

**NOTICE OF PUBLIC HEARING  
CITY COUNCIL  
CITY OF OVERLAND PARK, KANSAS**

Notice is hereby given that the City Council of Overland Park, Kansas, will hold a public hearing on Monday, April 3, 2023 at 7:30 pm, in the Council Chamber of City Hall, 8500 Santa Fe Drive, in consideration of the following items to-wit:

**RIGHT-OF-WAY VACATION - VAC2022-00002 (VAC-3378, A) - Wolf Creek Plaza First Plat  
- Vicinity of 175th Terrace and Pflumm Road**

Legal Description:

All that part of 175th Terrace right-of-way, as established and dedicated by WOLF CREEK PLAZA, FIRST PLAT, a subdivision of land in the City of Overland Park, Johnson County, Kansas, being described by Scott D. Confer, KS LS-1249, Phelps Engineering, Inc. Project Number 210868 to wit: Commencing at the Northwest corner of Tract D, HOMES AT WOLF CREEK, FIRST PLAT, a subdivision of land in the City of Overland Park, Johnson County, Kansas, said point also being on the South right-of-way line of said 175th Terrace; thence Westerly along the South right-of-way line of said 175th Terrace, and along the North line of Tract E, of said HOMES AT WOLF CREEK, SECOND PLAT on a curve to the right, said curve having an initial tangent bearing of N 81°36'43" W and a radius of 829.00 feet, an arc distance of 58.62 feet to a point on the East line of the Magellan Pipeline Company L.P. Easement recorded in Book 200811 at Page 002602 in the Office of the Register of Deeds, Johnson County, Kansas, said point also being the Point of Beginning; thence continuing along the South right-of-way line of said 175th Terrace and along the North line of said Tract E, for the following three (3) courses; thence Westerly on a curve to the right, said curve having an initial tangent bearing of N 77°33'37" W and a radius of 829.00 feet, an arc distance of 13.51 feet; thence Westerly on a curve to the left, said curve being tangent to the last described course and having a radius of 471.00 feet, an arc distance of 131.14 feet; thence S 87°25'15" W, a distance of 2.61 feet, to a point on the West line of said Easement; thence N 6°37'39" W, along the West line of said Easement, a distance of 50.13 feet, to a point on the North right-of-way line of said 175th Terrace; thence along the North right-of-way line of said 175th Terrace, for the following three (2) courses; thence N 87°25'15" E, a distance of 6.15 feet; thence Easterly on a curve to the right, said curve being tangent to the last described course and having a radius of 521.00 feet, an arc distance of 142.41 feet, to a point on the East line of said Easement; thence S 4°34'28" E, along the East line of said Easement, a distance of 52.43 feet to the point of beginning, containing 7,396 square feet or 0.1698 acres, more or less, of platted land.

Pflumm 175th Investors, LLC, applicant, is requesting a vacation of the right-of-way in the vicinity of 175th Terrace and Pflumm Road.