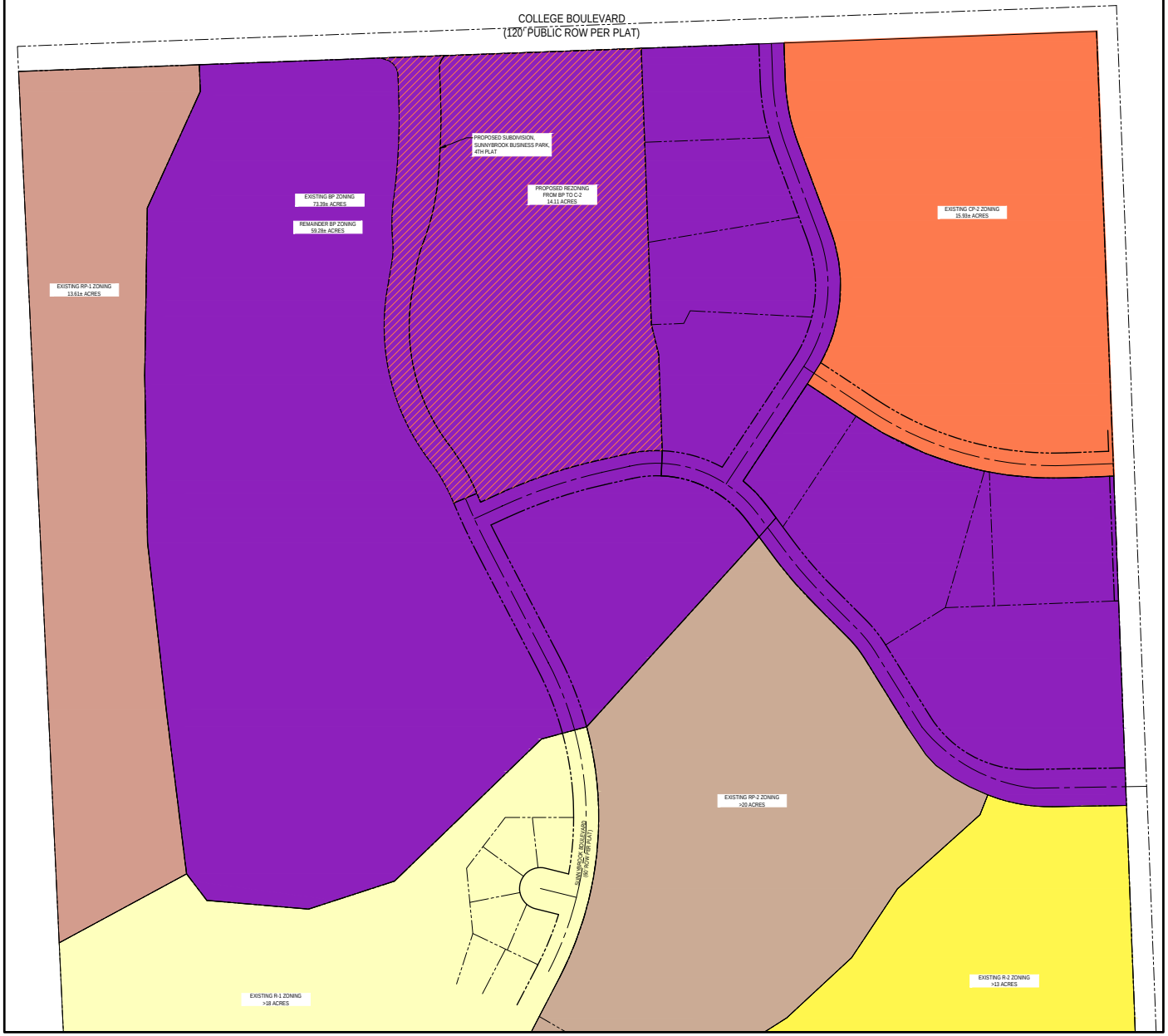
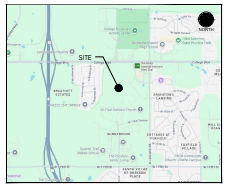


NORTH

0 50 100 200

1 INCH = 100 FEET



VICINITY MAP

SCALE: NTS

SURVEYOR'S RECOMMENDED DESCRIPTION FOR SUBJECT PROPERTY

A TRACT OF LAND LYING AND SITUATED IN LOT 6, SUNNYBROOK, A SUBDIVISION RECORDED DECEMBER 29, 1999 AND FILED IN DOCUMENT NUMBER 3074563 IN BOOK 114, PAGE 31, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, SAID TRACT AS SURVEYED BY BRENT E. THOMPSON, PS-1277, WITH BHC, CLS 175, BEING MORE PARTICULARLY DESCRIBED ON DECEMBER 15, 2025 BY METES AND BOUNDS AS FOLLOWS:

(NOTE FOR COURSE ORIENTATION THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 23 EAST, HAVING A BEARING OF NORTH 87° 52' 14" EAST, REFERENCED TO THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).)

