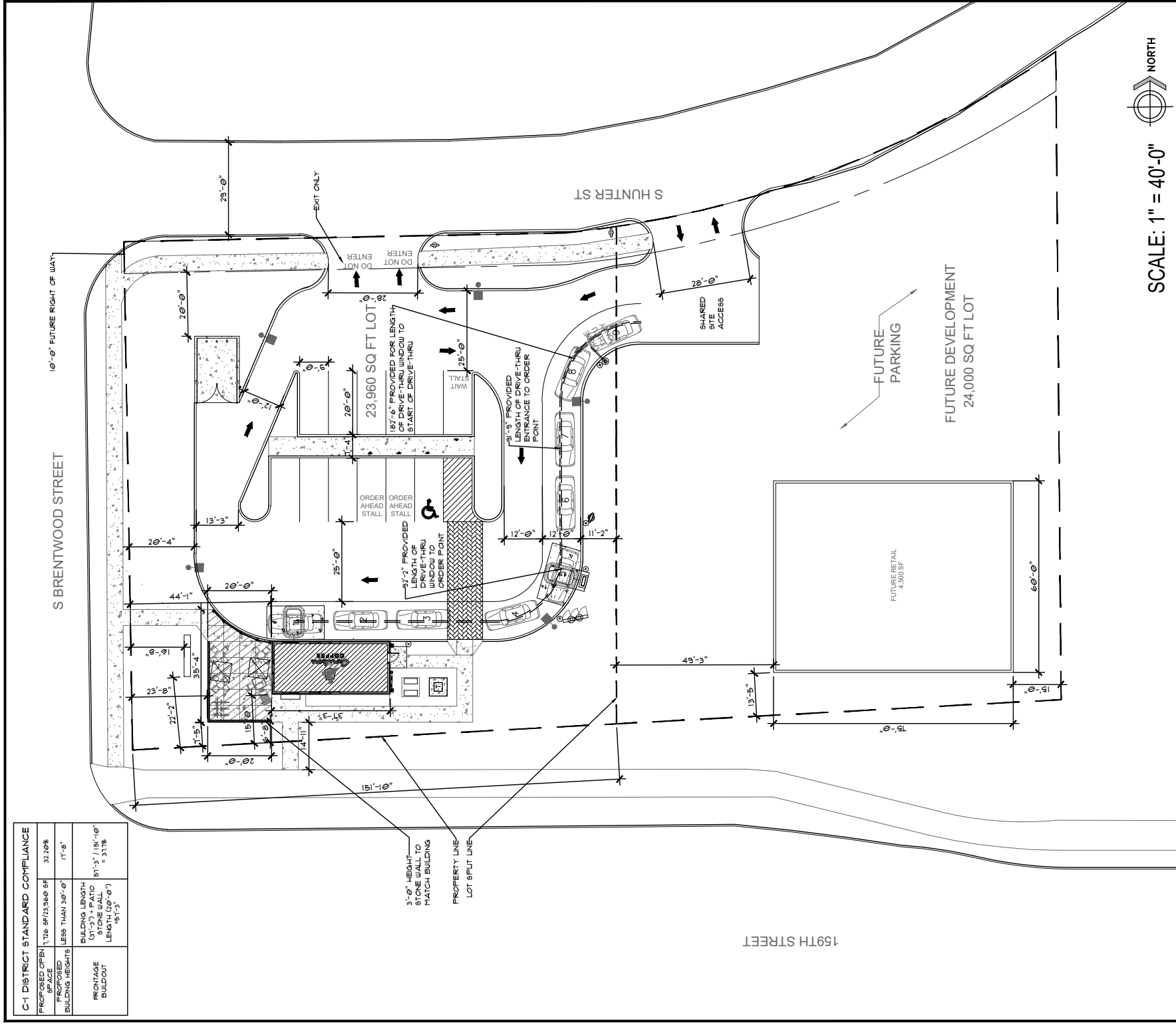


C-1 DISTRICT STANDARD COMPLIANCE		
PROPOSED OPEN SPACE	1,716 SF/23,360 SF	32.0%
PROPOSED BUILDING HEIGHTS	LESS THAN 30'-0"	11'-8"
PRONGATE BUILDOUT BUILDOUT	BUILDING LENGTH (31'-3") * PATIO STONE WALL LENGTH (20'-0") = 51'-3"	91'-3" / 151'-0" = 311%



