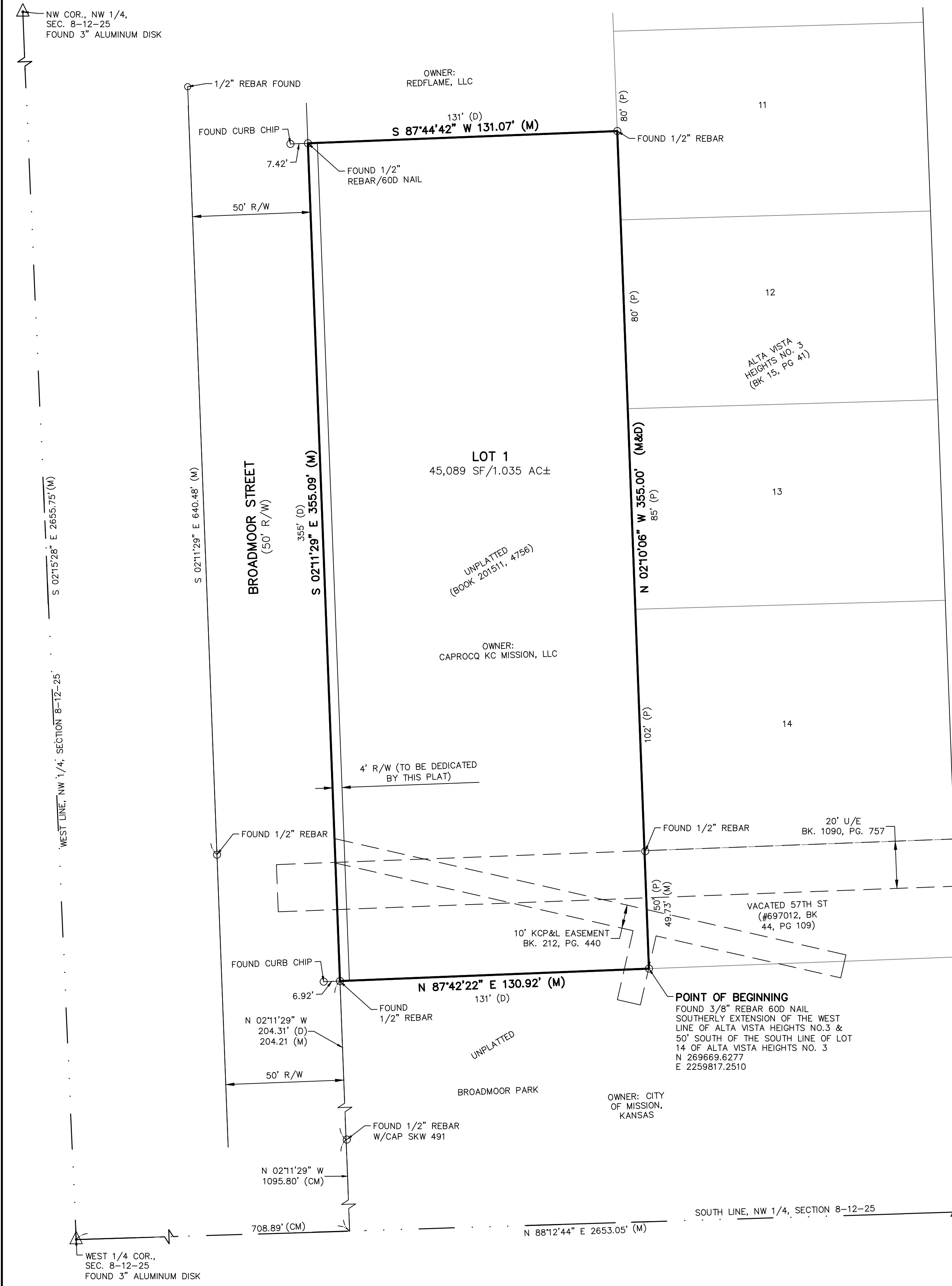
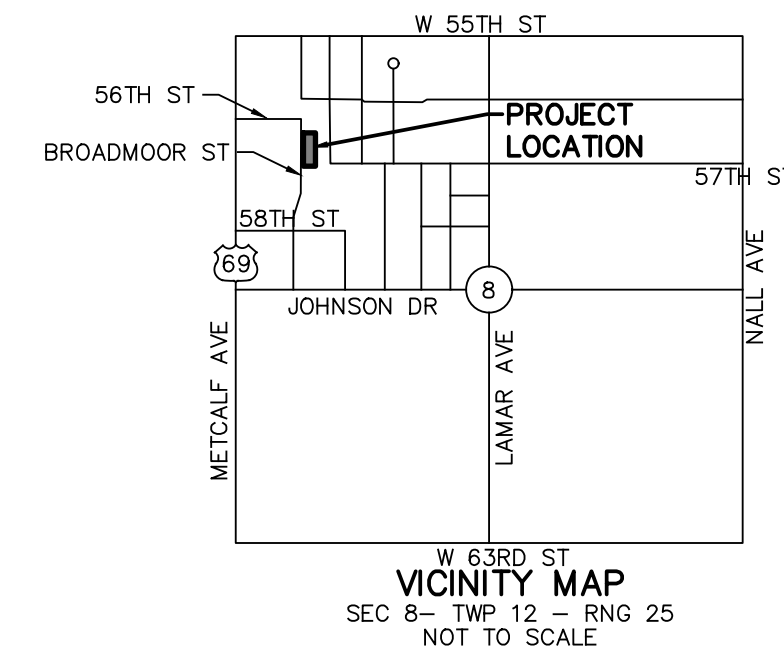


