

**RECEIVED**  
**MAY 14 2021**  
**CITY OF OLATHE**  
**CITY CLERK OFFICE**

**PETITION  
INSTRUCTION SHEET  
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. If all of the property does not fall within the improvement district, only describe that part that falls within the improvement district.
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, property address (if available), mailing address, and Johnson County Parcel ID Number.
  - 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 the tracts, parcels, pieces of property within the improvement district with the square footage areas affected by the improvement 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 Bluestem Parkway, 107<sup>th</sup> Terrace, and Cedar Creek Parkway-Bluestem to College."
11. Fill out the Benefit District Application Form and the Estimated or Probable Cost Form.

### **BENEFIT DISTRICT APPLICATION FORM**

Applicant: Cedar Creek Development Company, LLC Phone No. 913-829-6500

Address: 25775 w 103<sup>rd</sup> Street, Olathe, Kansas 66061

Engineer: Schlagel & Associates, P.A. Phone No. 913-492-5158

Address: 14920 W 107<sup>th</sup> Street, Lenexa, Kansas 66215

Does petition have the following filing requirements:

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

### **GENERAL DESCRIPTION OF IMPROVEMENT**

**YES NO**

(X ) ( ) **STREET** – Bluestem Parkway, From current southern terminus to Cedar Creek Parkway

with 2 Lanes (36' back-of-curb to back-of-curb 2-lane road, no median) with

10 Inches Asphalt/Concrete

**STREET** – 107<sup>th</sup> Terrace, From Bluestem Parkway to Clare Road with

2 Lanes (36' back-of-curb to back-of-curb 2-lane road, no median) with

10 Inches Asphalt/Concrete

**STREET** – Cedar Creek Parkway, From Bluestem Road to College Boulevard with

2-12' Lanes graded for a future 4-lane divided roadway but constructed as a 2-lane half

arterial (2 northbound lanes) with 12 Inches Asphalt/Concrete

(X ) ( ) **WATER** - Along Bluestem Parkway, From current southern terminus

to Cedar Creek Parkway, and along 107<sup>th</sup> Terrace, From Bluestem Parkway to

Clare Road, with 12" Lines

( ) (X ) **SANITARY SEWER** - \_\_\_\_\_ Lineal Feet of \_\_\_\_\_ Inch \_\_\_\_\_ Lines

General Location: Cedar Creek residential development and related areas.

Platted Areas in Proposed Benefit District: YES (☒) NO (☐) \_\_\_\_\_

HIDDEN LAKE ESTATES FIRST PLAT  
HIDDEN LAKE ESTATES 2ND PLAT  
HIDDEN LAKE ESTATES 3RD PLAT

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

HIDDEN LAKE ESTATES, 4TH PLAT  
VILLAS AT HIDDEN LAKE, 1ST PLAT

Number of Tracts, Parcels or Lots in District: 48

Number of Tracts, Parcels or Lots Signed: 48

Total Sq. Ft. in District Excluding Public R.O.W.: 10,617,420.84

Total Front Footage (If Applicable): n/a

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

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

\*Right of way and easements for Bluestem Parkway and 107<sup>th</sup> Terrace to be acquired by the City from Developer.

Proposed Method of Assessment:

( )	Front Footage	Cost per F.F.	_____
(X)	Square Footage	Cost per S.F.	<u>Phase 1 = \$0.18</u> <u>Phase 2 = \$0.50</u> <u>Cedar Creek Parkway = \$0.36</u> <u>Total = \$1.04</u>

Estimated Cost of Public Improvement:

Estimated Engineering Design Time: \_\_\_\_\_ Years \_\_\_\_\_ Months

Estimated Date to Begin Construction: 2021

Estimated Completion Date: 2023



## ESTIMATED OR PROBABLE COST

Project Name Bluestem-107th Street-Cedar Creek Parkway, Bluestem to College

Prepared By: City of Olathe Date: 5/11/2021

(A) Estimated Construction Time: Years 0  
Months 24

		<u>Phase I</u>	<u>Phase II</u>	<u>Cedar Creek Parkway</u>	<u>Total</u>
(B) # of Parcels	<u>48</u>				
(C) # of Signs	<u>2</u>				
(D) Engineer Petition Preparation Fee					
(E) Appraisal Costs					
(F) Other:					
(G) Estimated or Probable Construction Cost		\$1,246,210.00	\$3,560,572.50	\$2,200,000.00	\$7,006,782.50
(H) Land Acquisition Costs		\$397,750.75	\$997,865.90	\$0.00	\$1,395,616.65
(I) Utility Mitigation (Attach Itemized List & Cost)					
(J) Reserve for Construction Timing 1% Per Month [1% x (G) x Total Months (A)]		\$0.00	\$0.00	\$538,765.63	\$538,765.63
<b>(K) SUBTOTAL OF CONSTRUCTION COST: [(G) + (J)]</b>		<b>\$1,246,210.00</b>	<b>\$3,560,572.50</b>	<b>\$2,738,765.63</b>	<b>\$7,545,548.13</b>
<b>(L) CONSTRUCTION TOTAL COST: [(K) + (H) + (I)]</b>		<b>\$1,643,960.75</b>	<b>\$4,558,438.40</b>	<b>\$2,738,765.63</b>	<b>\$8,941,164.78</b>
(M) Interim Financing		\$62,310.50	\$178,028.63	\$133,705.69	\$374,044.82
(N) Temporary Note Issuance Cost		\$0.00	\$0.00	\$45,581.48	\$45,581.48
(O) Engineering		\$0.00	\$0.00	\$0.00	\$0.00
(P) Engineer Petition Preparation Fee [from line (D) above]		\$0.00	\$0.00	\$0.00	\$0.00
(Q) Inspection [5% x (K)]		\$62,310.50	\$178,028.63	\$136,938.28	\$377,277.41
(R) Legal Notice (Set at \$200.00)		\$200.00	\$200.00	\$0.00	\$400.00
(S) Sign Costs [\$500.00 per Sign (C)]		\$1,000.00	\$0.00	\$0.00	\$1,000.00
(T) Certificates of Title [\$20.00 per Parcel(B)]		\$0.00	\$0.00	\$0.00	\$0.00
(U) Tax Roll Certification [\$5.00 per Parcel(B)]		\$0.00	\$0.00	\$0.00	\$0.00
(V) Project Management Cost [5% x (K) Construction Total Cost]		\$62,310.50	\$178,028.63	\$136,938.28	\$377,277.41
(W) Appraisal Costs [from line (E) above]		\$0.00	\$0.00	\$0.00	\$0.00
(X) Bond Issuance Cost [1.75% x (L) Construction Total Cost]		\$28,769.31	\$79,772.67	\$220,637.74	\$329,179.73
(Y) Reserve for Contingency		\$0.00	\$0.00	\$273,876.56	\$273,876.56
(Z) Other: [from line (F) above]		\$0.00	\$0.00	\$0.00	\$0.00
<b>(AA) PROJECT SUBTOTAL COST [Sum of lines (L) through (Z)]</b>		<b>\$1,860,861.56</b>	<b>\$5,172,496.95</b>	<b>\$3,686,443.67</b>	<b>\$10,719,802.18</b>
(BB) City Petition Fee (Set at \$4000)		\$4,000.00	\$0.00	\$0.00	\$4,000.00
(CC) Indirect Costs [4% of Subtotal (AA), less Land Acquisition and related costs]		\$58,246.01	\$166,286.74	\$147,457.75	\$371,990.49
(DD) City Petition Fee plus Indirect Costs (BB+CC)		\$62,246.01	\$166,286.74	\$147,457.75	\$375,990.49
<b>(EE) PROJECT TOTAL ESTIMATED OR PROBABLE COSTS (AA + DD)</b>		<b>\$1,923,107.57</b>	<b>\$5,338,783.69</b>	<b>\$3,833,901.41</b>	<b>\$11,095,792.67</b>



