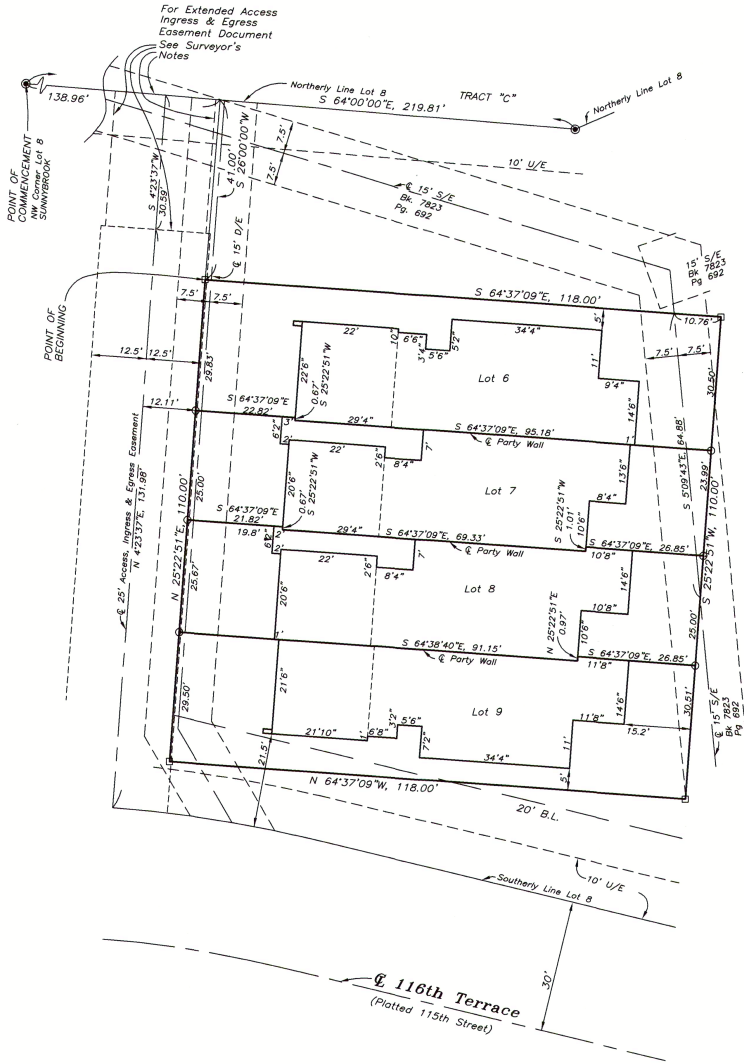


MINOR PLAT OF SILVERCREEK LANDING SECOND PLAT

A Replat of part of Lot 8, THE VILLAGES OF SUNNYBROOK ESTATES, 6TH PLAT,
a subdivision in the Southeast 1/4 of Section 15, Township 13 South, Range 23 East,
in the City of Olathe, Johnson County, Kansas

This is a resurvey and replat of part of Lot 8, THE VILLAGES OF SUNNYBROOK ESTATES, 6TH PLAT.
DESCRIPTION (Based on the Kansas General Warranty Deed filed in Book 202212 at Page 001876.
All that part of Lot 8, THE VILLAGES OF SUNNYBROOK ESTATES, 6TH PLAT, a subdivision of land in the City
Olathe, Johnson County, Kansas, as described by Scott G Chrisman, PLS #1306, on November 4, 2022, and
being more particularly described as follows:

Commencing at the Northwest corner of Lot 8, of said THE VILLAGES OF SUNNYBROOK ESTATES, 6TH
PLAT; thence South 64° 00' 00" East, along the Northerly line of said Lot 8, a distance of 138.96 feet;
thence South 26° 00' 00" West, a distance of 41.00 feet, to the Point of Beginning; thence South 64° 37' 09"
East, a distance of 118.00 feet; thence South 25° 22' 51" West, a distance of 110.00 feet; thence North
64° 37' 09" West, a distance of 118.00 feet; thence North 25° 22' 51" East, a distance of 110.00 feet, to the
Point of Beginning, containing 12,980 square feet, more or less, of platted land.