FINAL PLAT OF 5655 BROADMOOR

SECTION 8, TOWNSHIP 12 SOUTH, RANGE 25 EAST, CITY OF MISSION, JOHNSON COUNTY, KANSAS



DESCRIPTION (BOOK 201511, PAGE 4756)
ALL THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 12, RANGE 25, NOW IN THE CITY OF MISSION, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 57TH STREET, AS NOW ESTABLISHED, SAID POINT BEING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF ALTA VISTA HEIGHTS NO. 3, A SUBDIVISION OF LAND NOW IN THE CITY OF MISSION, JOHNSON COUNTY, KANSAS, AND 50 FEET SOUTH OF THE SOUTH LINE OF SAID LOT 14; THENCE NORTHERLY ALONG THE WEST LINE AND ITS EXTENSION OF LOTS 14 THROUGH 11 INCLUSIVE OF SAID ALTA VISTA HEIGHTS NO. 3, A DISTANCE OF 355 FEET, THENCE WESTERLY, ALONG A LINE 355 FEET NORTH OF AND PARALLEL TO THE WESTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF SAID 57TH STREET, A DISTANCE OF 131 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BROADMOOR STREET, AS NOW ESTABLISHED; THENCE SOUTHERLY, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID BROADMOOR, A DISTANCE OF 355 FEET, TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF SAID 57TH STREET; THENCE EASTERLY, ALONG THE WESTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF SAID 57TH STREET, A DISTANCE OF 131 FEET, TO THE POINT OF BEGINNING, ALL SUBJECT TO THE PART THEREOF DEDICATED FOR STREET PURPOSES.

FLOOD STATEMENT:
SURVEYED PARCEL IS SHOWN TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND SURVEYED PARCEL IS SHOWN TO BE LOCATED IN ZONE "X" OTHER FLOOD AREAS (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 20091C0023G, MAP REVISED AUGUST 3, 2009. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

CONSENT TO LEVY:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY CONSENTS AND AGREES THAT THE BOARD OF COUNTY COMMISSIONS AND THE CITY OF MISSION, JOHNSON COUNTY, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED 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 LAND FRONTING AND ABUTTING ON SUCH DEDICATED PUBLIC WAY OR THOROUGHFARE.

DEDICATIONS:
THE UNDERSIGNED PROPRIETOR AND THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AS STREETS OR PUBLIC WAYS NOT HERETOFORE DEDICATED. ACCEPTANCE FOR 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 ABSOLVE 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, SEWERS, AND OTHER UTILITY SERVICES, INCLUDING RELATED FACILITIES AND APPURTENANCES THERETO, AND DRAIN 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.

HORIZONTAL AND VERTICAL DATUM:
THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE KANSAS STATE PLANE NORTH ZONE (NAD 83-HARN) (NAD 83, PG 88)
CAF: 0.999922619
1 METER = 3.28083333 U.S. SURVEY FEET
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES
SCALED AROUND 0,0

SHAWNEE 2/BM #1
NORTHING: 263968.29 (GRID)
EASTING: 2251815.46 (GRID)

OWNERSHIP & ENCUMBRANCE REPORT WITH EASEMENTS:
CHICAGO TITLE INSURANCE COMPANY
FILE NO.: 185640
EFFECTIVE DATE: APRIL 25, 2018 AT 8:00 A.M.

REFERENCE DEEDS:
1. SPECIAL WARRANTY DEED, BOOK 201511, PAGE 4756.
2. KANSAS WARRANTY DEED, BOOK 200601, PAGE 1284.
3. SHERIFF'S DEED, BOOK 4780, PAGE 458.

LEGEND:
 (Δ) SECTION CORNER
 (○) MONUMENT FOUND AS NOTED
 (CM) CALCULATED MEASURED VALUE
 (D) DEED VALUE
 (P) PLAT VALUE
 (M) MEASURED VALUE

APPROVALS:
APPROVED BY: THE CITY COUNCIL OF THE CITY OF MISSION, JOHNSON COUNTY, KANSAS THIS ____ DAY OF _____, 2018

RONALD E. APPLETOFT, MAYOR
ATTEST: MARTHA SUMRALL, CITY CLERK

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MISSION, JOHNSON COUNTY, KANSAS THIS ____ DAY OF _____, 2018

MIKE LEE, PLANNING COMMISSION CHAIRMAN
ASHLEY ELMORE, PLANNING COMMISSION SECRETARY

EXECUTION:
IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR, CARPROQ KC MISSION, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS ____ DAY OF _____, 2018.

CARRPROQ KC MISSION, LLC
NAME/TITLE OF SIGNEE


STATE OF KANSAS }
COUNTY OF JOHNSON } SS

ON THIS ____ DAY OF _____, IN THE YEAR 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN PLAT AND ACKNOWLEDGEMENT TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE THEREIN STATED.

NOTARY PUBLIC (PRINT NAME) _____ MY APPOINTMENT EXPIRES _____

SURVEYOR'S CERTIFICATION:
I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THE TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET OR EXCEED THE STANDARDS OF PRACTICE APPROVED BY THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS FOR TOPOGRAPHIC SURVEYS AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.
THE FIELD WORK WAS COMPLETED ON AUGUST 16, 2017.
DATE OF PLAT OR MAP: MAY 22, 2018

PRELIMINARY
KENNETH J. DEDRICK
KANSAS PS NO. 1067
dedrick@kveng.com



KAW VALLEY ENGINEERING

14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977
lx@kveng.com | www.kveng.com

PROJECT NO. **C17_9526**
DRAWN BY **RJN**
CHECKED BY **KJD**
CFN **9526FPLAT**
SHEET **1 OF 1**

PREPARED FOR:
COLLIERS INTERNATIONAL
1 ALLIED DRIVE, SUITE #1500
LITTLE ROCK, ARKANSAS 72202

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/18