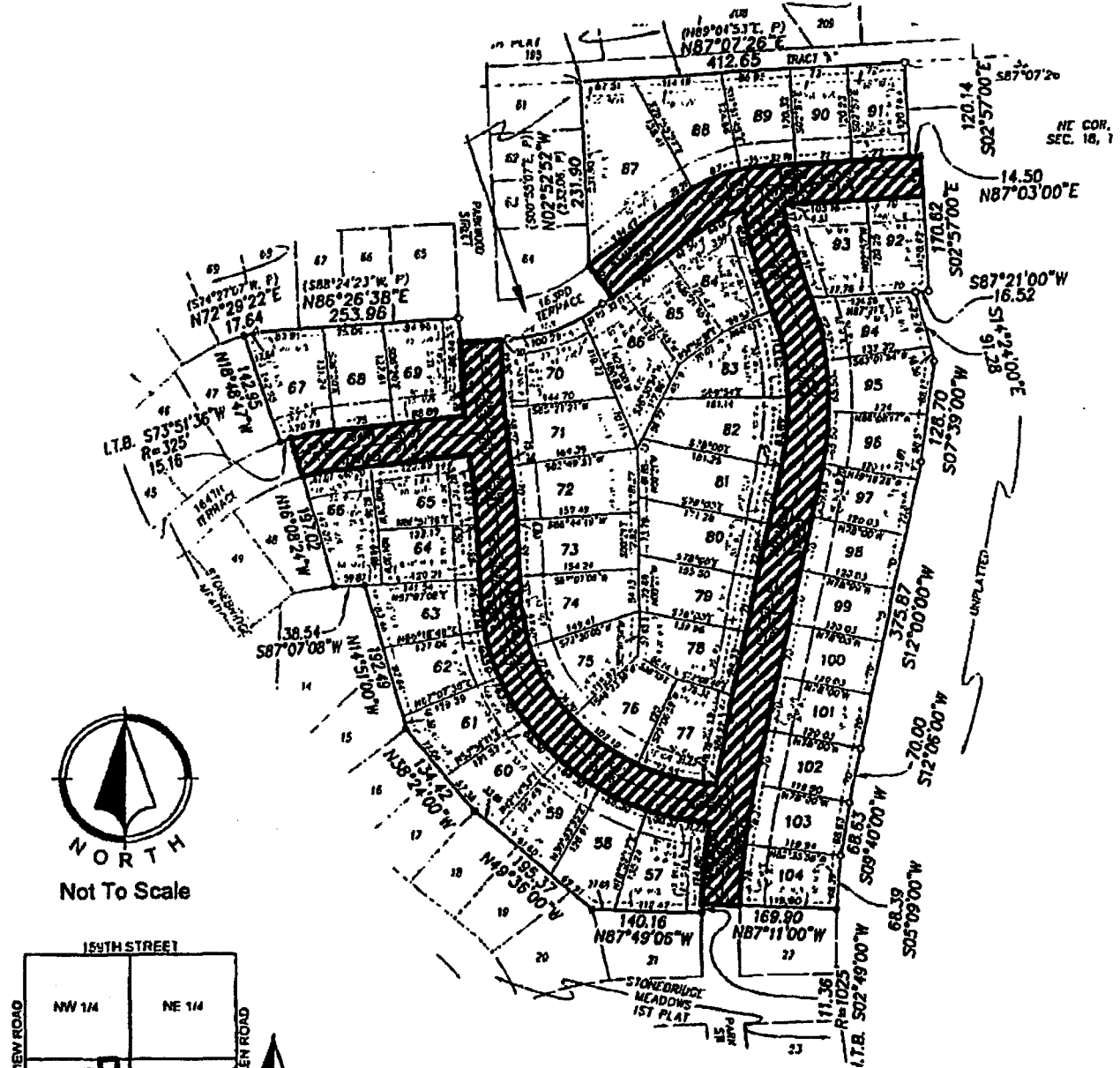
Sheet 1 of 1  
17-0152

**Stonebridge Meadows 2<sup>nd</sup> Plat  
Cedar Ridge Partners, L.L.C.**

**All of Lots 57 through 104, inclusive, STONEBRIDGE MEADOWS, 2<sup>ND</sup> PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, together with all that part of 163<sup>rd</sup> Terrace, 164<sup>th</sup> Terrace, Parkwood Street and Valhalla Street, as platted in said STONEBRIDGE MEADOWS, 2<sup>ND</sup> PLAT.**