## **ENGINEERS ESTIMATES**

*See Attached Estimates*



**BLUESTEM PARKWAY - PHASE 1**  
 (370 L.F. from Current Terminus South)  
**ENGINEER'S OPINION OF PROBABLE COST**

January 15, 2021

**STORM SEWERS**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	18" RCP	220.0	L.F.	55.00	\$12,100.00
2	Curb Inlets	3.0	EA.	3,500.00	\$10,500.00
3	Rip-Rap (Grouted Stone)	50.0	S.Y.	75.00	\$3,750.00
4	Rock Excavation	100.0	C.Y.	75.00	\$7,500.00
5	Erosion Control	1.0	L.S.	5,000.00	\$5,000.00
6	Bonds (1.5%)	1.0	L.S.	5,800.00	\$5,800.00
				<b>SUBTOTAL</b>	<b>\$44,650.00</b>

**STREET CONSTRUCTION**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	Grading	6,500.0	C.Y.	\$11.00	\$71,500.00
2	Fine Grading	5,000.0	S.Y.	\$2.50	\$12,500.00
3	Fly-Ash Stabilization	1,500.0	S.Y.	\$5.25	\$7,875.00
4	Curb and Gutter	740.0	L.F.	\$17.50	\$12,950.00
5	10" Asphalt	1,300.0	S.Y.	\$32.00	\$41,600.00
6	Seeding/Mulching	0.5	Acres	\$2,000.00	\$1,000.00
7	Erosion Control	1.0	L.S.	\$8,000.00	\$8,000.00
8	Sidewalks	740.0	L.F.	\$15.00	\$11,100.00
9	Handicap Ramps	2.0	EA.	\$2,000.00	\$4,000.00
10	Traffic Control	1.0	L.S.	\$3,000.00	\$3,000.00
11	Bonds (1.5%)	1.0	L.S.	\$3,000.00	\$3,000.00
12	Soils Testing	1.0	L.S.	\$7,000.00	\$7,000.00
				<b>SUBTOTAL</b>	<b>\$183,525.00</b>

14920 W. 107th STREET, LENEXA, KANSAS 66215  
 Phone (913) 492-5158 or FAX (913) 492-8400

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#### MISCELLANEOUS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	Street Lights	3.0	EA.	\$3,500.00	\$10,500.00
2	Water	370.0	L.F.	\$70.00	\$25,900.00
3	Engineering	1.0	L.S.	\$18,000.00	\$18,000.00
4	Construction Staking	1.0	L.S.	\$8,000.00	\$8,000.00
5	Street Trees	15.0	Trees	\$400.00	\$6,000.00
6	Contingencies (15%)	1.0	LS	\$45,000.00	\$45,000.00
				<b>SUBTOTAL</b>	<b>\$111,400.00</b>

**TOTAL** **\$339,575.00**

#### Disclaimers:

- 1 Since Engineer has no control over the cost of labor, materials, or equipment, or over contractor's(s') methods of determining prices, or over competitive bidding or market conditions, the estimate of construction cost and schedule provided for herein is to be made on the basis of Engineer's experience and qualifications and represents Engineer's best judgment as a professional engineer familiar with the construction industry, but Engineer cannot and does not guarantee that the bids or the Project construction cost or schedule will not vary from the Engineer's Opinion of Probable Cost and schedule prepared by Engineer.
- 2 The Engineer's Opinion of Probable Cost is based upon reasonable assumptions from a conceptual plan.
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## BLUESTEM PARKWAY - PHASE 2

(1,880 L.F. from S End of Hidden Lake Estates 4th SW to Cedar Creek Pkwy)

### ENGINEER'S OPINION OF PROBABLE COST

January 15, 2021

#### STORM SEWERS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	15" RCP	300.0	L.F.	55.00	\$16,500.00
2	24" RCP	970.0	L.F.	65.00	\$63,050.00
3	Curb Inlets	12.0	EA.	3,500.00	\$42,000.00
4	Rip-Rap (Grouted Stone)	50.0	S.Y.	75.00	\$3,750.00
5	Rock Excavation	500.0	C.Y.	75.00	\$37,500.00
6	R.C. Box (10'x10')	120.0	L.F.	1,150.00	\$138,000.00
7	Erosion Control	1.0	L.S.	18,000.00	\$18,000.00
8	Bonds (1.5%)	1.0	L.S.	4,800.00	\$4,800.00
				<b>SUBTOTAL</b>	<b>\$323,600.00</b>

#### STREET CONSTRUCTION

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	Grading	35,000.0	C.Y.	\$11.00	\$385,000.00
2	Fine Grading	18,000.0	S.Y.	\$2.50	\$45,000.00
3	Borrow Material	10,000.0	C.Y.	\$10.00	\$100,000.00
4	Fly-Ash Stabilization	7,750.0	S.Y.	\$5.25	\$40,687.50
5	Curb and Gutter	3,760.0	L.F.	\$17.50	\$65,800.00
6	10" Asphalt	6,700.0	S.Y.	\$32.00	\$214,400.00
7	Seeding/Mulching	4.0	Acres	\$2,000.00	\$8,000.00
8	Erosion Control	1.0	L.S.	\$30,000.00	\$30,000.00
9	Sidewalks	3,760.0	L.F.	\$15.00	\$56,400.00
10	Handicap Ramps	4.0	EA.	\$2,000.00	\$8,000.00
11	Traffic Control	1.0	L.S.	\$10,000.00	\$10,000.00
12	Bonds (1.5%)	1.0	L.S.	\$14,600.00	\$14,600.00
13	Soils Testing	1.0	L.S.	\$7,000.00	\$7,000.00
				<b>SUBTOTAL</b>	<b>\$984,887.50</b>

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#### MISCELLANEOUS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	Street Lights	10.0	EA.	\$3,500.00	\$35,000.00
2	Water	1,880.0	L.F.	\$70.00	\$131,600.00
3	Engineering	1.0	L.S.	\$115,000.00	\$115,000.00
4	Construction Staking	1.0	L.S.	\$48,000.00	\$48,000.00
5	Street Trees	75.0	Trees	\$400.00	\$30,000.00
6	Contingencies (15%)	1.0	LS	\$280,000.00	\$280,000.00
7	Inflation (5%/year-2022 Const)	1.0	LS	\$192,000.00	\$192,000.00
				<b>SUBTOTAL</b>	<b>\$831,600.00</b>

**TOTAL** **\$2,140,087.50**

#### Disclaimers:

- 1 Since Engineer has no control over the cost of labor, materials, or equipment, or over contractor's(s') methods of determining prices, or over competitive bidding or market conditions, the estimate of construction cost and schedule provided for herein is to be made on the basis of Engineer's experience and qualifications and represents Engineer's best judgment as a professional engineer familiar with the construction industry, but Engineer cannot and does not guarantee that the bids or the Project construction cost or schedule will not vary from the Engineer's Opinion of Probable Cost and schedule prepared by Engineer.
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### 107th TERRACE - PHASE 1

(880 LF from Bluestem Pkwy East to End of Villas at Hidden Lake 1st Plat)

#### ENGINEER'S OPINION OF PROBABLE COST

January 15, 2021

#### STORM SEWERS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	15" RCP	150.0	L.F.	55.00	\$8,250.00
2	24" RCP	43.0	L.F.	65.00	\$2,795.00
3	Curb Inlets	3.0	EA.	3,500.00	\$10,500.00
4	Rock Excavation	150.0	C.Y.	75.00	\$11,250.00
5	Erosion Control	1.0	L.S.	10,000.00	\$10,000.00
6	Bonds (1.5%)	1.0	L.S.	700.00	\$700.00
				<b>SUBTOTAL</b>	<b>\$43,495.00</b>

#### STREET CONSTRUCTION

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	Grading	16,500.0	C.Y.	\$11.00	\$181,500.00
2	Fine Grading	8,000.0	S.Y.	\$2.50	\$20,000.00
3	Borrow Material	4,000.0	C.Y.	\$10.00	\$40,000.00
4	Fly-Ash Stabilization	3,520.0	S.Y.	\$5.25	\$18,480.00
5	Curb and Gutter	1,760.0	L.F.	\$17.50	\$30,800.00
6	10' Asphalt	3,130.0	S.Y.	\$32.00	\$100,160.00
7	Seeding/Mulching	2.0	Acres	\$2,000.00	\$4,000.00
8	Erosion Control	1.0	L.S.	\$28,000.00	\$28,000.00
9	Sidewalks	1,760.0	L.F.	\$15.00	\$26,400.00
10	Handicap Ramps	4.0	EA.	\$2,000.00	\$8,000.00
11	Traffic Control	1.0	L.S.	\$10,000.00	\$10,000.00
12	Bonds (1.5%)	1.0	L.S.	\$7,200.00	\$7,200.00
13	Soils Testing	1.0	L.S.	\$7,000.00	\$7,000.00
				<b>SUBTOTAL</b>	<b>\$481,540.00</b>

