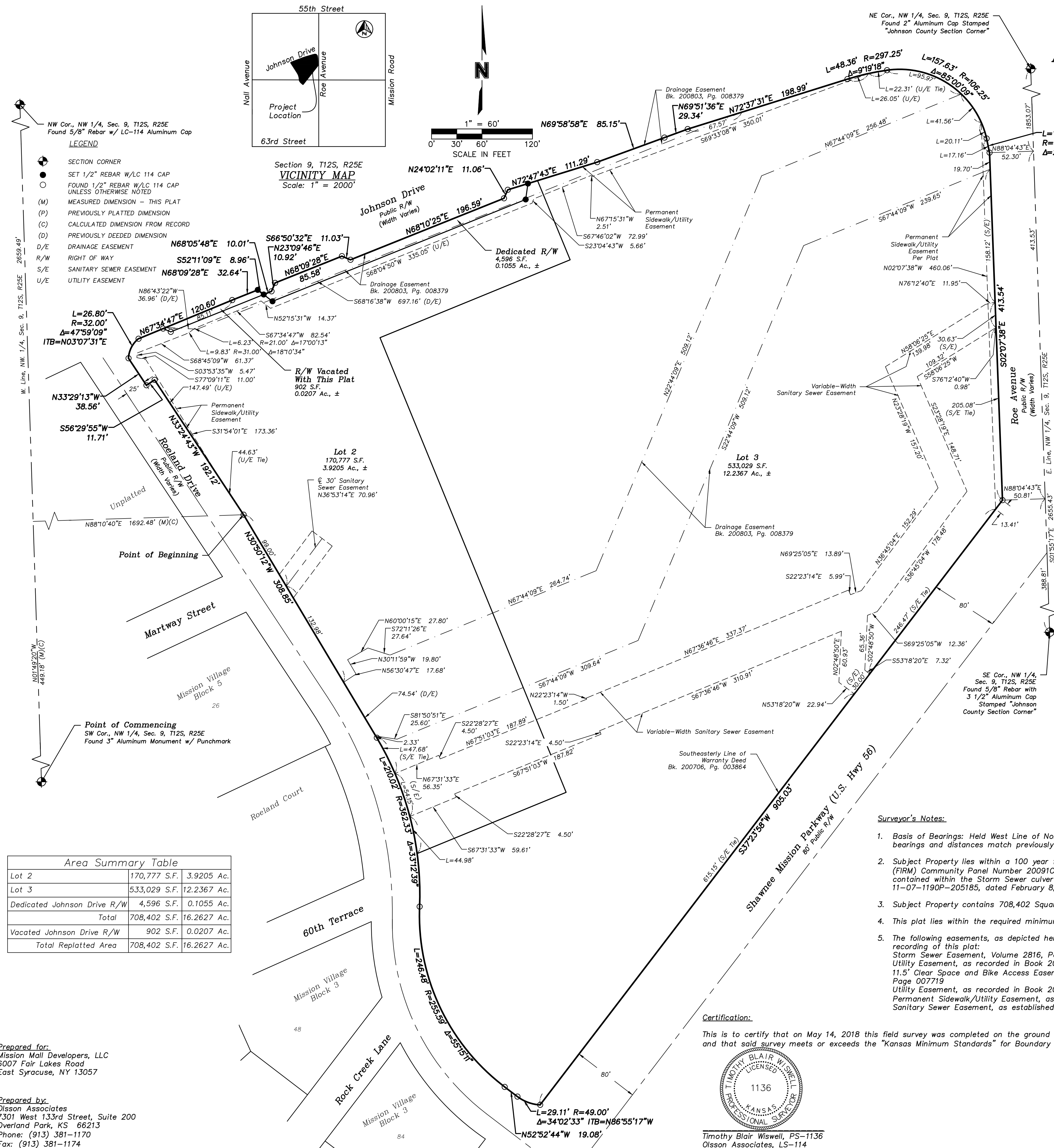


Area Summary Table			
Lot 2	170,777 S.F.	3.9205 Ac.	
Lot 3	533,029 S.F.	12.2367 Ac.	
Dedicated Johnson Drive R/W	4,596 S.F.	0.1055 Ac.	
Total	708,402 S.F.	16.2627 Ac.	
Vacated Johnson Drive R/W	902 S.F.	0.0207 Ac.	
Total Replatted Area	708,402 S.F.	16.2627 Ac.	

Prepared for:
Mission Mall Developers, LLC
6007 Fair Lakes Road
East Syracuse, NY 13057

Prepared by:
Olsson Associates
7301 West 133rd Street, Suite 200
Overland Park, KS 66213
Phone: (913) 381-1170
Fax: (913) 381-1174



Final Plat of The Gateway Second Plat

A Replat of Lot 1 and a portion of Johnson Drive Right of Way, both of The Gateway First Plat, a subdivision in the City of Mission, Johnson County, Kansas, lying in the West Half of Section 9, Township 12 South, Range 25 East

Dedications

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

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 (designated as Dedicated R/W) not heretofore dedicated. 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.