**Contains 615,531 square feet, or 14.131 acres, more or less.**

# Stonebridge Meadows 2nd Plat Proposed Benefit District Area, Less R/W



2 New Century Parkway  
New Century, Kansas 66031  
913.317.9500  
www.ri-consult.com

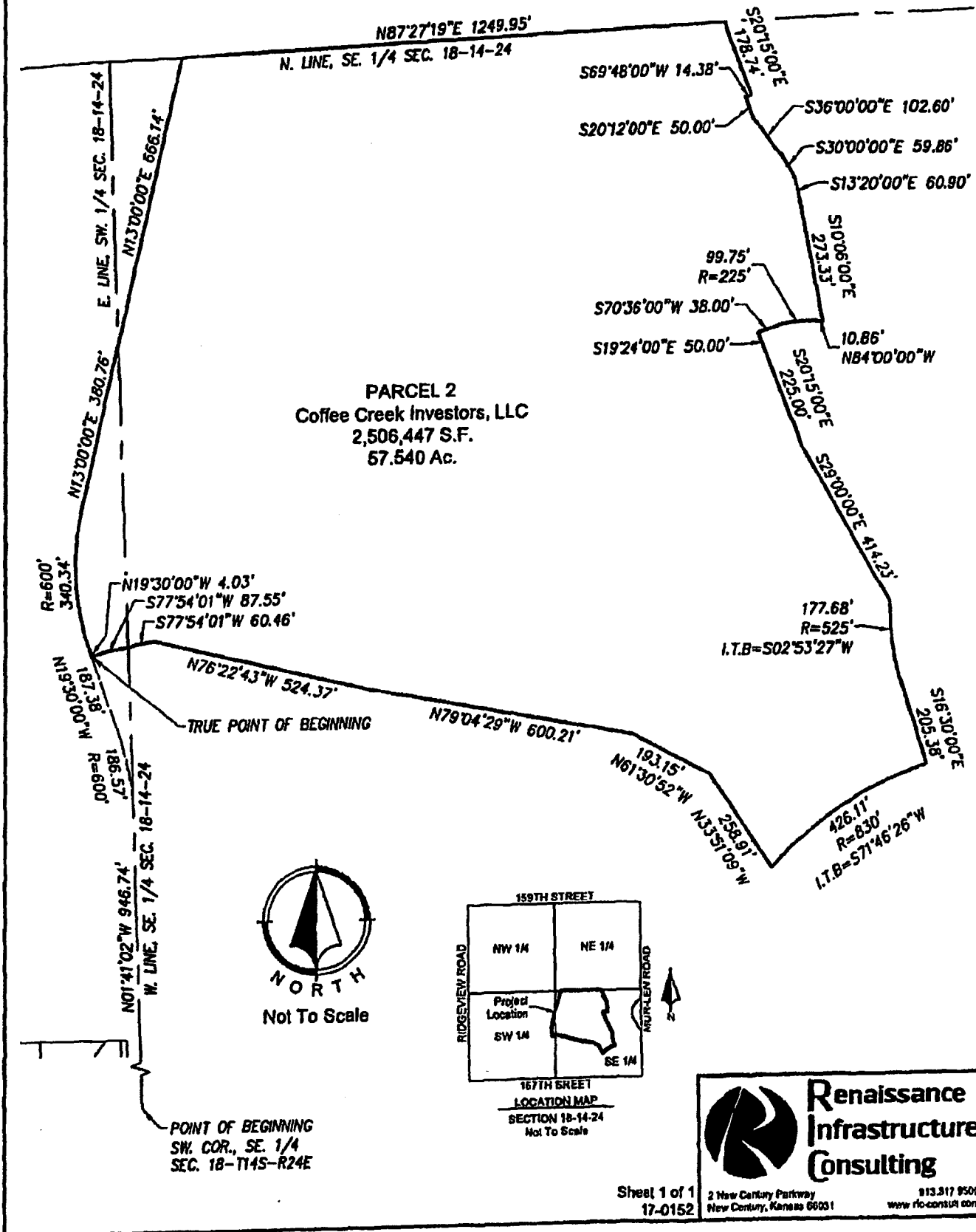
Sheet 1 of 1  
17-0152

**Stonebridge Meadows 2<sup>nd</sup> Plat  
Cedar Ridge Partners, L.L.C., Less RW**

**All of Lots 57 through 104, inclusive, STONEBRIDGE MEADOWS, 2<sup>ND</sup> PLAT, a subdivision in the City of  
Olathe, Johnson County, Kansas.**