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#### MISCELLANEOUS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	Street Lights	6.0	EA.	\$3,500.00	\$21,000.00
2	Water	880.0	L.F.	\$70.00	\$61,600.00
3	Engineering	1.0	L.S.	\$118,000.00	\$118,000.00
4	Construction Staking	1.0	L.S.	\$43,000.00	\$43,000.00
5	Street Trees	50.0	Trees	\$400.00	\$20,000.00
6	Contingencies (15%)	1.0	LS	\$118,000.00	\$118,000.00
				<b>SUBTOTAL</b>	<b>\$381,600.00</b>

**TOTAL** **\$906,635.00**

#### Disclaimers:

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### 107th TERRACE - PHASE 2

(1270 L.F. from the End of Villas at Hidden Lake 1st East to Clare Road)

#### ENGINEER'S OPINION OF PROBABLE COST

January 15, 2021

#### STORM SEWERS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	15" RCP	200.0	L.F.	55.00	\$11,000.00
2	24" RCP	700.0	L.F.	65.00	\$45,500.00
3	60" RCP	175.0	L.F.	125.00	\$21,875.00
4	60" End Section	2.0	EA.	2,500.00	\$5,000.00
5	Curb Inlets	12.0	EA.	3,500.00	\$42,000.00
6	Rip Rap (Grouted Stone)	40.0	S.Y.	75.00	\$3,000.00
7	Rock Excavation	400.0	C.Y.	75.00	\$30,000.00
8	Erosion Control	1.0	L.S.	22,000.00	\$22,000.00
9	Bonds	1.0	L.S.	2,800.00	\$2,800.00
				<b>SUBTOTAL</b>	<b>\$183,175.00</b>

#### STREET CONSTRUCTION

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	Grading	25,000.0	C.Y.	\$11.00	\$275,000.00
2	Fine Grading	12,000.0	S.Y.	\$2.50	\$30,000.00
3	Borrow Material	8,000.0	C.Y.	\$10.00	\$80,000.00
4	Fly-Ash Stabilization	5,280.0	S.Y.	\$5.25	\$27,720.00
5	Curb and Gutter	2,540.0	L.F.	\$17.50	\$44,450.00
6	10" Asphalt	4,520.0	S.Y.	\$32.00	\$144,640.00
7	Seeding/Mulching	3.0	Acres	\$2,000.00	\$6,000.00
8	Erosion Control	1.0	L.S.	\$18,000.00	\$18,000.00
9	Sidewalks	2,540.0	L.F.	\$15.00	\$38,100.00
10	Handicap Ramps	8.0	EA.	\$2,000.00	\$16,000.00
11	Traffic Control	1.0	L.S.	\$10,000.00	\$10,000.00
12	Bonds (1.5%)	1.0	L.S.	\$10,500.00	\$10,500.00
13	Soils Testing	1.0	L.S.	\$7,000.00	\$7,000.00
				<b>SUBTOTAL</b>	<b>\$707,410.00</b>

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1 of 2



#### MISCELLANEOUS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	Street Lights	8.0	EA.	\$3,500.00	\$28,000.00
2	Water	1,270.0	L.F.	\$70.00	\$88,900.00
3	Engineering	1.0	L.S.	\$75,000.00	\$75,000.00
4	Construction Staking	1.0	L.S.	\$25,000.00	\$25,000.00
5	Street Trees	40.0	Trees	\$400.00	\$16,000.00
6	Contingencies (15%)	1.0	LS	\$168,000.00	\$168,000.00
7	Inflation (5%/year-2022 Const)	1.0	LS	\$129,000.00	\$129,000.00
				<b>SUBTOTAL</b>	<b>\$529,900.00</b>

**TOTAL** **\$1,420,485.00**

#### Disclaimers:

- 1 Since Engineer has no control over the cost of labor, materials, or equipment, or over contractor's(s') methods of determining prices, or over competitive bidding or market conditions, the estimate of construction cost and schedule provided for herein is to be made on the basis of Engineer's experience and qualifications and represents Engineer's best judgment as a professional engineer familiar with the construction industry, but Engineer cannot and does not guarantee that the bids or the Project construction cost or schedule will not vary from the Engineer's Opinion of Probable Cost and schedule prepared by Engineer.
- 2 The Engineer's Opinion of Probable Cost is based upon reasonable assumptions from a conceptual plan.
- 3 The format of this document may not be the same as the final format used to obtain competitive bids.
- 4 Any use of this document other than for preliminary cost analysis is not recommended.



## Engineer's Estimate

### Cedar Creek Parkway, Bluestem to College

Item	Estimated Cost
Clearing and Grubbing	\$ 50,000.00
Grading	\$ 450,000.00
Erosion Control	\$ 25,000.00
Curb & Gutter	\$ 75,000.00
12" Asphalt	\$ 350,000.00
AB-3 Base Course	\$ 75,000.00
5' Sidewalk	\$ 50,000.00
10' Sidewalk	\$ 75,000.00
Storm Sewers	\$ 325,000.00
Restoration (Sodding/Seeding)	\$ 50,000.00
Street Lights	\$ 100,000.00
Traffic Control	\$ 25,000.00
Pavement Markings/Street Signage	\$ 35,000.00
Incidental Construction	\$ 150,000.00
Utility Relocation	\$ 75,000.00
Engineering	\$ 290,000.00
<b>Total</b>	<b>\$ 2,200,000.00</b>

## 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:

### Phase 1

**Bluestem Parkway, 370 linear feet south from current terminus:** 36' back-of-curb to back-of-curb 2-lane road (no median) + 12" water main extension.

**107<sup>th</sup> Terrace, 880 linear feet west from Bluestem Parkway to end of Villas at Hidden Lake 1<sup>st</sup> Plat:** 36' back-of-curb to back-of-curb 2-lane road (no median) + 12" water main extension.

All road improvements will be constructed to collector standard, including 5' concrete sidewalks adjacent to road; storm sewer and streetlights.

### Phase 2

**Bluestem Parkway, 1,880 linear feet south from Hidden Lake Estates 4<sup>th</sup> Plat to Cedar Creek Parkway:** 36' back-of-curb to back-of-curb 2-lane road (no median) that meets the City of Olathe's access management guidelines + 12" water main extension.

**107<sup>th</sup> Terrace, 1,270 linear feet west from Villas at Hidden Lake 1<sup>st</sup> Plat to Clare Road:** 36' back-of-curb to back-of-curb 2-lane road (no median) that meets the City of Olathe's access management guidelines + 12" water main extension.

All road improvements will be constructed to collector standard, including 5' concrete sidewalks adjacent to road; storm sewer and streetlights.

### Cedar Creek Parkway

**Cedar Creek Parkway, Bluestem to College:** 1-12' lane of travel in each direction, graded for a future 4-lane divided roadway but constructed as a 2-lane half arterial (2 northbound lanes).

All road improvements will be constructed to arterial standard, including 10' concrete side path and a 5' concrete sidewalk adjacent to road; storm sewer and streetlights.

