

Developed by:
6801 JOHNSON, INC. and
JOHNSON 6101, LLC
4580 MADISON AVE., SUITE 300
KANSAS CITY, MO 64111
816-888-8434

Date Prepared:
October 21, 2016

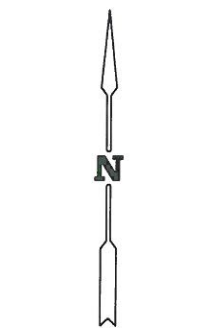
FINAL PLAT
DOWNTOWN MISSION
IN THE N.W. 1/4 OF THE S.E. 1/4
OF SEC. 8-12-25
CITY OF MISSION, JOHNSON COUNTY, KANSAS

ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4, SE 1/4) OF SECTION 8, TOWNSHIP 12, RANGE 25, IN MISSION, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

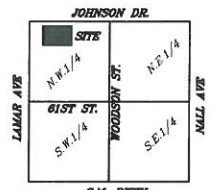
BEGINNING AT A POINT ON THE NORTH LINE OF SAID 1/4, 1/4 SECTION THAT IS S 87° 59' 18" W 284.00' (88' DEED) WEST OF THE NORTHEAST CORNER THEREOF; THENCE S 2° 04' 58" E, PARALLEL TO THE EAST LINE OF SAID 1/4, 1/4 SECTION 60.00' TO A POINT ON THE SOUTH LINE OF JOHNSON DRIVE, AS ESTABLISHED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS TRACT; THENCE N 87° 59' 18" E ALONG SAID SOUTH LINE, 135.00'; THENCE S 28° 28' 08" E (N 28° 24' 58" W DEED), 12.15' TO A POINT ON THE WEST LINE OF BEVERLY AVENUE AS ESTABLISHED, SAID POINT BEING 604.08' (88' DEED) WEST OF SAID EAST LINE OF SAID 1/4, 1/4 SECTION; THENCE S 2° 04' 58" E, PARALLEL TO SAID EAST LINE, ALONG THE WEST LINE OF SAID BEVERLY AVENUE, 303.84'; THENCE LEAVING SAID WEST LINE, S 87° 59' 18" W, PARALLEL TO SAID NORTH LINE, 470.00' FEET TO A POINT 167.23' (167.13' DEED) MORE OR LESS, DEED) EAST OF THE WEST LINE OF SAID 1/4, 1/4 SECTION; THENCE N 2° 04' 58" W 316.00' TO A POINT ON THE SOUTH LINE OF SAID JOHNSON DRIVE, AS ESTABLISHED, 60.00' SOUTH OF THE NORTH LINE OF SAID 1/4, 1/4 SECTION, SAID POINT BEING ALSO 167.39' (167.13' DEED) EAST OF THE WEST LINE OF SAID 1/4, 1/4 SECTION; THENCE N 87° 59' 18" E ALONG SAID SOUTH LINE, 330.00' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 148,022 SQUARE FEET, OR, 3.3981 ACRES, MORE OR LESS.

16-09



SCALE 1"=50'



VICINITY MAP
S.E. 1/4 SEC. 8-12-25
(NO SCALE)

BEARINGS ARE BASED ON THE N. LINE OF THE S.E. 1/4 HAVING A BEARING OF N 88° 01' 49" E PER GPS SURVEY OF THE S.E. 1/4 BY TRANS-SYSTEMS CORP. CIRCA 2008 WHICH WAS USED FOR AN ALTA SURVEY IN 2008 BY THIS COMPANY

- LEGEND
- - SET 1/2" REBAR, W/ "X" 600" CAP IN CONCRETE, UNLESS NOTED
 - - FOUND REBAR, CAP NOTED, UNLESS NOTED
 - - FOUND BRASS DISK IN MONUMENT BOX

- LEGEND
- BLDG. = BUILDINGS
 - EXC. = EXCEPTED
 - PERM. = PERMANENT
 - P.O.B. = POINT OF BEGINNING
 - PT. = POINT
 - R/W = RIGHT-OF-WAY
 - U/E = UTILITY EASEMENT

NOTE: ALL EXTERIOR BOUNDARY CORNERS (FOUND OR SET) OF THIS SUBDIVISION PLAT ARE MONUMENTED WITH CONCRETE, UNLESS NOTED.