LEGEND

- Bk=Book
- Pg=Page
- CL=Centerline
- BL=Building Setback Line
- D/E=Drainage Easement
- U/E=Utility Easement
- S/E=Sanitary Sewer Easement
- F=Floor Elevation
- = 1/2" Rebar, as noted
- = Set 1/2" REBAR WITH KS PS 814 Cap
- = 1/2" REBAR WITH KS PS 814 Cap set in concrete

SURVEYOR'S NOTES:

The description, including the bearings, are based on the Kansas General Warranty Deed filed December 08, 2022 in Book 202212 at Page 001716. The Bearings are also based on THE VILLAGES OF SUNNYBROOK ESTATES 6TH PLAT subdivision plat filed in Book 200406 at Page 009007.

All easements, rights-of-way, and the building setback line (B.L.) were established by the VILLAGES OF SUNNYBROOK ESTATES, 6TH PLAT, subdivision plat, filed in Book 200406 at Page 009007, unless otherwise noted.

No additional easements or rights-of-way are being established by this plat.

Property corners will be set within 30 days of filing the plat.

This property is outside the 100 year flood plain, according to the FEMA FIRM Map No. 20091C0063G. Effective August 3, 2009.

The extended Access, Ingress, & Egress Easement was filed in Book _____ at Page _____.

SITE LOCATION MAP
SECTION 15-13-23
SCALE 1" = 2000'

LOT AREAS		
LOT NUMBER	SQ. FT.	ACRES
LOT 6	3,583.7	0.082
LOT 7	2,923.6	0.067
LOT 8	2,962.8	0.068
LOT 9	3,509.9	0.081
PLAT	12,980	0.298

DEDICATION:

The undersigned proprietor of the above described tract of land having caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision which subdivision and plat shall hereinafter be known as "SILVERCREEK LANDING SECOND PLAT".

The undersigned proprietor of the above described land hereby makes declaration that all lots within this plat shall be sold conveyed subject to the acceptance by buyer and/or grantee of all common area open spaces together with all easements thereon, amenities, and landscaping.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.40.18, Lot Splits, of Unified Development Ordinance or by replat.

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the office of the Register of Deeds of Johnson County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

Silvercreek Landing Homes Association will own and maintain Tract "C".

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares 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 reminder of this land fronting abutting on said dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, the undersigned owner of Lots 6 through 9, as shown herein, have hereunto set his hand this 9th day of June, 2024.

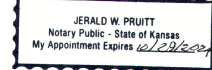
Spies Custom Homes, LLC

DeWayne Spies, managing member

STATE OF KANSAS
COUNTY OF JOHNSON } SS:

This instrument was acknowledged before me on this 9th day of June, 2024
by DeWayne Spies, as managing member of Spies Custom Homes, L.L.C.

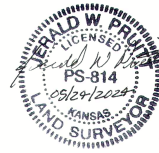
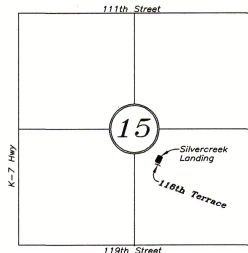
Notary Public: Jerald W. Pruitt My Appointment Expires: October 29, 2024
Jerald W. Pruitt



APPROVED BY THE Planning Commission of the City of Olathe, Johnson County, Kansas, this
this _____ day of _____, 2024.

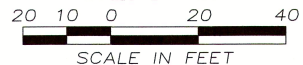
Chairperson: Wayne Janner

I hereby certify that this survey was conducted
under my direct supervision and completed in
February, 2024.
Jerald W. Pruitt, PS 814
REVISED May 24, 2024



CLIENT:
Spies Custom Homes, L.L.C.
10300 Waverly Road
DeSoto, Kansas 66618

Scale 1" = 20'



SILVERCREEK LANDING SECOND PLAT

S.E. 1/4 Section 15, Township 13 South, Range 23 East
OLATHE, JOHNSON COUNTY, KANSAS

PRUITT and DOOLEY SURVEYING, LLC

7912 Elm Ave.
Raytown, MO 64138

816-699-4239 913-652-9002

Kansas Certificate of
Authorization - LS 207.

February, 2024, REVISED May 24, 2024
SilverCreek Landing Second Plat.dwg, Job No. 23-0405

1 SHEET
OF 1