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:

Phase 1 = \$1,923,107.57

Phase 2 = \$5,338,783.69

Cedar Creek Parkway = \$3,833,901.41

Total = \$11,095,792.67

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

A tract of land lying in Section 8 and the West One-Half of Section 9, both within Township 13, Range 23 East in the City of Olathe, Johnson County, Kansas, said tract being more particularly described as follows:



Commencing at the Southwest corner of the Southeast One-Quarter of said Section 8; thence along the South line of the said Southeast One-Quarter, North 87 degrees 45 minutes 51 seconds East, a distance of 240.00 feet to the midpoint of the North line of Street Dedication recorded in book 201101 at page 005969, said point being the Point of Beginning; thence North 02 degrees 14 minutes 09 seconds West, a distance of 204.29 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 750.00 feet, a central angle of 45 degrees 49 minutes 31 seconds and an arc length of 599.85 feet; thence North 48 degrees 03 minutes 40 seconds West, a distance of 445.39 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 1000.00 feet, a central angle of 60 degrees 36 minutes 11 seconds and an arc length of 1057.72 feet to a point of reverse curvature; thence along a curve to the left, having an initial tangent bearing of North 12 degrees 32 minutes 31 seconds East, a radius of 850.00 feet, a central angle of 51 degrees 31 minutes 06 seconds and an arc length of 764.29 feet to a point of reverse curvature; thence along a curve to the right, having an initial tangent bearing of North 38 degrees 58 minutes 34 seconds West a radius of 750.00 feet, a central angle of 02 degrees 22 minutes 28 seconds and an arc length of 31.08 feet; thence North 38 degrees 19 minutes 10 seconds East, a distance of 273.04 feet; thence North 13 degrees 09 minutes 27 seconds West, a distance of 254.28 feet; thence North 01 degrees 25 minutes 50 seconds East a distance of 355.58 feet; thence North 04 degrees 15 minutes 25 seconds East a distance of 292.49 feet; thence North 14 degrees 47 minutes 36 seconds West, a distance of 320.00 feet; thence North 87 degrees 13 minutes 16 seconds West, a distance of 261.55 feet; thence North 63 degrees 14 minutes 29 seconds West, a distance of 228.34 feet to a point on the South line of Block 2, "Cedar Creek Village I, Ninth Plat", a subdivision in the said City of Olathe; thence along the South line of said Block 2, North 45 degrees 13 minutes 42 seconds East, a distance of 350.25 feet to the Northwest corner of Tract "36", "Cedar Creek Village I, Fifth Plat", a subdivision in the said City of Olathe; thence along the North line of said Tract "36" for the following four courses South 57 degrees 20 minutes 29 seconds East, a distance of 91.05 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 32 degrees 39 minutes 31 seconds West, a radius of 50.00 feet, a central angle of 185 degrees 31 minutes 41 seconds and an arc length of 161.90 feet; thence South 84 degrees 49 minutes 12 seconds East, a distance of 78.61 feet; thence North 63 degrees 34 minutes 27 seconds East, a distance of 595.34 feet to the Northeast corner of said Tract "36", said point being on the North Quarter line of said Section 8, said point also being the Southwest corner of Lot 6 "Cedar Creek Village I, Twenty-Eighth Plat", a subdivision in the said City of Olathe; thence along the South line of said Lot 6 for the following two courses, North 74 degrees 54 minutes 19 seconds East, a distance of 98.86 feet; thence North 37 degrees 47 minutes 08 seconds East, a distance of 50.41 feet; thence South 66 degrees 30 minutes 14 seconds East, a distance of 37.23 feet; thence North 34 degrees 46 minutes 03 seconds East, a distance of 42.24 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 220.00 feet, a central angle of 87 degrees 07 minutes 50 seconds and an arc length of 334.56 feet to a point of reverse curvature; thence along a curve to the left, having an initial tangent bearing of South 58 degrees 06 minutes 07 seconds East, a radius of 400.00 feet, a central angle of 44 degrees 27 minutes 29 seconds and an arc length of 310.38 feet; thence North 77 degrees 24 minutes 44 seconds East, a distance of 87.05 feet to a corner point of Bluestem Parkway right-of-way as platted in "Hidden Lake Estates, Second Plat", a subdivision in the said City of Olathe; thence along the North line of said "Hidden Lake Estates, Second Plat", South 78 degrees 42 minutes 40 seconds East, a distance of 87.29 feet; thence continuing along said North line and its Southeasterly extension South 83 degrees 01 minutes 24 seconds East, a distance of 379.47 feet; thence South 26 degrees 01 minutes 24 seconds East, a distance of 309.99 feet; thence South 78 degrees 01 minutes 48 seconds East, a distance of 159.97 feet; thence South 38 degrees 01 minutes 24 seconds East, a distance of 389.99 feet; thence South 64 degrees 31 minutes 24 seconds East, a distance of 500.02 feet; thence South 51 degrees 01 minutes 24 seconds East, a distance of 209.99 feet; thence South 24 degrees 01 minutes 28 seconds East, a distance of 275.03 feet; thence North 89 degrees 43 minutes 17 seconds East, a distance of 319.94 feet; thence South 81 degrees 01 minutes 24 seconds East, a distance of 265.00 feet; thence South 87 degrees 52 minutes 16 seconds East, a distance of 315.36 feet to a point on the West right-of-way line of Clare Road as platted in "College Point, First Plat", a subdivision in the said City of Olathe; thence along said West right-of-way,



South 06 degrees 48 minutes 21 seconds East, a distance of 527.61 feet to a point of curvature, said point being the Northwest corner of "Prairie Brook, Fourth Plat", a subdivision in the said City of Olathe; thence continuing along the West right-of-way line of Clare Road as platted in said "Prairie Brook, Fourth Plat", "Prairie Brook, Seventh Plat", a subdivision in the said City of Olathe and Street Dedication recorded in book 200506 at Page 013651 for the following two courses, along a curve to the right, tangent to the previous course and having a radius of 825.00 feet, a central angle of 47 degrees 49 minutes 12 seconds and an arc length of 688.56 feet; thence South 41 degrees 00 minutes 51 seconds West, a distance of 665.21 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 950.00 feet, a central angle of 54 degrees 25 minutes 55 seconds and an arc length of 902.52 feet; thence South 13 degrees 25 minutes 04 seconds East, a distance of 242.00 feet to the Northeast corner of Street Dedication recorded in book 8598 at Page 47; thence along the North line of said Street Dedication, South 76 degrees 34 minutes 56 seconds West, a distance of 60.00 feet; thence North 66 degrees 23 minutes 00 seconds West, a distance of 597.00 feet; thence North 44 degrees 23 minutes 51 seconds West, a distance of 204.00 feet; thence along the North line of "Cedar Creek Corporate Park E.J., Second Plat", a subdivision in the said City of Olathe and it Southeasterly extension, North 66 degrees 56 minutes 39 seconds West, a distance of 467.29 feet to the Northern most corner of said plat; thence continuing along the North line of said plat, South 64 degrees 44 minutes 31 seconds West, a distance of 469.71 feet; thence along the West line of said plat and the West line of "Cedar Creek Corporate Park E.J., Third Plat", a subdivision in the said City of Olathe and it Southerly extension, for the following three courses, South 07 degrees 19 minutes 42 seconds West, a distance of 185.00 feet; thence South 30 degrees 46 minutes 27 seconds West, a distance of 150.00 feet; thence South 08 degrees 11 minutes 51 seconds East, a distance of 500.00 feet; thence South 37 degrees 11 minutes 54 seconds East, a distance of 211.71 feet; thence South 02 degrees 14 minutes 09 seconds East, a distance of 60.00 feet to a point on the South line of the said Section 8; thence along said South line, South 87 degrees 45 minutes 51 seconds West, a distance of 795.80 feet to the Point of Beginning.

But specifically excluding the following properties:

<b>Johnson County Parcel ID Number</b>	<b>Property Address</b>	<b>Legal Description</b>
DP12540000 0T36	0 NS NT	Cedar Creek Village I Fifth Plat, Tract 36
DP31720000 0002	25204 W 104TH PL	Hidden Lake Estates First Plat, Lot 2
DP31720000 0003	25232 W 104TH PL	Hidden Lake Estates First Plat, Lot 3
DP31720000 0004	25260 W 104TH PL	Hidden Lake Estates First Plat, Lot 4
DP31720000 0005	25288 W 104TH PL	Hidden Lake Estates First Plat, Lot 5
DP31720000 0006	25316 W 104TH PL	Hidden Lake Estates First Plat, Lot 6
DP31720000 0007	25344 W 104TH PL	Hidden Lake Estates First Plat, Lot 7
DP31720000 0008	25372 W 104TH PL	Hidden Lake Estates First Plat, Lot 8
DP31720000 0009	25345 W 104TH PL	Hidden Lake Estates First Plat, Lot 9
DP31720000 0010	25303 W 104TH PL	Hidden Lake Estates First Plat, Lot 10
DP31720000 0011	10486 S RED BIRD ST	Hidden Lake Estates First Plat, Lot 11
DP31720000 0012	10498 S RED BIRD ST	Hidden Lake Estates First Plat, Lot 12
DP31720000 0013	10510 S RED BIRD ST	Hidden Lake Estates First Plat, Lot 13
DP31720000 0014	10522 S RED BIRD ST	Hidden Lake Estates First Plat, Lot 14
DP31720000 0015	10534 S RED BIRD ST	Hidden Lake Estates First Plat, Lot 15
DP31720000 0016	10546 S RED BIRD ST	Hidden Lake Estates First Plat, Lot 16
DP31720000 0017	25286 W 105TH TER	Hidden Lake Estates First Plat, Lot 17
DP31720000 0018	25324 W 105TH TER	Hidden Lake Estates First Plat, Lot 18
DP31720000 0019	25359 W 105TH TER	Hidden Lake Estates First Plat, Lot 19
DP31720000 0020	25321 W 105TH TER	Hidden Lake Estates First Plat, Lot 20
DP31720000 0021	25283 W 105TH TER	Hidden Lake Estates First Plat, Lot 21
DP31720000 0022	25245 W 105TH TER	Hidden Lake Estates First Plat, Lot 22