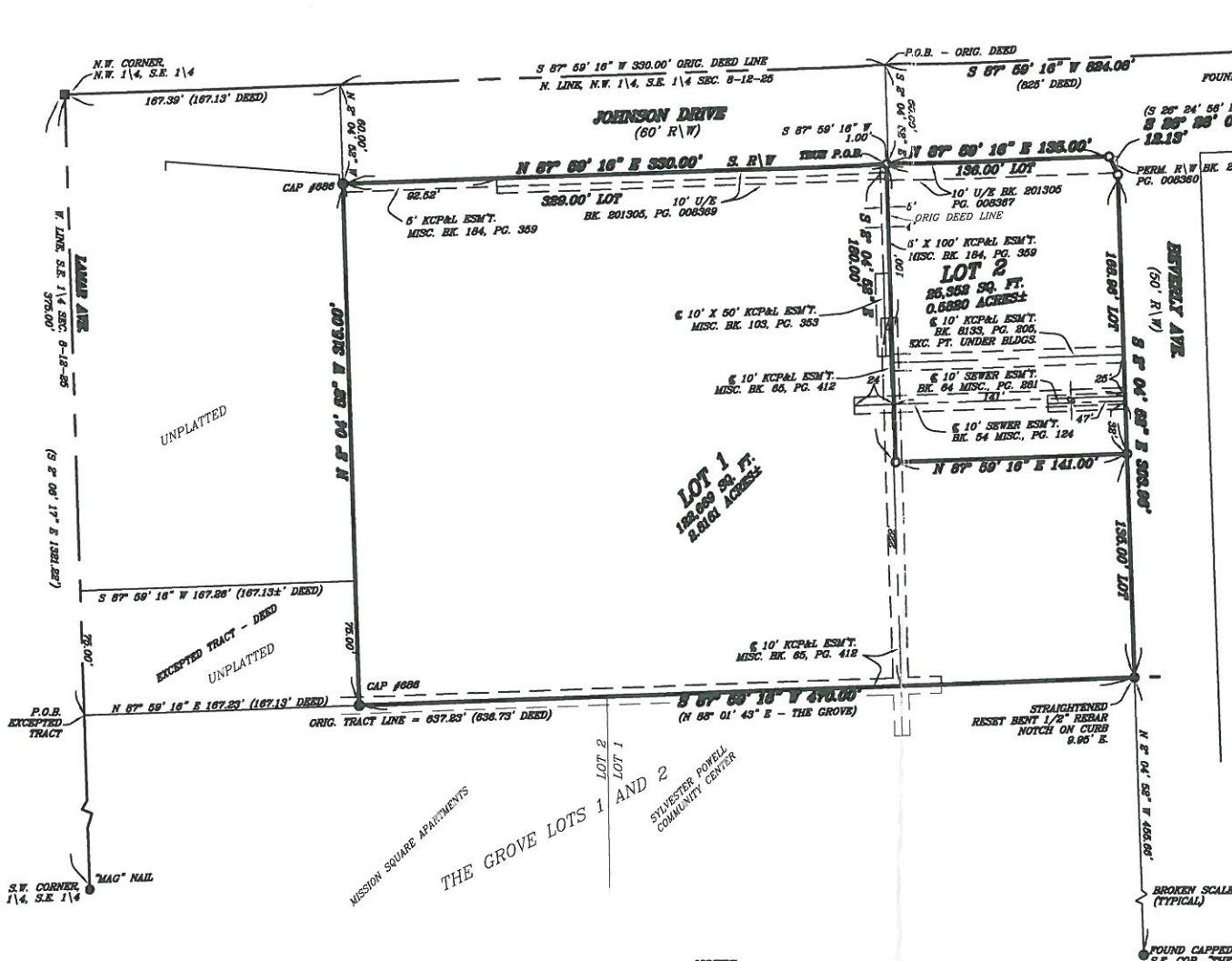
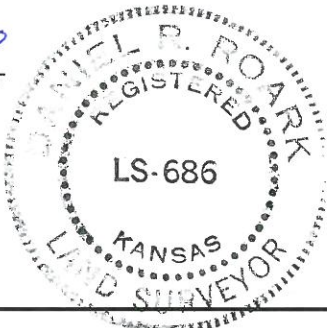
ERROR OF CLOSURE = 1/307,076