**Contains 500,096 square feet, or 11.481 acres, more or less.**

# Coffee Creek Investors Proposed Benefit District Area



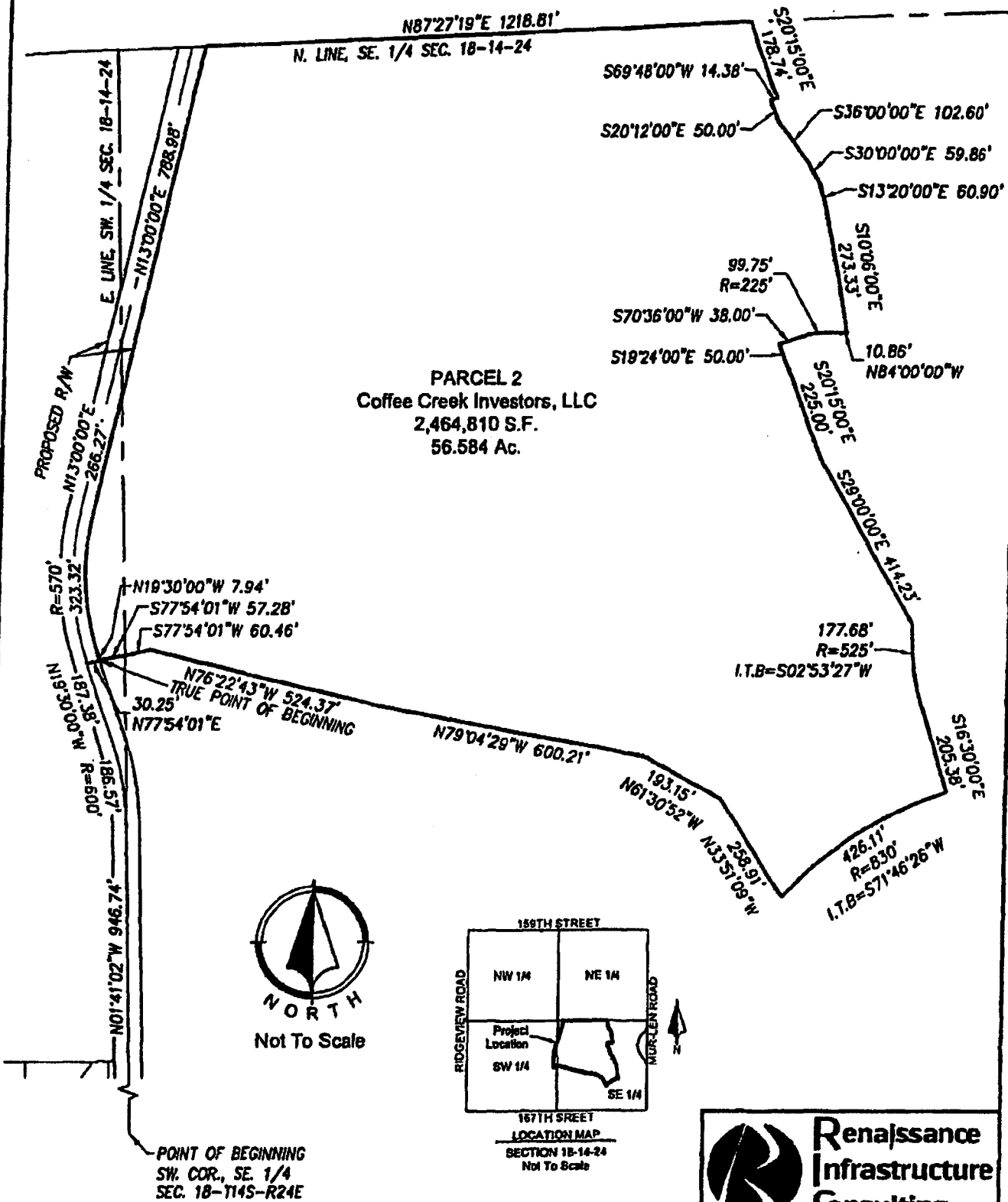
Coffee Creek Investors, LLC

Part of the SE ¼ and part of the SW ¼ of Section 18, T14S, R24E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, more particularly described as follows:

Beginning at the Southwest corner of the SE ¼ of Section 18, T14S, R24E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas; thence N 01°41'02" W along the West line of said SE ¼, a distance of 946.74 feet; thence Northerly, on a curve to the left having a radius of 600.00 feet, for a distance of 186.57 feet; thence N 19°30'00" W a distance of 187.38 feet to the TRUE POINT OF BEGINNING; thence continuing N 19°30'00" W a distance of 4.03 feet; thence Northerly, on a curve to the right having a radius of 600.00 feet, for a distance of 340.34 feet; thence N 13°00'00" E a distance of 380.76 feet to a point on the West line of said SE ¼; thence continuing N 13°00'00" E a distance of 666.14 feet to a point on the North line of said SE ¼; thence N 87°27'19" E, along the North line of said SE ¼, a distance of 1,249.95 feet to the Northwest corner of Lot 49, COFFEE CREEK MEADOWS, 1<sup>st</sup> PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence S 20°15'00" E, along the Westerly line of Lots 49 and 48, COFFEE CREEK MEADOWS, 1<sup>st</sup> PLAT, a distance of 178.74 feet to a point on the Northerly right-of-way line of 163<sup>rd</sup> Terrace, as platted; thence S 69°48'00" W, along the Northerly right-of-way line of said 163<sup>rd</sup> Terrace, a distance of 14.38 feet; thence S 20°12'00" E a distance of 50.00 feet to a point on the Southerly right-of-way line of said 163<sup>rd</sup> Terrace said point also being the Northwest corner of Lot 47, COFFEE CREEK MEADOWS, 1<sup>st</sup> PLAT; thence S 36°00'00" E, along the Southwesterly line of said Lot 47, a distance of 102.60 feet to the South corner of said Lot 47; thence S 30°00'00" E, along the Southwesterly line of Lot 46, COFFEE CREEK MEADOWS, 1<sup>st</sup> PLAT, a distance of 59.86 feet to the South corner of said Lot 46; thence S 13°20'00" E, along the Westerly line of Lot 45, COFFEE CREEK MEADOWS, 1<sup>st</sup> PLAT, a distance of 60.90 feet to the Southwest corner of said Lot 45; thence S 10°06'00" E, along the Westerly line of Lots 44 through 41, COFFEE CREEK MEADOWS, 1<sup>st</sup> PLAT, a distance of 273.33 feet to a point on the Northerly right-of-way line of 164<sup>th</sup> Street, as platted; thence N 84°00'00" W, along the Northerly right-of-way line of said 164<sup>th</sup> Street a distance of 10.86 feet; thence Westerly, continuing along the Northerly right-of-way line of said 164<sup>th</sup> Street, on a curve to the left having a radius of 225.00 feet, for a distance of 99.75 feet; thence S 70°36'00" W, continuing along the Northerly right-of-way line of said 164<sup>th</sup> Street, a distance of 38.00 feet; thence S 19°24'00" E a distance of 50.00 feet to a point on the Southerly right-of-way line of said 164<sup>th</sup> Street, said point also being the Northwest corner of Tract "N", COFFEE CREEK MEADOWS, 2<sup>ND</sup> PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence S 20°15'00" E, along the Westerly line of said Tract "N", a distance of 225.00 feet; thence S 29°00'00" E, continuing along the Westerly line of said Tract "N", a distance of 414.23 feet to a point on the Westerly right-of-way line of Britton Street, as platted; thence Southerly, along the Westerly right-of-way line of said Britton Street, on a curve to the left having an initial tangent bearing of S 02°53'27" W and a radius of 525.00 feet, for a distance of 177.68 feet; thence S 16°30'00" E, continuing along the Westerly right-of-way line of said Britton Street, a distance of 205.38 feet to a point on the Northwesterly right-of-way line of 165<sup>th</sup> Street, as platted; thence Southwesterly, along the Northwesterly right-of-way line of said 165<sup>th</sup> Street, on a curve to the left having an initial tangent bearing of S 71°46'26" W and a radius of 830.00 feet, for a distance of 426.11 feet; thence N 33°51'09" W a distance of 258.91 feet; thence N 61°30'52" W a distance of 193.15 feet; thence N 79°04'29" W a distance of 600.21 feet; thence N 76°22'43" W a distance of 524.37 feet; thence S 77°54'01" W a distance of 60.46 feet to a point on the East line of the SW ¼ of Section 18, T14S, R24E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas; thence continuing S 77°54'01" W a distance of 87.55 feet to the TRUE POINT OF BEGINNING.