DP31720000 0023	25207 W 105TH TER	Hidden Lake Estates First Plat, Lot 23
DP31720000 0024	25193 W 105TH TER	Hidden Lake Estates First Plat, Lot 24
DP31720000 0025	25179 W 105TH TER	Hidden Lake Estates First Plat, Lot 25
DP31720000 0026	25165 W 105TH TER	Hidden Lake Estates First Plat, Lot 26
DP31720000 0027	25151 W 105TH TER	Hidden Lake Estates First Plat, Lot 27
DP31720000 0028	25137 W 105TH TER	Hidden Lake Estates First Plat, Lot 28
DP31720000 0029	25123 W 105TH TER	Hidden Lake Estates First Plat, Lot 29
DP31720000 0030	25109 W 105TH TER	Hidden Lake Estates First Plat, Lot 30
DP31720000 0031	25102 W 105TH TER	Hidden Lake Estates First Plat, Lot 31
DP31720000 0032	25116 W 105TH TER	Hidden Lake Estates First Plat, Lot 32
DP31720000 0033	25130 W 105TH TER	Hidden Lake Estates First Plat, Lot 33
DP31720000 0034	25144 W 105TH TER	Hidden Lake Estates First Plat, Lot 34
DP31720000 0035	10547 S RED BIRD ST	Hidden Lake Estates First Plat, Lot 35
DP31720000 0036	10535 S RED BIRD ST	Hidden Lake Estates First Plat, Lot 36
DP31720000 0037	10523 S RED BIRD ST	Hidden Lake Estates First Plat, Lot 37
DP31720000 0038	10511 S RED BIRD ST	Hidden Lake Estates First Plat, Lot 38
DP31720000 0039	10499 S RED BIRD ST	Hidden Lake Estates First Plat, Lot 39
DP31720000 0040	10475 S RED BIRD ST	Hidden Lake Estates First Plat, Lot 40
DP31720000 0042	25070 W 105TH TER	Hidden Lake Estates Second Plat, Lot 42
DP31720000 0043	25060 W 105TH TER	Hidden Lake Estates Second Plat, Lot 43
DP31720000 0044	25040 W 105TH TER	Hidden Lake Estates Second Plat, Lot 44
DP31720000 0045	25020 W 105TH TER	Hidden Lake Estates Second Plat, Lot 45
DP31720000 0046	25035 W 105TH TER	Hidden Lake Estates Second Plat, Lot 46
DP31720000 0047	25055 W 105TH TER	Hidden Lake Estates Second Plat, Lot 47
DP31720000 0048	25075 W 105TH TER	Hidden Lake Estates Second Plat, Lot 48
DP31720000 0051	25076 W 106TH CT	Hidden Lake Estates Third Plat, Lot 51
DP31720000 0052	25062 W 106TH CT	Hidden Lake Estates Third Plat, Lot 52
DP31720000 0053	25048 W 106TH CT	Hidden Lake Estates Third Plat, Lot 53
DP31720000 0054	25034 W 106TH CT	Hidden Lake Estates Third Plat, Lot 54
DP31720000 0055	25020 W 106TH CT	Hidden Lake Estates Third Plat, Lot 55
DP31720000 0056	25006 W 106TH CT	Hidden Lake Estates Third Plat, Lot 56
DP31720000 0057	24994 W 106TH CT	Hidden Lake Estates Third Plat, Lot 57
DP31720000 0060	24958 W 106TH CT	Hidden Lake Estates Third Plat, Lot 60
DP31720000 0068	24953 W 106TH CT	Hidden Lake Estates Third Plat, Lot 68
DP31720000 0076	25132 W 106TH CT	Hidden Lake Estates Third Plat, Lot 76
DP31720000 0077	25131 W 106TH CT	Hidden Lake Estates Third Plat, Lot 77
DP31720000 0081	10622 S BLUESTEM PKWY	Hidden Lake Estates Third Plat, Lot 81
DP31720000 0082	10634 S BLUESTEM PKWY	Hidden Lake Estates Third Plat, Lot 82
DP31720000 0085	10670 S BLUESTEM PKWY	Hidden Lake Estates Third Plat, Lot 85

4. Method of Assessment:

The proposed method of assessment for the improvements is: equally per square foot, excluding right-of-way.

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

100% of the costs of the project shall be assessed against the improvement district and 0% shall be paid by the city at large.

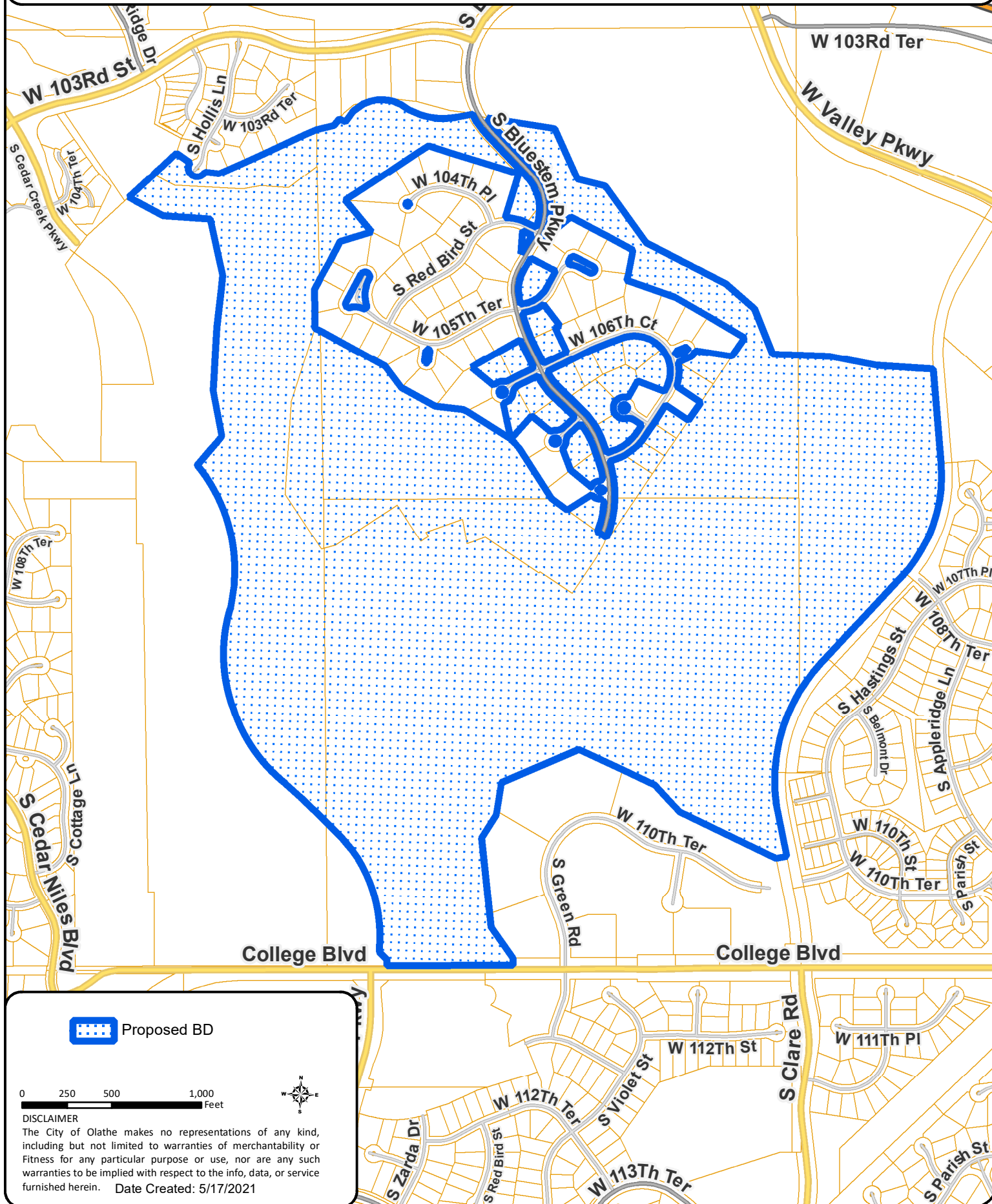
6. We further propose that such improvement be made without notice and hearing as required by K.S.A. 12-6a04 (a).