LOT 1 = 122,669 SQ. FT., OR 2.8161 ACS.±
LOT 2 = 25,353 SQ. FT., 0.5820 ACS.±

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Kansas Minimum Standards For Boundary Surveys", and is correctly represented on this plat, and that all Permanent Markers have been found, or set, as shown hereon.

Date: 10-21-16
Daniel R. Roark
LS-686

PREPARED BY:
ROARK SURVEYING
9414 GREENWAY LN.
LENEXA, KS. 66215
913-888-8289
RoarkSurveying@aol.com



DEDICATIONS:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which hereafter shall be known as "DOWNTOWN MISSION".

The proprietors, successors, and assigns, of property described on this plat hereby dedicate for public use all land described on this plat as streets or public ways not heretofore dedicated. Acceptance of the dedication of land for public right-of-way purposes described on this plat is for the sole purpose of maintaining right-of-way, and does not constitute acceptance of any terms or conditions set forth in any agreement not shown on this plat.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest not shown on this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors, and assigns, of property shown on this plat hereby approve and agree, jointly and severally, to indemnify the City of Mission, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

An easement is hereby granted to the City of Mission, Kansas, to enter upon, construct, maintain, use, and authorize the location of conduits for providing water, gas, cable, electric, sewer, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, over, under, and across those areas outlined and designated on this plat as "UTILITY EASEMENT" or "U/E", and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Mission, Kansas.

The undersigned proprietor of the above described land hereby consents and agrees that the governing body of any special assessment district shall have the power to release such land proposed to be dedicated for streets and roads, or parts thereof, for public use, from the lien and effect of any special assessments and that the amount of unpaid special assessments on such land dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated road or street.

IN TESTIMONY WHEREOF: The undersigned proprietors, 6801 Johnson, Inc., as to Lot 1, and Johnson 6101, LLC, as to Lot 2, have caused these presents to be signed on this _____ day of _____ 2016.

6801 Johnson, Inc. and Johnson 6101, LLC

R. Michael Johnson, President of 6801 Johnson, Inc., and Manager of Johnson 6101, LLC ATTEST: Eric Gonsler, Secretary of 6801 Johnson, Inc.

STATE OF KANSAS }
COUNTY OF JOHNSON }

On this _____ day of _____ in the year 2016, before me, a Notary Public in and for said County and State, personally appeared R. Michael Johnson, President of 6801 Johnson, Inc., and Manager of Johnson 6101, LLC, and Eric Gonsler, Secretary of 6801 Johnson, Inc., known to me to be the persons who executed the within Plat and acknowledged to me that they executed the same for the purposes therein stated.

Notary Public (Print Name) _____ My appointment expires _____

APPROVED BY: The City Council of the City of Mission, Johnson County, Kansas on this _____ day of _____ 2016.

Steve Showengardt, Mayor

ATTEST: Martha Sumrell, City Clerk

Approved by the Planning Commission of the City of Mission, Kansas on this _____ day of _____ 2016.

Mike Lee, Planning Commission Chairman

Nora Tripp, Secretary

NOTES:

TITLE INFORMATION TAKEN FROM CHICAGO TITLE INSURANCE COMPANY
FILE NO. 20161200, REVISED DATE OCTOBER 5, 2016 AT 8:00 AM (LOT 1) &
TITLE INFORMATION TAKEN FROM CHICAGO TITLE INSURANCE COMPANY
FILE NO. 20161200, EFFECTIVE DATE SEPTEMBER 19, 2016 AT 8:00 AM (LOT 2)

THIS PROPERTY IS IN ZONE - X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FIRM MAP 80081C0063G, DATED AUGUST 3, 2008.