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 23 EAST, IN SAID CITY OF OLATHE, THENCE NORTH 87°52'14" EAST, ON THE NORTH LINE OF SAID SECTION 15, 1491.83 FEET;
THENCE DEPARTING SAID NORTH LINE, SOUTH 02°07'46" EAST, 60.00 FEET, TO THE NORTHWEST CORNER OF LOT 33, SUNNYBROOK BUSINESS PARK 1ST PLAT, A SUBDIVISION IN THE CITY OF OLATHE, RECORDED IN JANUARY 16, 2007 AND FILED IN BOOK 200701, PAGE 003982, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF COLLEGE BOULEVARD, AS IT NOW EXISTS AS THE POINT OF BEGINNING, BEING MONUMENTED BY A 1/2" REINFORCING ROD WITH CAP STAMPED "P&B CLS-49";
THENCE ALONG THE WEST LINE OF SAID SUNNYBROOK BUSINESS PARK 1ST PLAT FOR THE FOLLOWING THREE COURSES;
THENCE SOUTH 02°07'46" EAST, 661.69 FEET, TO A 1/2" REINFORCING ROD WITH CAP STAMPED "P&B CLS-49";
THENCE SOUTH 13°36'38" EAST, 74.05 FEET, TO A 1/2" REINFORCING ROD WITH CAP STAMPED "P&B CLS-49";
THENCE SOUTH 02°07'46" EAST, 230.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 36, SAID SUNNYBROOK BUSINESS PARK 1ST PLAT MONUMENTED BY A 1/2" REINFORCING ROD WITH CAP STAMPED "P&B CLS-49", ON THE NORTH RIGHT-OF-WAY LINE OF 113TH STREET (PLATTED SUNNYBROOK BOULEVARD), AS IT NOW EXISTS;
THENCE WESTERLY, ON A CURVE, TO THE LEFT HAVING A RADIUS OF 330.00 FEET, FOR AN ARC LENGTH OF 85.44 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 84°49'02" WEST, A CHORD LENGTH OF 85.20 FEET, AND A CENTRAL ANGLE OF 14°50'06", TO A 1/2" REINFORCING ROD WITH CAP STAMPED "P&B CLS-49";
THENCE SOUTH 77°23'59" WEST, 68.01 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH, MONUMENTED BY A 1/2" REINFORCING ROD WITH CAP STAMPED "P&B CLS-49";
THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 1230.00 FEET, FOR AN ARC LENGTH OF 258.38 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 71°22'55" WEST, A CHORD LENGTH OF 257.90 FEET, AND A CENTRAL ANGLE OF 12°02'09", TO A 1/2" REINFORCING ROD WITH CAP STAMPED "P&B CLS-49";
THENCE SOUTH 65°21'50" WEST, 43.19 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST, MONUMENTED BY A 1/2" REINFORCING ROD WITH CAP STAMPED "P&B CLS-49";
THENCE NORTHWESTERLY, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1470.00 FEET, FOR AN ARC LENGTH OF 22.73 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 23°51'25" WEST, CHORD LENGTH OF 22.73 FEET, AND A CENTRAL ANGLE OF 00°53'09", TO A 1/2" REINFORCING ROD WITH CAP STAMPED "P&B CLS-49";
THENCE SOUTH 67°25'09" WEST, 60.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST;
THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, FOR AN ARC LENGTH OF 139.16 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 29°50'38" WEST, AND A CHORD LENGTH OF 138.84 FEET, AND A CENTRAL ANGLE OF 14°31'34", TO THE BEGINNING OF A REVERSE CURVE;
THENCE NORTHWESTERLY & NORTHERLY, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, FOR AN ARC LENGTH OF 431.87 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 13°45'47" WEST, AND A CHORD LENGTH OF 420.02 FEET, AND A CENTRAL ANGLE OF 46°41'16";
THENCE NORTH 09°34'51" EAST, 65.73 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST;
THENCE NORTHERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 210.00 FEET, FOR AN ARC LENGTH OF 54.58 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 02°07'16" EAST, AND A CHORD LENGTH OF 54.53 FEET, AND A CENTRAL ANGLE OF 14°53'10", TO THE BEGINNING OF A REVERSE CURVE;
THENCE NORTHERLY, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 410.00 FEET, FOR AN ARC LENGTH OF 94.00 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 01°13'47" EAST, AND A CHORD LENGTH OF 93.79 FEET, AND A CENTRAL ANGLE OF 13°08'10", TO THE BEGINNING OF A REVERSE CURVE;
THENCE NORTHERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 1450.00 FEET, FOR AN ARC LENGTH OF 251.23 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 02°50'03" EAST, AND A CHORD LENGTH OF 250.92 FEET AND A CENTRAL ANGLE OF 9°55'38";
THENCE NORTH 02°07'46" WEST, 49.22 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, FOR AN ARC LENGTH OF 49.12 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 37°18'22" WEST, AND A CHORD LENGTH OF 46.09 FEET, AND A CENTRAL ANGLE OF 70°21'11";
THENCE NORTH 72°28'57" WEST, 14.24 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 6;
THENCE NORTH 87°52'14" EAST, 624.08 FEET, ON SAID NORTH LINE AND THE SOUTH RIGHT-OF-WAY LINE OF COLLEGE BOULEVARD AS NOW ESTABLISHED TO THE POINT OF BEGINNING, OF SAID TRACT HEREIN DESCRIBED, SAID TRACT CONTAINING 614.623 SQUARE FEET OR 14.1098 ACRES.

REVISIONS:

PROJECT #: 27108.00

DATE: JANUARY 26, 2026

DRAWN BY: PEI

DESIGNER: PEI

CHECKED BY: PEI

Pickering
Pickering Firm, Inc.
Architecture Engineering
Planning Surveying
6388 Poplar Avenue, Suite 300
Memphis, TN 38119
901.767.6160

NEW BUILD
COLLEGE BLVD & SUNNYBROOK BLVD
OLATHE, KANSAS

Dillons FOOD STORES
DILLONS FOOD STORES
2700 EAST 4TH AVENUE
HUTCHINSON, KS 67501

SEAL:

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NUMBER:

DESCRIPTION:

ZONING EXHIBIT