7. The signers of this petition, in the aggregate, are the owners of 100% of the property or properties proposed to be included in the improvement district, and acknowledge that the:
  - (A) Petition is one submitted pursuant to subsection (c) of K.S.A. 12-6a04, and amendments thereto;
  - (B) The proposed improvement district does not include all properties which may be deemed to benefit from the proposed improvement;
  - (C) 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. 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.
11. We further propose that the improvement be assessed prior to construction pursuant to the authority of K.S.A. 12-6a09(c).
12. 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.
13. Property within 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 the 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.



# City of Olathe

## Proposed Bluestem/107th/Cedar Creek Parkway Benefit District





**W Valley Pkwy**

**College Blvd**

**S Cedar Niles Blvd**

**W Valley Pkwy**

**W 108th St**

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CERTIFICATION

STATE OF Kansas )  
COUNTY OF Johnson ) SS:

STATE OF KANSAS )  
COUNTY OF JOHNSON ) SS:

I, Ron Mather, hereby certify that I am duly authorized to act, and specifically authorized to submit this petition, all on behalf of CCV (Tract 13D), LLC, CCV (Tract 13E), LLC, CCV (Tract 3), LLC, and 30<sup>th</sup> Plat of Cedar Creek LLC. I further certify that the signatures appearing on the Petition Signature Sheets, consisting of 6 pages, are genuine and the addresses opposite the names are correct.

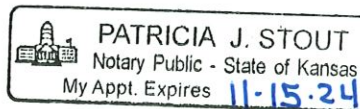
Signature:   
Name: Ron Mather

Subscribed and sworn to before me this 14 day of May, 2021.

  
Notary Public

My commission expires:

November 15, 2024





CERTIFICATION

STATE OF Kansas )  
COUNTY OF Johnson )

SS:

STATE OF KANSAS )  
COUNTY OF JOHNSON )

SS:

I, John Duggan, hereby certify that I am duly authorized to act, and specifically authorized to submit this petition, on behalf of Aberdeen Partners LLC,. I further certify that the signatures appearing on the Petition Signature Sheets, consisting of 6 pages, are genuine and the addresses opposite the names are correct.

Signature:



Name:

John Duggan

Subscribed and sworn to before me this 14 day of May, 2021.

Patricia J. Stout  
Notary Public

My commission expires:

November 15, 2024



Owner: CCV (Tract 13D), LLC

Address: 9101 W 110<sup>th</sup> ST, STE 200

Overland Park, KS 66210

Legal description of property owned within improvement district:

DF231308-1017

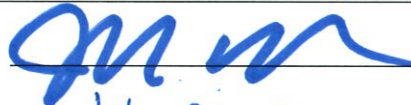
***A portion of:*** 8-13-23 PT NW1/4 & PT SW1/4 BG 1704.73' E SW CR SW1/4 N 432.72' W 35' N 1938.80' W 32.83' N 260' TO N/L SW1/4 N 208' W 212.02' N 429.35' E 289.48' NW 220.39' 492.43' & 183.94' NE ALG SE RTWY/L CEDAR CREEK PKWY 120' & 503.44' SE 132.71' E 380' NE 106' E 154' NE 196' TO E/L NW1/4 S 1859.61' & 2625.90' TO POB EX .1628 AC EX 3.9645 AC 100.9657 ACS M/L

Estimated assessable (sq. ft. or f.f.) in district See attached

Estimated Assessment Amount See attached

Date: 5-14-2021

Signature:



Time: 10:00 am

Signature:

John Duggan  
Print Name



Owner: CCV (Tract 13E), LLC

Address: 9101 W 110<sup>th</sup> ST, STE 200

Overland Park, KS 66210

Legal description of property owned within improvement district:

DF231308-3005

8-13-23 PT NE1/4 & 5-13-23 PT SE1/4 PT FOLL DESC LYG IN SEC 8: BG SE CR NE1/4 SEC 8 W 2649.95' TO SW CR N 2187.18' SE 182.21' NE 42.24' E 334.56' & 310.38' NE 87.05' TO WRTWY/L BLUESTEM PKWY SE 148.53' & 234.61' NE 72.37' NW 264.27' N CUR RT 878.03' NE 290.45' 316.31' & 39.67' SE 38.58' 317' 433.16' 384' & 321.74' TO E/L NE1/4 S 2120.95' TO POB EX 42.36 AC EX .2184 AC EX 28.4299 AC EX 6.9529 AC EX 26.3986 AC & EX 15.9239 AC 28.3115 ACS M/L

Estimated assessable (sq. ft. or f.f.) in district See attached

Estimated Assessment Amount See attached

Date: 5-14-2021

Signature: 

Time: 10:00 am.

Signature: Ron Matker

Print Name

Owner: CCV (Tract 13D), LLC

Address: 9101 W 110<sup>th</sup> ST, STE 200

Overland Park, KS 66210

Legal description of property owned within improvement district:

DF231308-4015

**A portion of:** 8-13-23 PT SE1/4 BG SW CR SE1/4 N 2625.90' E 2649.95' S 1538.09' W 82.04' S 216.63' SE 346.36' TO E/L SE1/4 S 532.42' TO SE CR 1/4 W 1032' N 300' W 160' SW 121.95' NW 32.51' & 140.07' NLY CUR RT 382.49' ELY CUR RT 276.45' SE 140.62' 130.49' & 78.56' SW 178.97' & 43.36' S E & N CUR LF 275.22' N 43.36' NE 179.12' SE 76.84' 197.20' & 195.67' N 60' NW 164.78' 197.20' 120.16' 121' 102.53' 140.62' & 93.25' NE 259.71' NW 269.29' SW 469.71' & 162' SE 337.27' S ALG W RTWY/L GREEN RD 319.73' SE 140.07' S 159.22' & 115.58' TO S/L SE1/4 W 1297.90' TO POB EX BG 1079.56' S NE CR SE1/4 S 1460.43' N CUR LF 270.71' NW 517' NLY & NELY CURRT 711.99' TO POB EX 24.15 AC EX 1.2336 AC & EX 8.5609 AC 110.1533 ACS M/L

Estimated assessable (sq. ft. or f.f.) in district See attached

Estimated Assessment Amount See attached

Date: 5-14-2021

Signature: 

Time: 10:00 a.m.

Signature: Ron Matner

Print Name

Owner: CCV (Tract 3), LLC

Address: 9101 W 110<sup>th</sup> ST, STE 200

Overland Park, KS 66210

Legal description of property owned within improvement district:

DF231309-1006

9-13-23 PT NW1/4 & PT SW1/4 BG 389.37' S NW CR NW1/4 SE ALG C/L VALLEY PKWY 556.60' 550' & 160' SW 360' S 624.58' SE 527.61' SW 688.56' 665.21' & 190.53' TO W/L SW1/4 N 1079.56' & 2234.94' TO POB EX 2.1133 AC IN RD & EX 21.07 AC 24.996 ACS M/L OLC 30 2 1

Estimated assessable (sq. ft. or f.f.) in district See attached

Estimated Assessment Amount See attached

Date: 5-14-2021

Signature: 

Time: 10:00 a.m.

Signature: Ron Mather

Print Name

Owner: Aberdeen Partners LLC

Address: 9101 W 110<sup>th</sup> ST, STE 200

Overland Park, KS 66210

Legal description of property owned within improvement district:

DP31720000 0058

Hidden Lake Estates Third Plat, Lot 58

Estimated assessable (sq. ft. or f.f.) in district See attached

Estimated Assessment Amount See attached

Date: 5-14-2021

Signature: 

Time: 10:00 a.m.