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 the unpaid special assessments on such land dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated road or street.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of sidewalks, conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as a "Sidewalk/Utility Easement" is hereby granted to the City of Mission, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for other purposes. This easement shall not prevent Grantor from installing cantilevered structures over the easement area so long as such structures do not interfere with Grantee's ability to construct and maintain its improvements installed within the easement area.

A non-exclusive easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Storm Sewer Easement" is hereby granted to the City of Mission, Kansas. Storm Sewer Easements end at grade, however building foundations can be constructed within said easements below grade.

An easement or license to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat is hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns. This easement shall not prevent Grantor from installing cantilevered structures over the easement area so long as such structures do not interfere with Grantee's ability to construct and maintain its sewer lines within the easement area.

The undersigned proprietor, for itself, and its successors and assigns, hereby agrees that the respective owner(s), of buildings on the above described tract of land shall be responsible for the maintenance and repair of all building plumbing and sanitary sewer service lines common to more than one unit, and service lines from the point of connection at the building to the point of connection at the main. Individual unit tenants shall allow access to the units by the property owner and associates as needed for proper maintenance, repair and/or replacement of plumbing lines that are common to more than one unit. In the event the property is replatted to allow the sale of individual units within the building(s), the undersigned proprietor, its successors and assigns shall establish an owners association and record a restrictive covenant obligating such association to repair and maintain all building plumbing common to more than one unit including the aforesaid service lines from such building(s) to the main prior to sale of an individual unit within such building(s).

Execution

IN TESTIMONY WHEREOF, the undersigned proprietors have hereunto subscribed their names.

OWNER – Aryeh Realty, LLC, a Delaware Limited Liability Company

Thomas J. Valenti, Managing Partner

STATE OF _____)
COUNTY OF _____) SS

Be it remembered, that on this _____ day of _____, 2018, before me, a notary public in and for said county and state, came Thomas J. Valenti, Managing Partner of Aryeh Realty, LLC, duly organized and existing under and by virtue of the laws of the State of Delaware; who is personally known to me to be the same person who executed as such officer the foregoing instrument of writing on behalf of said owners, and such persons duly acknowledged the execution of the same to be the free act and deed of said owners.

In witness hereof, I have hereunto subscribed my name and affixed my notarial seal this day and year last above written.

Notary:

My appointment expires:

Surveyor's Notes:

- Basis of Bearings: Held West Line of Northwest Quarter of Section 9, Township 12, Range 25 East = N01°49'20"W, Kansas Coordinate System 1983, North Zone. All bearings and distances match previously platted values on The Gateway First Plat, unless otherwise noted.
- Subject Property lies within a 100 year flood plain as designated on the U.S. Department of Housing, Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) Community Panel Number 20091C0024G, Map Revised August 3, 2009. Per drainage redevelopment within this project, the projected 100-year floodplain is contained within the Storm Sewer culverts lying within the dedicated drainage easements as filed at Book 200803, Page 008379. This is reflected in the LOMR ID 11-07-1190P-205185, dated February 8, 2012.
- Subject Property contains 708,402 Square Feet, or 16.2627 Acres, more or less.
- This plat lies within the required minimum closure of 1:10,000.
- The following easements, as depicted herein, are hereby vacated with the recording of this plat:
Storm Sewer Easement, Volume 2816, Page 90
Utility Easement, as recorded in Book 200803, Page 008378
11.5' Clear Space and Bike Access Easement, as recorded in Book 200808, Page 007719
Utility Easement, as recorded in Book 200808, Page 007720
Permanent Sidewalk/Utility Easement, as established in The Gateway First Plat
Sanitary Sewer Easement, as established in The Gateway First Plat

Approvals

APPROVED BY, the City Council of the City of Mission, Johnson County, Kansas, this _____ day of _____, 2018.

Ron 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 Chairperson

Ashley Elmore, Planning Commission Secretary

Certification:

This is to certify that on May 14, 2018 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for Boundary Surveys pursuant to K.A.R. 66-12-1.



Timothy Blair Wiswell, PS-1136
Olsson Associates, LS-114

OLSSON[®]

ASSOCIATES

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL: 913.381.1170
FAX: 913.381.1174

Final Plat of
The Gateway Second Plat

A Replat of Lot 1 & part of Johnson Drive R/W, both of The Gateway First Plat, lying in the West Half of Section 9, Township 12 South, Range 25 East

City of Mission, Johnson County, Kansas

REV. NO.	DATE	REVISIONS DESCRIPTION
1	2018.03.31	Revised Dedication Language & Approval Signature Block

drawn by: MJB
checked by: TBW
approved by: TBW
QA/QC by: TBW
project no.: A15-2039
drawing no.: V FP AS2039
date: 2018.04.16

SHEET
2 of 3