Contains 2,506,447 square feet, or 57.540 acres, more or less.

### Coffee Creek Investors Proposed Benefit District Area, Less R/W



Coffee Creek Investors, LLC, Less R/W

Part of the SE ¼ and part of the SW ¼ of Section 18, T14S, R24E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, more particularly described as follows:

Beginning at the Southwest corner of the SE ¼ of Section 18, T14S, R24E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas; thence N 01°41'02" W along the West line of said SE ¼, a distance of 946.74 feet; thence Northerly, on a curve to the left having a radius of 600.00 feet, for a distance of 186.57 feet; thence N 19°30'00" W a distance of 187.38 feet; thence N 77°54'01" E a distance of 30.25 feet to the TRUE POINT OF BEGINNING; thence N 19°30'00" W a distance of 7.94 feet; thence Northerly, on a curve to the right having a radius of 570 feet, for a distance of 323.32 feet; thence N 13°00'00" E a distance of 266.27 feet to a point on the West line of said SE ¼; thence continuing N 13°00'00" E a distance of 788.98 feet to a point on the North line of said SE ¼; thence N 87°27'19" E, along the North line of said SE ¼, a distance of 1,218.81 feet to the Northwest corner of Lot 49, COFFEE CREEK MEADOWS, 1<sup>st</sup> PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence S 20°15'00" E, along the Westerly line of Lots 49 and 48, COFFEE CREEK MEADOWS, 1<sup>st</sup> PLAT, a distance of 178.74 feet to a point on the Northerly right-of-way line of 163<sup>rd</sup> Terrace, as platted; thence S 69°48'00" W, along the Northerly right-of-way line of said 163<sup>rd</sup> Terrace, a distance of 14.38 feet; thence S 20°12'00" E a distance of 50.00 feet to a point on the Southerly right-of-way line of said 163<sup>rd</sup> Terrace said point also being the Northwest corner of Lot 47, COFFEE CREEK MEADOWS, 1<sup>st</sup> PLAT; thence S 36°00'00" E, along the Southwesterly line of said Lot 47, a distance of 102.60 feet to the South corner of said Lot 47; thence S 30°00'00" E, along the Southwesterly line of Lot 46, COFFEE CREEK MEADOWS, 1<sup>st</sup> PLAT, a distance of 59.86 feet to the South corner of said Lot 46; thence S 13°20'00" E, along the Westerly line of Lot 45, COFFEE CREEK MEADOWS, 1<sup>st</sup> PLAT, a distance of 60.90 feet to the Southwest corner of said Lot 45; thence S 10°06'00" E, along the Westerly line of Lots 44 through 41, COFFEE CREEK MEADOWS, 1<sup>st</sup> PLAT, a distance of 273.33 feet to a point on the Northerly right-of-way line of 164<sup>th</sup> Street, as platted; thence N 84°00'00" W, along the Northerly right-of-way line of said 164<sup>th</sup> Street a distance of 10.86 feet; thence Westerly, continuing along the Northerly right-of-way line of said 164<sup>th</sup> Street, on a curve to the left having a radius of 225.00 feet, for a distance of 99.75 feet; thence S 70°36'00" W, continuing along the Northerly right-of-way line of said 164<sup>th</sup> Street, a distance of 38.00 feet; thence S 19°24'00" E a distance of 50.00 feet to a point on the Southerly right-of-way line of said 164<sup>th</sup> Street, said point also being the Northwest corner of Tract "N", COFFEE CREEK MEADOWS, 2<sup>ND</sup> PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence S 20°15'00" E, along the Westerly line of said Tract "N", a distance of 225.00 feet; thence S 29°00'00" E, continuing along the Westerly line of said Tract "N", a distance of 414.23 feet to a point on the Westerly right-of-way line of Britton Street, as platted; thence Southerly, along the Westerly right-of-way line of said Britton Street, on a curve to the left having an initial tangent bearing of S 02°53'27" W and a radius of 525.00 feet, for a distance of 177.68 feet; thence S 16°30'00" E, continuing along the Westerly right-of-way line of said Britton Street, a distance of 205.38 feet to a point on the Northwesterly right-of-way line of 165<sup>th</sup> Street, as platted; thence Southwesterly, along the Northwesterly right-of-way line of said 165<sup>th</sup> Street, on a curve to the left having an initial tangent bearing of S 71°46'26" W and a radius of 830.00 feet, for a distance of 426.11 feet; thence N 33°51'09" W a distance of 258.91 feet; thence N 61°30'52" W a distance of 193.15 feet; thence N 79°04'29" W a distance of 600.21 feet; thence N 76°22'43" W a distance of 524.37 feet; thence S 77°54'01" W a distance of 60.46 feet to a point on the East line of the SW ¼ of Section 18, T14S, R24E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas; thence continuing S 77°54'01" W a distance of 57.28 feet to the TRUE POINT OF BEGINNING.