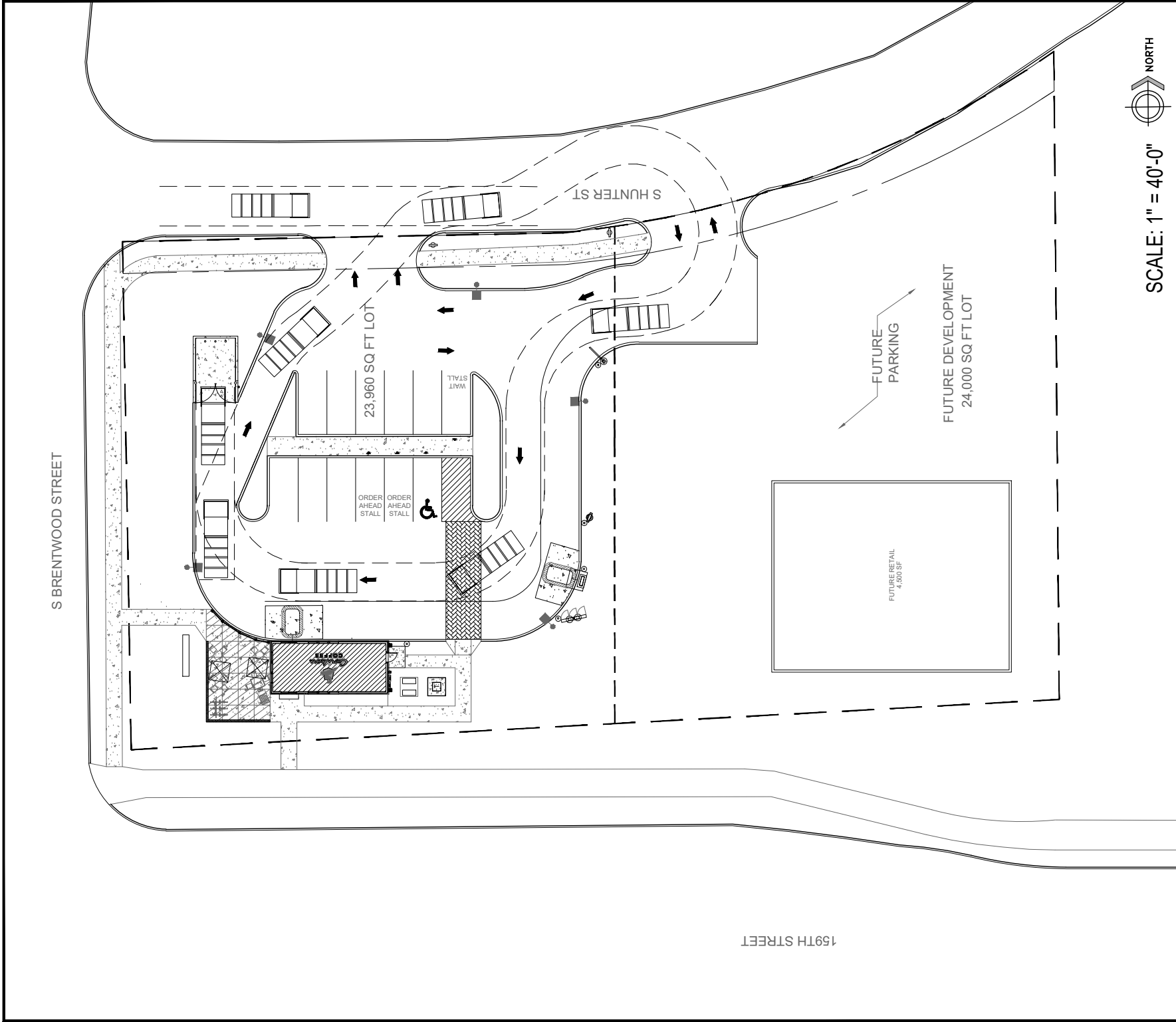
SCALE: 1" = 40'-0"