RIGHT-OF-WAY FOR JOHNSON DRIVE WAS ESTABLISHED 90' SOUTH OF THE N. LINE OF THE 1/4, 1/4 SECTION AS PER 1924 SURVEY OF THIS PROPERTY BY RAYMOND W. CAMPERELL ON FILE AT THE COUNTY ENGINEERS OFFICE, & AS PARTIALLY VERIFIED BY OTHER DEEDS, PLANS, ETC.

ZONING = MSU - MAIN STREET DISTRICT 1.

ORIGINAL DESCRIPTION OF RECORD - LOT 2:

THE NORTH 210 FEET OF THE WEST 140 FEET OF THE EAST 825 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12, RANGE 25, IN THE CITY OF MISSION, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART IN HIGHWAY, STREET OR ROAD.

ORIGINAL DESCRIPTION OF RECORD - LOT 1:

ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4, SE 1/4) OF SECTION 8, TOWNSHIP 12, RANGE 25, IN MISSION, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID 1/4, 1/4 SECTION 625 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG SAID NORTH LINE 330 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID 1/4, 1/4 SECTION 300 FEET; THENCE WEST PARALLEL TO THE SAID NORTH LINE 167.13 FEET, MORE OR LESS, TO THE WEST LINE OF SAID 1/4, 1/4 SECTION; THENCE SOUTH 75 FEET ALONG SAID WEST LINE; THENCE EAST PARALLEL TO SAID NORTH LINE 638.73 FEET, MORE OR LESS, TO A POINT 685 FEET WEST OF THE SAID EAST LINE; THENCE NORTH PARALLEL TO SAID EAST LINE 180 FEET; THENCE WEST PARALLEL TO SAID NORTH LINE 140 FEET; THENCE NORTH 210 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART TAKEN, USED OR DEDICATED FOR ROADS OR PUBLIC RIGHT OF WAYS.

EXCEPT THAT PART IN JOHNSON DRIVE, AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4, SE 1/4) OF SECTION 8, TOWNSHIP 12, RANGE 25, IN MISSION, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID QUARTER SECTION 375 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION 107.13 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION, 75 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION 167.13 FEET, MORE OR LESS, TO THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER SECTION 75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

FINAL PLAT
DOWNTOWN MISSION
IN THE N.W. 1/4 OF THE S.E. 1/4
OF SEC. 8-12-25
CITY OF MISSION, JOHNSON COUNTY, KANSAS

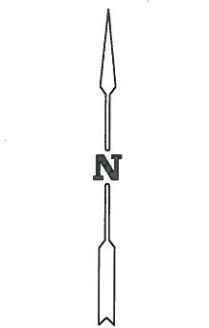
Developed by:
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4690 MADISON AVE., SUITE 300
KANSAS CITY, MO 64111
816-888-8434