Contains 2,464,810 square feet, or 56.584 acres, more or less.

CERTIFICATION

STATE OF Kansas )  
COUNTY OF Miami )

SS:

I, Phil Elliott, hereby certify that the signatures appearing on the Petition Signature Sheets, consisting of \_\_\_\_\_ pages, are genuine and the addresses opposite the names are correct.

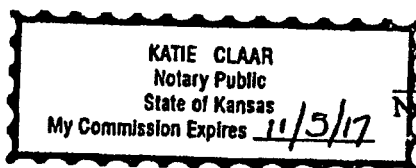
Signature

Phil Elliott

Print Name

Phil Elliott

Subscribed and sworn to before me this 21st day of August, 2017.



Katie Claar  
Notary Public

My commission expires:

11/5/17

CERTIFICATE

STATE OF Kansas )  
COUNTY OF Miami ) SS:

I (we), the undersigned, do hereby certify that I (we) have personally contacted all property owners within the proposed improvement district and have fully explained the project to them, unless otherwise noted below:

PROPERTY OWNERS NOT CONTACTED

NAME & ADDRESS      LEGAL DESCRIPTION      REASON NOT CONTACTED

N/A

DATED this 21 day of August, 20 17.

Signature

Phil Elliott

Print Name

Phil Elliott

Signature

Print Name

Subscribed to and sworn to before me this 21st day of August, 20 17



Katie Claar  
Notary Public

1/13/2017

19

RN 16-1095

Benefit District Calculations  
 Lindenwood Drive - 167th Street to 2,610 feet North  
 STA 11+01.84 to STA 37+11.64

Prepared by RIC  
 Chip Cortaran  
 August 1, 2017

Estimated Project Cost \$ 3,224,309.16  
 Estimated Cost PSF \$ 0.6329

Owner Name	Parcel No.	Gross Parcel (S.F.)	Gross Parcel (ACRES)	Parcel R/W (S.F.)	Parcel R/W (ACRES)	Net Parcel BD (S.F.)	Net Parcel BD (ACRES)	Estimated Assessment
Spring Hill USD No. 230	1	1,433,446	32.907	43,729	1.004	1,389,717	31.904	\$ 879,501.34
Coffee Creek Investors, LLC	2	2,506,447	57.540	41,637	0.956	2,464,810	56.584	\$ 1,559,888.59
Stonebridge Meadows 2nd Plat	3	615,531	14.131	115,435	2.650	500,096	11.481	\$ 316,492.57
Cedar Ridge Partners, L.L.C.	4	819,100	18.804	78,930	1.812	740,170	16.992	\$ 468,426.67
<b>TOTALS</b>		<b>5,374,524</b>	<b>123.382</b>	<b>279,731</b>	<b>6.422</b>	<b>5,094,793</b>	<b>116.960</b>	<b>\$ 3,224,309.16</b>