CARIBOU CABIN  
159TH & BRENTWOOD  
OLATHE, KS 66062

CONCEPT SITE PLAN  
SQ. FOOTAGE: 605 SF  
INTERIOR SEAT COUNT: NONE  
EXTERIOR SEAT COUNT: 16 SEATS  
REVISED: APRIL 22, 2024





S BRENTWOOD STREET

S HUNTER ST

159TH STREET

23,960 SQ FT LOT

ORDER AHEAD STALL

ORDER AHEAD STALL

WAIT STALL

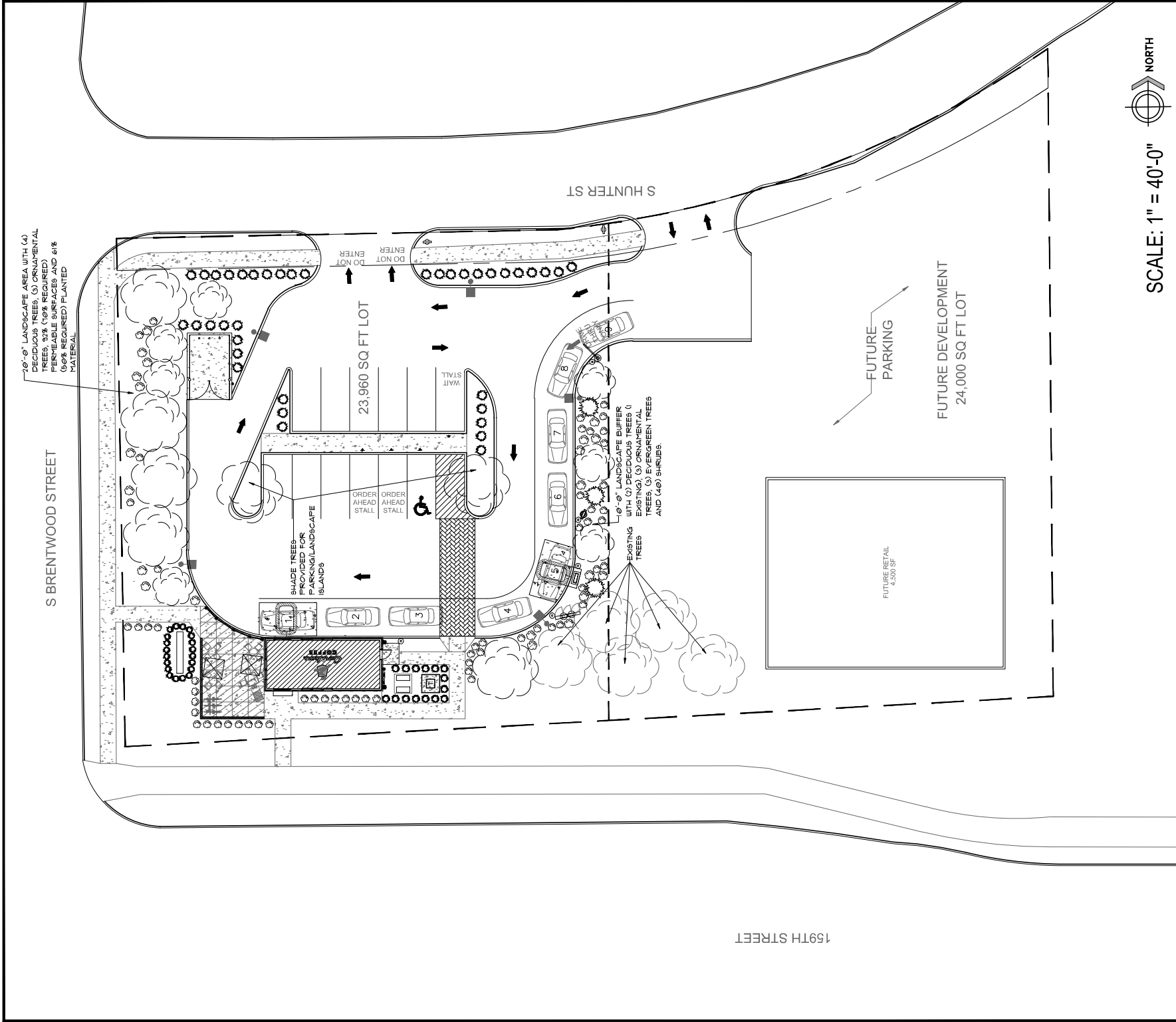
FUTURE RETAIL  
4,500 SF

FUTURE DEVELOPMENT  
24,000 SQ FT LOT

FUTURE  
PARKING



SCALE: 1" = 40'-0"



1600  
 2800  
 3000  
 3200  
 3400  
 3600  
 3800  
 4000  
 4200  
 4400  
 4600  
 4800  
 5000  
 5200  
 5400  
 5600  
 5800  
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 6400  
 6600  
 6800  
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 7400  
 7600  
 7800  
 8000  
 8200  
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 8800  
 9000  
 9200  
 9400  
 9600  
 9800  
 10000

STATE OF KANSAS

COUNTY OF JOHNSON

REGISTER OF DEEDS

BK 131 Pg 48


 APPROVED by the Planning Commission of the City of Olathe, Kansas,  
 on this 3rd day of February, 2003.

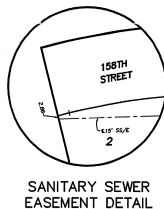
 APPROVED by the Governing Body of the City of Olathe, Kansas,  
 on this 18th day of February, 2003.

 By: *Michael Corbett*  
 MICHAEL CORBETT, Mayor