Signature: Ron Mather

Print Name



Owner: 30<sup>th</sup> Plat of Cedar Creek LLC

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Address: 9101 W 110<sup>th</sup> ST, STE 200

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Overland Park, KS 66210

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Legal description of property owned within improvement district:

<b>Johnson County Parcel ID Number</b>	<b>Legal Description</b>
DF231308-1022	8-13-23 PT W1/2 SEC BG NE CR SW1/4 S 275.93' SW 13.14' NW 334.96' & 32.47' NE 519.62' & 429.36' SE 32.66' S 939.25' POB 3.9645 ACS M/L
DF231308-3011	8-13-23 BG SW CR NE1/4 N 939.25' SE 412.22' 149.70' & 217.29' E 158.28' SE 310.25' 65.60' & 336.60' W 1270.94' TO POB 15.9239 ACS M/L
DF231308-4020	8-13-23 BG NW CR SE1/4 E 1270.94' SE 378.59' CUR RT 126.60' SW 239' NW 215' SW 9' NW 362.42' SW 107.56' NW 141.54' SW 219.50' SE 28.73' SW 50' NW 242.72' SW 413.83' & 64.66' N 275.93' TO POB 8.5609 ACS M/L
DP31720000 0041	Hidden Lake Estates First Plat, Lot 1
DP31720000 0041	Hidden Lake Estates Second Plat, Lot 41
DP31720000 0049	Hidden Lake Estates Second Plat, Lot 49
DP31720000 0050	Hidden Lake Estates Third Plat, Lot 50
DP31720000 0059	Hidden Lake Estates Third Plat, Lot 59
DP31720000 0061	Hidden Lake Estates Third Plat, Lot 61
DP31720000 0062	Hidden Lake Estates Third Plat, Lot 62
DP31720000 0063	Hidden Lake Estates Third Plat, Lot 63
DP31720000 0064	Hidden Lake Estates Third Plat, Lot 64
DP31720000 0065	Hidden Lake Estates Third Plat, Lot 65
DP31720000 0066	Hidden Lake Estates Third Plat, Lot 66
DP31720000 0067	Hidden Lake Estates Third Plat, Lot 67
DP31720000 0069	Hidden Lake Estates Third Plat, Lot 69
DP31720000 0070	Hidden Lake Estates Third Plat, Lot 70
DP31720000 0071	Hidden Lake Estates Third Plat, Lot 71
DP31720000 0072	Hidden Lake Estates Third Plat, Lot 72
DP31720000 0073	Hidden Lake Estates Third Plat, Lot 73
DP31720000 0074	Hidden Lake Estates Third Plat, Lot 74
DP31720000 0075	Hidden Lake Estates Third Plat, Lot 75
DP31720000 0078	Hidden Lake Estates Third Plat, Lot 78
DP31720000 0079	Hidden Lake Estates Third Plat, Lot 79
DP31720000 0080	Hidden Lake Estates Third Plat, Lot 80
DP31720000 0083	Hidden Lake Estates Third Plat, Lot 83
DP31720000 0084	Hidden Lake Estates Third Plat, Lot 84
DP31720000 0086	Hidden Lake Estates Third Plat, Lot 86
DP31720000 0T0A	Hidden Lake Estates First Plat, Tract A
DP31720000 0T0B	Hidden Lake Estates First Plat, Tract B
DP31720000 0T0C	Hidden Lake Estates First Plat, Tract C
DP31720000 0T0D	Hidden Lake Estates First Plat, Tract D
DP31720000 0T0E	Hidden Lake Estates First Plat, Tract E
DP31720000 0T0F	Hidden Lake Estates Second Plat, Tract F
DP31720000 0T0G	Hidden Lake Estates Second Plat, Tract G

DP31720000 OT0H	Hidden Lake Estates Second Plat, Tract H
DP31720000 OT0I	Hidden Lake Estates Third Plat, Tract I
DP31720000 OT0J	Hidden Lake Estates Third Plat, Tract J
DP31720000 OT0K	Hidden Lake Estates Third Plat, Tract K
DP31720000 OT0L	Hidden Lake Estates Third Plat, Tract L
DP31720000 OT0M	Hidden Lake Estates Third Plat, Tract M
DP31720000 OT0N	Hidden Lake Estates Third Plat, Tract N

Estimated assessable (sq. ft. or f.f.) in district See attached

Estimated Assessment Amount See attached

Date: 5-14-2021

Signature: 

Time: 10:00 a.m.

Signature: Ron Mather  
Print Name



**LIST OF ALL PROPERTIES WITHIN THE BLUESTEM-107<sup>TH</sup>- CEDAR CREEK PARKWAY  
IMPROVEMENT DISTRICT**

Johnson County Tax Parcel ID	Property Address	Owner Name	Owner Mailing Address	Owner City, State	Square Footage
DF231308-1017	25730 COLLEGE BLVD	CCV (TRACT 13D), LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	1,740,029.76
DF231308-1022	0 NS NT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	172,715.86
DF231308-3005	0 NS NT	CCV (TRACT 13E), LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	372,056.72
DF231308-3005	0 NS NT	CCV (TRACT 13E), LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	864,165.34
DF231308-3011	0 NS NT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	693,063.56
DF231308-4015	0 NS NT	CCV (TRACT 13D), LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	4,591,119.60
DF231308-4020	0 NS NT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	372,711.12
DF231309-1006	0 NS NT	CCV (TRACT 3), LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	1,076,039.74
DP31720000 0001	10462 S RED BIRD ST	30TH PLAT OF CEDAR CREEK LLC	25775 W 103RD ST	OLATHE, KS 66061	31,992.98
DP31720000 0041	25080 W 105TH TER	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	32,162.43
DP31720000 0049	25095 W 105TH TER	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	21,900.25
DP31720000 0050	25090 W 106TH CT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	22,050.62
DP31720000 0058	24982 W 106TH CT	ABERDEEN PARTNERS LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	28,701.99
DP31720000 0059	24970 W 106TH CT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	22,948.75
DP31720000 0061	24946 W 106TH CT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	18,226.40
DP31720000 0062	24934 W 106TH CT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	18,160.53
DP31720000 0063	24922 W 106TH CT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	19,809.75
DP31720000 0064	24910 W 106TH CT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	36,792.43
DP31720000 0065	24929 W 106TH CT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	32,100.53
DP31720000 0066	24937 W 106TH CT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	36,158.47
DP31720000 0067	24945 W 106TH CT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	28,042.88
DP31720000 0069	24987 W 106TH CT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	28,966.54
DP31720000 0070	25031 W 106TH CT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	27,459.86
DP31720000 0071	25053 W 106TH CT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	24,099.29
DP31720000 0072	25075 W 106TH CT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	19,035.57
DP31720000 0073	25089 W 106TH CT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	23,442.93
DP31720000 0074	25104 W 106TH CT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	23,262.29
DP31720000 0075	25118 W 106TH CT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	21,914.55
DP31720000 0078	25117 W 106TH CT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	22,837.14
DP31720000 0079	25103 W 106TH CT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	24,721.68
DP31720000 0080	10610 S BLUESTEM PKWY	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	23,343.80
DP31720000 0083	10646 S BLUESTEM PKWY	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	26,191.41
DP31720000 0084	10658 S BLUESTEM PKWY	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	18,565.38
DP31720000 0086	10682 S BLUESTEM PKWY	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST STE 200	OVERLAND PARK, KS 66210	22,329.57