Project: Lindenwood Benefit District  
Date: 6/15/2017  
Project No: 17-0152

**Opinion of Probable Construction Cost  
PUBLIC Infrastructure Improvements**

Item	Description	Quantity	Unit	Unit Cost	Total
1	Mobilization	1	L.S.	\$75,000.00	\$75,000
2	Clearing & Grubbing	1	L.S.	\$25,000.00	\$25,000
3	Construction Staking	1	L.S.	\$37,500.00	\$37,500
4	Top Soil (Stockpile & Regrade)	9,279	C.Y.	\$5.00	\$46,394
5	Unclassified Excavation	3,677	C.Y.	\$14.00	\$51,478
6	Embankment (Contractor Furnished)	10,870	C.Y.	\$16.00	\$173,920
7	Compaction of Earthwork (All Types)	14,547	C.Y.	\$4.00	\$58,188
8	2" Asphaltic Surface (Modified Superpave)	1,080	Ton	\$60.00	\$64,800
9	8" Asphaltic Base (Modified Superpave)	4,803	Ton	\$60.00	\$288,180
10	6" OP-mod AB-3 Subgrade	3,301	Ton	\$17.00	\$56,117
11	Type 'B' Curb & Gutter	5,168	L.F.	\$22.00	\$113,696
12	Driveway Curb	135	L.F.	\$24.00	\$3,240
13	4" Wide Yellow Lane Line (3M Cold Plastic 270 IES)(Inlaid)	5,317	L.F.	\$1.50	\$7,976
14	4" Wide Yellow Line (3M Cold Plastic 270 IES)(Inlaid)	10	L.F.	\$1.50	\$15
15	12" Solid Yellow Diagonal Line (3M Cold Plastic 270 IES)(Inlaid)	155	L.F.	\$4.25	\$659
16	White Left Turn Arrow (3M Cold Plastic 270 IES)(Inlaid)	12	EA	\$215.00	\$2,580
17	4" Concrete Sidewalk	25,600	SF	\$4.50	\$115,200
18	6" Concrete Sidewalk Ramp with Detectable Warning Surface	187	SF	\$9.50	\$1,777
19	Detectable Warning Surface	80	SF	\$45.00	\$3,600
20	6" Concrete Driveway	237	SY	\$60.00	\$14,196
21	6' x 5' Curb Inlet	1	EA	\$5,400.00	\$5,400
22	6' x 4' Curb Inlet	8	EA	\$5,000.00	\$40,000
23	5' x 5' Field Inlet	2	EA	\$5,400.00	\$10,800
24	42" RCP	37	L.F.	\$175.00	\$6,475
25	36" RCP	456	L.F.	\$140.00	\$63,840
26	30" RCP	297	L.F.	\$120.00	\$35,640
27	24" RCP	388	L.F.	\$80.00	\$31,040
28	15" RCP	50	L.F.	\$70.00	\$3,500
29	36" RCP End Section with Toe Wall	2	EA	\$1,850.00	\$3,700
30	30" RCP End Section with Toe Wall	2	EA	\$1,500.00	\$3,000
31	Underdrain	800	LF	\$30.00	\$24,000
32	20" Steel Casing Pipe	80	LF	\$120.00	\$9,600
33	Street Lights	13	EA	\$8,000.00	\$104,000
34	Street Light Conduit	2,770	LF	\$10.50	\$29,085
35	Street Light Controller	1	EA	\$20,000.00	\$20,000
36	5'x5' Fence	8,811	L.F.	\$2.00	\$17,622
37	Existing Hedge Row Removal	3.25	Ac.	\$10,000.00	\$32,500
38	Temporary Seeding	9,473	S.Y.	\$0.50	\$4,737
39	Sod (Within Public ROW)	4,038	S.Y.	\$7.00	\$28,266
	Sub-total				\$1,608,541
40	General Conditions (One Year)				\$80,000
41	Overhead and Profit			8.0%	\$106,164
42	Contingency			10.0%	\$160,854
	Opinion of Probable Construction Cost (OPCC)				\$1,935,559



**Renaissance  
Infrastructure  
Consulting**

**Chip Corcoran, P.E., LEED AP**  
President, Project Manager

[ccorcoran@ric-consult.com](mailto:ccorcoran@ric-consult.com)  
<http://ric-consult.com>

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Kansas City, KS 64101

5151 NW Canal Street, Suite 100  
Riverside, MO 65455

913.317.8500 (o)  
913.258.1157 (f)