 ATTEST: *Debra S. Gragg*  
 DEBRA S. GRAGG, City Clerk

## LOT AREAS

LOT 1	108,616 Sq.Ft.
LOT 2	54,541 Sq.Ft.
LOT 3	120,091 Sq.Ft.
LOT 4	123,788 Sq.Ft.
TRACT "A"	47,997 Sq.Ft.
TRACT "B"	27,170 Sq.Ft.
TOTAL	482,171 Sq.Ft.



SANITARY SEWER EASEMENT DETAIL

TYPICAL CORNER LOT EASEMENT DETAIL

 Prepared by: Payne & Brockway Engineers, P.A.  
 P. O. Box 138  
 Olathe, Kansas 66051  
 913-762-4800

 Developed by: Jacobson-Campbell Excavation, Inc.  
 c/o Joe Campbell  
 7540 W. 150th St Ste 110  
 Overland Park, KS 66085  
 913-402-1300  
 913-402-1300(F)

 Date Prepared: January 4, 2003  
 Date Revised: July 7, 2003

## NOTE:

 The basis for bearings on this plot is the South line of the SE 1/4 of  
 as established by a previous plat THE VILLAGES OF ASBURY, Plat Book  
 122, Page 15.

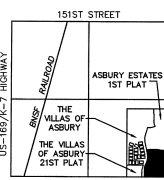
 Lots 1 and 2 shall have No Direct Vehicular Access to Brentwood Street,  
 except as shown on this plot.

Lots 2 and 3 shall have No Direct Vehicular Access to 158th Street.

Lots 3 and 4 shall have No Direct Vehicular Access to Ridgeway Road.

Lot 4 and Tract "A" shall have No Direct Vehicular Access to 159th Street.

Tract "A" shall have No Direct Vehicular Access to Brentwood Street.