Date Prepared:
October 21, 2016

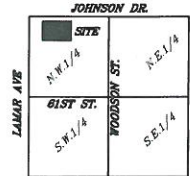
ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4, SE 1/4) OF SECTION 8, TOWNSHIP 12, RANGE 25, IN MISSION, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID 1/4, 1/4 SECTION THAT IS S 67° 59' 16" W 624.00' (825' DEED) WEST OF THE NORTHEAST CORNER THEREOF; THENCE S 2° 04' 52" E, PARALLEL TO THE EAST LINE OF SAID 1/4, 1/4 SECTION 80.00' TO A POINT ON THE SOUTH LINE OF JOHNSON DRIVE, AS ESTABLISHED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS TRACT; THENCE N 87° 50' 16" E ALONG SAID SOUTH LINE, 135.00'; THENCE S 28° 28' 06" E (N 28° 24' 56" W DEED), 12.13' TO A POINT ON THE WEST LINE OF BEVERLY AVENUE AS ESTABLISHED, SAID POINT BEING 684.06' (685' DEED) WEST OF SAID EAST LINE OF SAID 1/4, 1/4 SECTION; THENCE S 2° 04' 52" E, PARALLEL TO SAID EAST LINE, ALONG THE WEST LINE OF SAID BEVERLY AVENUE, 303.96'; THENCE LEAVING SAID WEST LINE, S 67° 59' 16" W, PARALLEL TO SAID NORTH LINE, 470.00' WEST TO A POINT 167.23' (167.13' DEED) MORE OR LESS, DEED) EAST OF THE WEST LINE OF SAID 1/4, 1/4 SECTION; THENCE N 2° 04' 52" W 316.00' TO A POINT ON THE SOUTH LINE OF SAID JOHNSON DRIVE, AS ESTABLISHED, 80.00' SOUTH OF THE NORTH LINE OF SAID 1/4, 1/4 SECTION, SAID POINT BEING ALSO 167.39' (167.13' DEED) EAST OF THE WEST LINE OF SAID 1/4, 1/4 SECTION; THENCE N 67° 59' 16" E ALONG SAID SOUTH LINE, 530.00' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 148,088 SQUARE FEET, OR, 3.3981 ACRES, MORE OR LESS.



SCALE 1"=50'



VICINITY MAP
S.E. 1/4 SEC. 8-12-25
(NO SCALE)

BEARINGS ARE BASED ON THE N. LINE OF THE S.E. 1/4 HAVING A BEARING OF N 87° 01' 40" E PER GPS SURVEY OF THE S.E. 1/4 BY TRANS-SYSTEMS CORP. CIRCA 2008 WHICH WAS USED FOR AN ALTA SURVEY IN 2008 BY THIS COMPANY

- LEGEND
- - SET 1/2" REBAR, W/ 2X 688" CAP IN CONCRETE, UNLESS NOTED
 - - FOUND REBAR, CAP NOTED, UNLESS NOTED
 - - FOUND BRASS DISK IN MONUMENT BOX

- LEGEND
- BLDG. - BUILDINGS
 - EXC. - EXCEPTED
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 - P.O.B. - POINT OF BEGINNING
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NOTE: ALL EXTERIOR BOUNDARY CORNERS (FOUND OR SET) OF THIS SUBDIVISION PLAT ARE MONUMENTED WITH CONCRETE, UNLESS NOTED.