DP31720000 0T0A	0 NS NT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST	STE 200	OVERLAND PARK, KS 66210	3,774.53
DP31720000 0T0B	0 NS NT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST	STE 200	OVERLAND PARK, KS 66210	3,464.75
DP31720000 0T0C	0 NS NT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST	STE 200	OVERLAND PARK, KS 66210	377.41
DP31720000 0T0D	0 NS NT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST	STE 200	OVERLAND PARK, KS 66210	15,128.03
DP31720000 0T0E	0 NS NT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST	STE 200	OVERLAND PARK, KS 66210	1,662.99
DP31720000 0T0F	0 NS NT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST	STE 200	OVERLAND PARK, KS 66210	19,696.17
DP31720000 0T0G	0 NS NT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST	STE 200	OVERLAND PARK, KS 66210	11,060.46
DP31720000 0T0H	0 NS NT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST	STE 200	OVERLAND PARK, KS 66210	6,483.23
DP31720000 0T0I	0 NS NT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST	STE 200	OVERLAND PARK, KS 66210	1,566.91
DP31720000 0T0J	0 NS NT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST	STE 200	OVERLAND PARK, KS 66210	1,128.40
DP31720000 0T0K	0 NS NT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST	STE 200	OVERLAND PARK, KS 66210	1,128.39
DP31720000 0T0L	0 NS NT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST	STE 200	OVERLAND PARK, KS 66210	1,128.40
DP31720000 0T0M	0 NS NT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST	STE 200	OVERLAND PARK, KS 66210	685.86
DP31720000 0T0N	0 NS NT	30TH PLAT OF CEDAR CREEK LLC	9101 W 110TH ST	STE 200	OVERLAND PARK, KS 66210	13,015.61
Total Square Footage Within District =						10,617,420.84



**PROPOSED ALLOCATION OF ASSESSMENTS WITHIN THE BLUESTEM-107<sup>TH</sup>  
IMPROVEMENT DISTRICT**

<b>Johnson County Tax Parcel ID</b>	<b>Square Footage</b>	<b>Phase 1</b>	<b>Phase 2</b>	<b>Cedar Creek Parkway</b>	<b>Total</b>
DF231308-1017	1,740,029.76	\$ 315,167.35	\$ 874,943.42	\$ 628,316.67	\$ 1,818,427.44
DF231308-1022	172,715.86	\$ 31,283.60	\$ 86,847.14	\$ 62,366.89	\$ 180,497.63
DF231308-3005	372,056.72	\$ 67,389.73	\$ 187,082.19	\$ 134,347.96	\$ 388,819.87
DF231308-3005	864,165.34	\$ 156,524.16	\$ 434,530.37	\$ 312,046.09	\$ 903,100.63
DF231308-3011	693,063.56	\$ 125,532.91	\$ 348,494.84	\$ 250,262.04	\$ 724,289.79
DF231308-4015	4,591,119.60	\$ 831,578.31	\$ 2,308,563.89	\$ 1,657,831.99	\$ 4,797,974.19
DF231308-4020	372,711.12	\$ 67,508.26	\$ 187,411.24	\$ 134,584.26	\$ 389,503.76
DF231309-1006	1,076,039.74	\$ 194,900.46	\$ 541,067.69	\$ 388,552.96	\$ 1,124,521.11
DP31720000 0001	31,992.98	\$ 5,794.81	\$ 16,087.11	\$ 11,552.52	\$ 33,434.43
DP31720000 0041	32,162.43	\$ 5,825.50	\$ 16,172.32	\$ 11,613.71	\$ 33,611.52
DP31720000 0049	21,900.25	\$ 3,966.74	\$ 11,012.15	\$ 7,908.08	\$ 22,886.97
DP31720000 0050	22,050.62	\$ 3,993.98	\$ 11,087.77	\$ 7,962.38	\$ 23,044.12
DP31720000 0058	28,701.99	\$ 5,198.72	\$ 14,432.29	\$ 10,364.16	\$ 29,995.17
DP31720000 0059	22,948.75	\$ 4,156.65	\$ 11,539.38	\$ 8,286.69	\$ 23,982.71
DP31720000 0061	18,226.40	\$ 3,301.30	\$ 9,164.83	\$ 6,581.47	\$ 19,047.60
DP31720000 0062	18,160.53	\$ 3,289.37	\$ 9,131.70	\$ 6,557.68	\$ 18,978.76
DP31720000 0063	19,809.75	\$ 3,588.09	\$ 9,960.99	\$ 7,153.21	\$ 20,702.29
DP31720000 0064	36,792.43	\$ 6,664.12	\$ 18,500.43	\$ 13,285.58	\$ 38,450.13
DP31720000 0065	32,100.53	\$ 5,814.29	\$ 16,141.19	\$ 11,591.35	\$ 33,546.83
DP31720000 0066	36,158.47	\$ 6,549.29	\$ 18,181.65	\$ 13,056.65	\$ 37,787.60
DP31720000 0067	28,042.88	\$ 5,079.34	\$ 14,100.87	\$ 10,126.16	\$ 29,306.37
DP31720000 0069	28,966.54	\$ 5,246.64	\$ 14,565.32	\$ 10,459.68	\$ 30,271.64
DP31720000 0070	27,459.86	\$ 4,973.74	\$ 13,807.71	\$ 9,915.63	\$ 28,697.07
DP31720000 0071	24,099.29	\$ 4,365.05	\$ 12,117.91	\$ 8,702.14	\$ 25,185.09
DP31720000 0072	19,035.57	\$ 3,447.87	\$ 9,571.70	\$ 6,873.65	\$ 19,893.22
DP31720000 0073	23,442.93	\$ 4,246.16	\$ 11,787.87	\$ 8,465.13	\$ 24,499.16
DP31720000 0074	23,262.29	\$ 4,213.44	\$ 11,697.03	\$ 8,399.91	\$ 24,310.38
DP31720000 0075	21,914.55	\$ 3,969.33	\$ 11,019.35	\$ 7,913.24	\$ 22,901.92
DP31720000 0078	22,837.14	\$ 4,136.43	\$ 11,483.25	\$ 8,246.38	\$ 23,866.07
DP31720000 0079	24,721.68	\$ 4,477.78	\$ 12,430.86	\$ 8,926.88	\$ 25,835.53
DP31720000 0080	23,343.80	\$ 4,228.21	\$ 11,738.02	\$ 8,429.34	\$ 24,395.57
DP31720000 0083	26,191.41	\$ 4,743.99	\$ 13,169.89	\$ 9,457.60	\$ 27,371.48
DP31720000 0084	18,565.38	\$ 3,362.70	\$ 9,335.27	\$ 6,703.87	\$ 19,401.85
DP31720000 0086	22,329.57	\$ 4,044.50	\$ 11,228.03	\$ 8,063.10	\$ 23,335.64
DP31720000 0T0A	3,774.53	\$ 683.67	\$ 1,897.95	\$ 1,362.96	\$ 3,944.59
DP31720000 0T0B	3,464.75	\$ 627.56	\$ 1,742.19	\$ 1,251.10	\$ 3,620.86
DP31720000 0T0C	377.41	\$ 68.36	\$ 189.77	\$ 136.28	\$ 394.41
DP31720000 0T0D	15,128.03	\$ 2,740.10	\$ 7,606.86	\$ 5,462.66	\$ 15,809.63
DP31720000 0T0E	1,662.99	\$ 301.21	\$ 836.21	\$ 600.50	\$ 1,737.92
DP31720000 0T0F	19,696.17	\$ 3,567.52	\$ 9,903.88	\$ 7,112.20	\$ 20,583.59
DP31720000 0T0G	11,060.46	\$ 2,003.35	\$ 5,561.56	\$ 3,993.88	\$ 11,558.80
DP31720000 0T0H	6,483.23	\$ 1,174.29	\$ 3,259.98	\$ 2,341.06	\$ 6,775.33
DP31720000 0T0I	1,566.91	\$ 283.81	\$ 787.89	\$ 565.80	\$ 1,637.51
DP31720000 0T0J	1,128.40	\$ 204.39	\$ 567.40	\$ 407.46	\$ 1,179.24
DP31720000 0T0K	1,128.39	\$ 204.38	\$ 567.39	\$ 407.46	\$ 1,179.23
DP31720000 0T0L	1,128.40	\$ 204.38	\$ 567.40	\$ 407.46	\$ 1,179.24
DP31720000 0T0M	685.86	\$ 124.23	\$ 344.87	\$ 247.66	\$ 716.76

DP31720000 OTON	13,015.61	\$ 2,357.49	\$ 6,544.67	\$ 4,699.88	\$ 13,602.03
<b>Total Amount to be Assessed =</b>	<b>10,617,420.84</b>	<b>\$ 1,923,107.57</b>	<b>\$ 5,338,783.69</b>	<b>\$ 3,833,901.41</b>	<b>\$ 11,095,792.67</b>