 ALL AREAS DESIGNATED ON THE PLAT AS DRAINAGE EASEMENT  
 SHALL REMAIN FREE OF FENCES, SHRUBS, AND OTHER OBSTACLES  
 THAT WOULD RESTRICT THE FLOW OF DRAINAGE.
LOCATION MAP  
SEC. 12, T14S, R23E

## ASBURY CENTRE

 This is a survey and plot of part of the SE 1/4 of Section 12, T14S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas  
 more particularly described as follows:

 Beginning at the Southeast corner of the SE 1/4 of Section 12, T14S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas;  
 thence S 87°45'14" W, along the South line of said SE 1/4, a distance of 715.73 feet; thence N 02°14'46" W, along the East right-of-way line of Brentwood  
 Street, a distance of 250.92 feet; thence Northwesterly, continuing along said East right-of-way line, on a curve to the right having a radius of 400  
 feet, for a distance of 169.97 feet; thence N 22°00'00" E, continuing along said East right-of-way line, a distance of 62.15 feet; thence Northwesterly, continuing  
 along said East right-of-way line, on a curve to the left having a radius of 530.1 feet, for a distance of 334.68 feet; thence N 14°08'00" W, continuing along  
 said East right-of-way line, a distance of 125.00 feet to the Southwest corner of TRACT "B", ASBURY ESTATES, 1ST PLAT, a subdivision in the City of Olathe,  
 Johnson County, Kansas, thence N 75°54'00" E, along the North line of said TRACT "B", a distance of 10.00 feet; thence Easterly, continuing along said South line, a distance of  
 10.00 feet to the right having a radius of 630 feet, for a distance of 129.75 feet; thence N 67°42'00" E, continuing along said South line, a distance of  
 59.36 feet; thence Easterly, continuing along said South line, on a curve to the right having a radius of 330 feet, for a distance of 59.36 feet; thence  
 S 81°29'35" E, continuing along said South line, a distance of 124.19 feet; thence Easterly, continuing along said South line, on a curve to the left having  
 a radius of 270 feet, for a distance of 47.51 feet; thence N 87°45'33" E, continuing along said South line and its extension thereof, a distance of 80.00 feet to  
 a point on the East line of said SE 1/4, thence S 02°14'46" E, along said East line, a distance of 905.69 feet to the Point of Beginning, containing 14.18609  
 acres, more or less.

 The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat,  
 which subdivision and plot shall hereafter be known as "ASBURY CENTRE".

The streets and roads shown on this plat and not heretofore dedicated to public use, are hereby so dedicated.

 An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, water, gas,  
 electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over, and under these areas outlined and  
 designated on this plat as "Utility Easement" or "U/E", is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be  
 authorized by state law to use such easement for said purposes.

 An easement or license to enter upon, locate, construct and maintain or authorize the location, construction of maintenance and use of conduits, water lines,  
 storm pipes, sewer pipes and related facilities and structures, and street trees upon, over and under these areas outlined and designated on this plat as  
 "Public" or "Public Utility Easement", is hereby granted to the City of Olathe, Kansas and other governmental entities as may be authorized by state law to  
 use such easement for said purposes.

 An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or  
 maintenance and use of conduits, sewer pipes, surface drainage facilities, etc., upon, over, and across those areas outlined and designated on this plat as  
 "Drainage Easement" or "D/E".

 An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or  
 maintenance and use of conduits, sewer pipes, manholes, etc., upon, over, and across those areas outlined and designated on this plat as "Sanitary Sewer  
 Easement" or "SSE".

 An easement is hereby granted and reserved by the undersigned proprietor of the above described land unto itself and all owners of lots and parcels  
 depicted on this plat to enter upon, plant, replace, repair, mow, clip, trim, spray, chemically treat, repair, and otherwise maintain, and to authorize any such  
 maintenance, of any and all grass, trees, shrubs, plants and other landscaping and all fences and monuments installed by the undersigned proprietor and by  
 all owners of lots and parcels depicted on this plat upon, over, or under those areas outlined and designated on this plat as "Landscaping Easement" or "L/E".

 A perpetual easement of access over, across, and upon the areas designed as Tract "B", "Access Easement", and "Ingress & Egress Easement" are hereby  
 reserved to the undersigned proprietors, their heirs, assigns, etc., for ingress and egress of all owners and occupants of lots and parcels depicted on this plat,  
 their guests and invitees; owners and occupants of adjoining land to the North and West of the plat, as well as other properties within the commercial  
 center shall have the same right of ingress and egress as all owners and occupants of lots and parcels depicted on this plat. No obstacles or obstructions that  
 would prohibit the free flow of traffic shall be allowed to be constructed or maintained within said "Access Easement", "Ingress & Egress Easement" and  
 Tract "B".