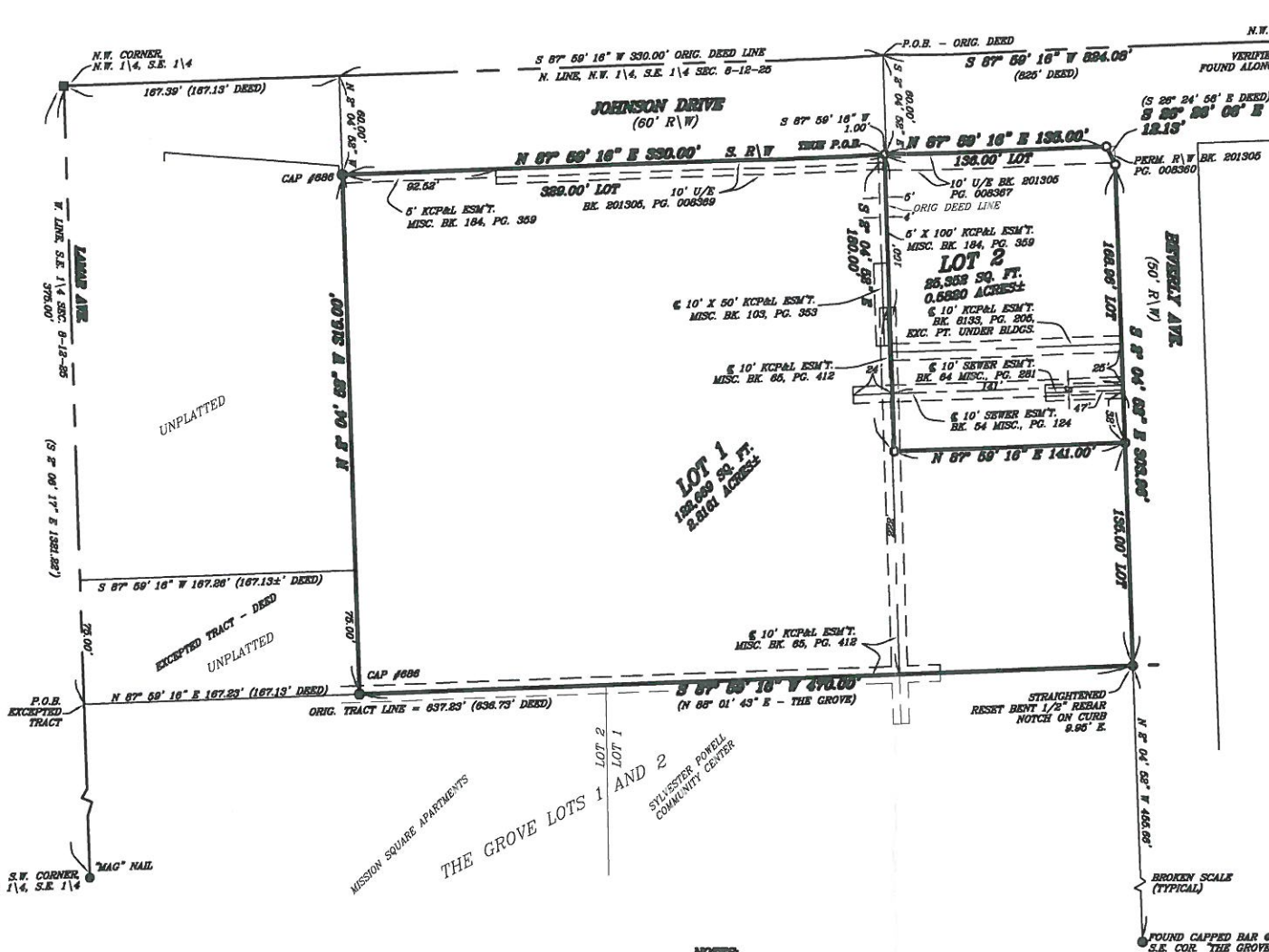
ERROR OF CLOSURE = 1/307,076

LOT 1 = 122,969 SQ. FT., OR 2.8161 ACS.±
LOT 2 = 25,358 SQ. FT., 0.5820 ACS.±

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Kansas Minimum Standards For Boundary Surveys", and is correctly represented on this plat, and that all Permanent Markers have been found, or set, as shown hereon.

Daniel R. Roark
Daniel R. Roark

PREPARED BY:
ROARK SURVEYING
9414 GREENWAY LN.
LENEXA, KS. 66215
913-888-8289
RoarkSurveying@aol.com



DEDICATIONS:

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In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest not shown on this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors, and assigns, of property shown on this plat hereby agree, jointly and severally, to indemnify the City of Mission, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

An easement is hereby granted to the City of Mission, Kansas, to enter upon, construct, maintain, use, and authorize the location of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, over, under, and across those areas outlined and designated on this plat as "Utility Easement" or "U/E", and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Mission, Kansas.

The undersigned proprietor of the above described land hereby consents and agrees that the governing body of any special assessment district shall have the power to release such land proposed to be dedicated for streets and roads, or parts thereof, for public use, from the lien and effect of any special assessments and that the amount of unpaid special assessments on such land dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated road or street.

IN TESTIMONY WHEREOF: The undersigned proprietors, 6201 Johnson, Inc., as to Lot 1, and Johnson 6101, LLC, as to Lot 2, have caused these presents to be signed on this _____ day of _____ 2016.