Tract "B" is intended to be used for private open space.

 Tract "B" shall also be designated as "Utility Easement". All utility locations within Tract "B" shall be approved by the owners of said Tract "B" prior to  
 installation.

Tracts "A" and "B" shall be owned by the owners of lots and parcels depicted on this plat, which shall be responsible for all maintenance of said Tracts.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 15-58, 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.

 The undersigned proprietors of the above described tract of land hereby consent and agree that the Board of County Commissioners of Johnson County,  
 Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to relocate said lot proposed to be dedicated for public use and  
 thoroughfares or parts thereof, for public use, from the line 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 said dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, the undersigned proprietors have caused this instrument to be executed this 17th day of July, 2003.

JACOBSON-CAMPBELL EXCAVATION, INC.

 (Owner of all except Lot 4 and part of Tract "B", Beginning at the Northwest  
 corner of Lot 4, ASBURY CENTRE, a subdivision in the City of Olathe, Johnson  
 County, Kansas, thence S 01°42'00" E, along the Northwesterly line of said Lot 4, a  
 distance of 6.33 feet; thence Southwesterly, continuing along said Northwesterly  
 line, on a curve to the right having a radius of 215 feet, for a distance of 191.63 feet to the  
 Westwesterly corner of said Lot 4; thence N 02°04'27" W a distance of 12.81 feet; thence  
 Northwesterly, on a curve to the left having an initial tangent bearing of S 37°55'10" E  
 and a radius of 300 feet, for a distance of 176.74 feet; thence N 87°45'14" E a distance of 12.64  
 feet to the Point of Beginning.)

STATE OF KANSAS

COUNTY OF JOHNSON

JOSEPH W. CAMPBELL, President

 BE IT REMEMBERED, that on this 17th day of July, 2003, before me a Notary Public in and for said County and State,  
 came JOSEPH W. CAMPBELL, President of JACOBSON-CAMPBELL EXCAVATION, INC., who is personally known to me to be the same person who executed  
 the foregoing instrument of writing on behalf of said Corporation, and he duly acknowledged the execution of the same to be the act and deed of said  
 Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

*Joseph W. Campbell*  
 Notary Public

My Commission Expires March 19, 2007



MSB BUILDING CORPORATION

 (Owner of Lot 4 and part of Tract "B", Beginning at the Northwest corner of Lot  
 4, ASBURY CENTRE, a subdivision in the City of Olathe, Johnson County, Kansas;  
 thence S 01°42'00" E, along the Northwesterly line of said Lot 4, a distance of 6.33  
 feet; thence Southwesterly, continuing along said Northwesterly line, on a curve to the  
 right having a radius of 215 feet, for a distance of 191.63 feet to the Westwesterly  
 corner of said Lot 4; thence N 02°04'27" W a distance of 12.81 feet; thence Northwesterly,  
 on a curve to the left having an initial tangent bearing of S 37°55'10" E and a radius of  
 300 feet, for a distance of 176.74 feet; thence N 87°45'14" E a distance of 12.64  
 feet to the Point of Beginning.)

STATE OF KANSAS

COUNTY OF JOHNSON

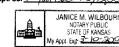
JOHN L. STEWART, Vice-President

 BE IT REMEMBERED, that on this 17th day of July, 2003, before me a Notary Public in and for said County and State,  
 came JOHN L. STEWART, Vice-President of MSB BUILDING CORPORATION, who is personally known to me to be the same person who executed the  
 foregoing instrument of writing on behalf of said Corporation, and he duly acknowledged the execution of the same to be the act and deed of said  
 Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

*John L. Stewart*  
 Notary Public

My Commission Expires March 19, 2007


 ASBURY CENTRE  
 SEC. 12, T14S, R23E  
 JOHNSON COUNTY, KANSAS  
 PAYNE & BROCKWAY P.A.  
 OLATHE, KANSAS