6201 Johnson, Inc. and Johnson 6101, LLC

R. Michael Johnson, President of 6201 Johnson, Inc., and Manager of Johnson 6101, LLC ATTEST: Eric Goshier, Secretary of 6201 Johnson, Inc.

STATE OF KANSAS }
COUNTY OF JOHNSON }

On this _____ day of _____, in the year 2016, before me, a Notary Public in and for said County and State, personally appeared R. Michael Johnson, President of 6201 Johnson, Inc., and Manager of Johnson 6101, LLC, and Eric Goshier, Secretary of 6201 Johnson, Inc., known to me to be the persons who executed the within Plat and acknowledged to me that they executed the same for the purposes therein stated.

Notary Public (Print Name) _____ My appointment expires _____

APPROVED BY: The City Council of the City of Mission, Johnson County, Kansas on this _____ day of _____ 2016.

Steve Showengerdt, Mayor

ATTEST: Martha Sumrell, City Clerk

Approved by the Planning Commission of the City of Mission, Kansas on this _____ day of _____ 2016.

Mike Lee, Planning Commission Chairman

Nora Tripp, Secretary

NOTES:

TITLE INFORMATION TAKEN FROM CHICAGO TITLE INSURANCE COMPANY
FILE NO. 20161200, REVISED DATE OCTOBER 3, 2016 AT 8:00 AM (LOT 1) &
TITLE INFORMATION TAKEN FROM CHICAGO TITLE INSURANCE COMPANY
FILE NO. 20161596, EFFECTIVE DATE SEPTEMBER 19, 2016 AT 8:00 AM (LOT 2)

THIS PROPERTY IS IN ZONE - X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FIRM MAP 20081C0083G, DATED AUGUST 3, 2009.

RIGHT-OF-WAY FOR JOHNSON DRIVE WAS ESTABLISHED 60' SOUTH OF THE N. LINE OF THE 1/4, 1/4 SECTION AS PER 1854 SURVEY OF THIS PROPERTY BY RAYMOND W. CAMPBELL ON FILE AT THE COUNTY ENGINEERS OFFICE, & AS PARTIALLY VERIFIED BY OTHER DEEDS, PLATS, ETC.

ZONING = MSU - MAIN STREET DISTRICT 1.

ORIGINAL DESCRIPTION OF RECORD - LOT 2:

THE NORTH 210 FEET OF THE WEST 140 FEET OF THE EAST 825 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12, RANGE 25, IN THE CITY OF MISSION, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART IN HIGHWAY, STREET OR ROAD.

ORIGINAL DESCRIPTION OF RECORD - LOT 1:
ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4, SE 1/4) OF SECTION 8, TOWNSHIP 12, RANGE 25, IN MISSION, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID 1/4, 1/4 SECTION 825 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG SAID NORTH LINE 330 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID 1/4, 1/4 SECTION 300 FEET; THENCE WEST PARALLEL TO THE SAID NORTH LINE 167.13 FEET, MORE OR LESS, TO THE WEST LINE OF SAID 1/4, 1/4 SECTION; THENCE SOUTH 75 FEET ALONG SAID WEST LINE; THENCE EAST PARALLEL TO SAID NORTH LINE 636.73 FEET, MORE OR LESS, TO A POINT 865 FEET WEST OF THE SAID EAST LINE; THENCE NORTH PARALLEL TO SAID EAST LINE 165 FEET; THENCE WEST PARALLEL TO SAID NORTH LINE 140 FEET; THENCE NORTH 210 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART TAKEN, USED OR DEDICATED FOR ROADS OR PUBLIC RIGHT OF WAYS.

EXCEPT THAT PART IN JOHNSON DRIVE, AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4, SE 1/4) OF SECTION 8, TOWNSHIP 12, RANGE 25, IN MISSION, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID QUARTER SECTION 375 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION 167.13 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION, 75 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION 167.13 FEET, MORE OR LESS, TO THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER SECTION 75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING