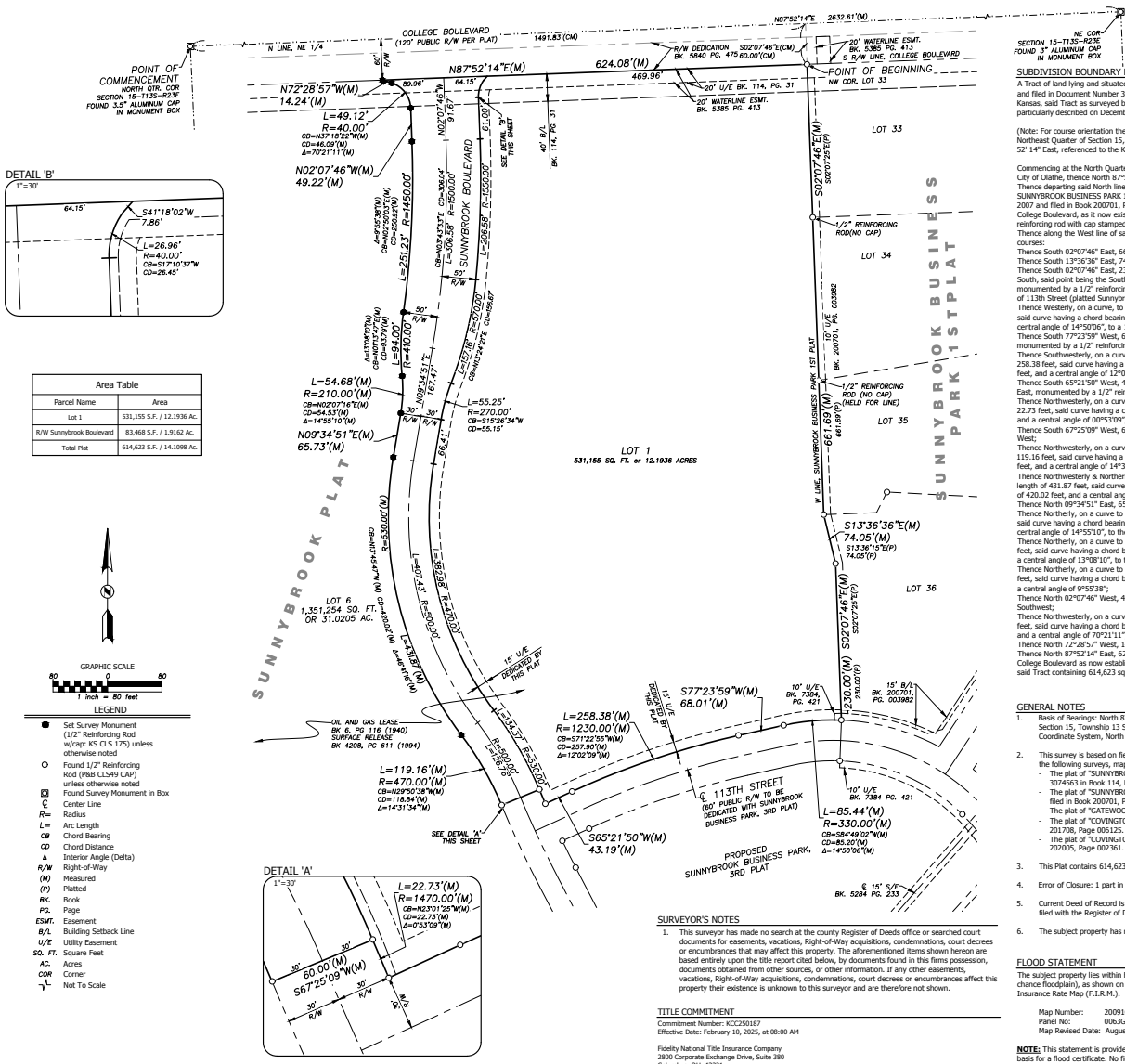
Final Plat of:

SUNNYBROOK BUSINESS PARK, 4TH PLAT

A REPLAT OF A PORTION OF LOT 6, SUNNYBROOK PLAT, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



Area Table	
Parcel Name	Area
Lot 1	531,155 S.F. / 12.1936 Ac.
R/W Sunnybrook Boulevard	83,468 S.F. / 1.9162 Ac.
Total Plat	614,623 S.F. / 14.1098 Ac.

LEGEND

- Set Survey Monument (1/2" Reinforcing Rod w/cap: KS CLS 175) unless otherwise noted
- Found 1/2" Reinforcing Rod (P&B CLS49 CAP) unless otherwise noted
- Found Survey Monument in Box
- ℄ Center Line
- R= Radius
- L= Arc Length
- CB Chord Bearing
- CD Chord Distance
- Δ Interior Angle (Delta)
- R/W Right-of-Way
- (M) Measured
- (P) Platted
- BK. Book
- PG. Page
- ESMT. Easement
- B/L Building Setback Line
- U/E Utility Easement
- SQ. FT. Square Feet
- AC. Acres
- COR Corner
- Not To Scale

SUBDIVISION BOUNDARY DESCRIPTION

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 and 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°36'36" 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°01'25" 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 119.16 feet, said curve having a chord bearing of North 29°50'38" West, and a chord length of 118.84 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 54.68 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°55'10", 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.

GENERAL NOTES

1. Basis of Bearings: North 87° 52' 14" East along the North line of the Northeast Quarter of Section 15, Township 13 South, Range 23 East, referenced to the Kansas State Plane Coordinate System, North Zone (NAD83).
2. This survey is based on field work completed on or before the date shown in the title block or the following surveys, maps, or plats:
   - The plat of "SUNNYBROOK" recorded December 29, 1999 and filed Document Number 3074563 in Book 114, Page 31.
   - The plat of "SUNNYBROOK BUSINESS PARK 1ST PLAT" recorded in January 16, 2007 and filed in Book 200701, Page 003982.
   - The plat of "GATEWOOD" recorded March 18, 2015 and filed in Book 201503, Page 006051.
   - The plat of "COVINGTON COURT 2ND PLAT" recorded on August 17, 2017 and filed in Book 201708, Page 006125.
   - The plat of "COVINGTON CREEK 2ND PLAT" recorded on May 6, 2020 and filed in Book 202005, Page 002361.
3. This Plat contains 614,623 square feet or 14.1098 acres.
4. Error of Closure: 1 part in 282990.79'
5. Current Deed of Record is Ins _____, recorded in Book _____, Page _____, filed with the Register of Deeds, Johnson County.
6. The subject property has no situs address.

FLOOD STATEMENT

The subject property lies within Flood Zone " X " (Areas determined to be outside the 0.2% annual chance floodplain), as shown on the JOHNSON COUNTY, KANSAS AND INCORPORATED AREAS Flood Insurance Rate Map (F.I.R.M.).

Map Number: 20091C0063G
Panel No: 0063G
Map Revised Date: August 3, 2009

NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived from digital flood hazard data, including shapefiles and other geospatial resources obtained from the FEMA website.

SURVEYOR'S NOTES

1. This surveyor has made no search at the county Register of Deeds office or searched court documents for easements, vacations, Right-of-Way acquisitions, condemnations, court decrees or encumbrances that may affect this property. The aforementioned items shown hereon are based entirely upon the title report cited below, by documents found in this firms possession, documents obtained from other sources, or other information. If any other easements, vacations, Right-of-Way acquisitions, condemnations, court decrees or encumbrances affect this property their existence is unknown to this surveyor and are therefore not shown.

TITLE COMMITMENT

Commitment Number: KCC250187
Effective Date: February 10, 2025, at 08:00 AM

Fidelity National Title Insurance Company
2800 Corporate Exchange Drive, Suite 380
Columbus, OH, 43231
(614) 818-4812

SECTION MAP
SECTION 15-T13S-R23E
(NOT TO SCALE)

PLAT DEDICATION

The undersigned proprietor of the tract of land described on this document have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereinafter be known as "SUNNYBROOK BUSINESS PARK, 4TH PLAT".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby absolves and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

In accordance with K.S.A. 12-512b, upon filing and recording of this plat, any prior plat or portion thereof embracing the same land, together with all public streets, alleys, easements, and other public reservations shown thereon, shall be vacated as to use and as to title, except as otherwise shown or reserved on this plat.

PUBLIC EASEMENT DEDICATIONS

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.

CONSENT TO LEVY

The undersigned proprietor of the tract of land described on this document hereby agrees and consents 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 assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF: Nicholas Stratigakes, Manager of National Retail Development, LLC, a Kansas limited liability company, by the authority of its Managing Member, John Witzgall, has caused this instrument to be executed this ____ day of _____, 20__.

National Retail Development, LLC

By: _____
Nicholas Stratigakes, Manager

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

On this ____ day of _____, 20__, before me, a Notary Public, personally appeared Nicholas Stratigakes as Manager of National Retail Development, a Kansas limited liability company, to me personally known to be the same person who executed the forgoing instrument of writing, and duly acknowledged the execution of same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notorial Seal on the date last above written.

Notary Public:_____

APPROVALS

APPROVED by the Planning Commission of the City of Olathe, Kansas on this ___th day of _____, 20____.

_____
Wayne Jenner, Chairman

APPROVED by the Governing Body of the City of Olathe, Kansas, on this _____ day of _____, 20____.

_____
John W. Bacon, Mayor

ATTEST _____
Brenda Swearingian, City Clerk

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY that on the "Field Date" shown in the title block of this document, this survey was made by me or under my direct supervision and that said survey was executed in accordance with the "KANSAS MINIMUM STANDARDS" for boundary surveys pursuant to KAR 66-12-1.

(See Title Block for date, seal and signature)

BHC, KS CLS-175
Brent E. Thompson, PS-1277

DEVELOPER
Pickering Firm, Inc.
6363 Poplar Avenue, Suite 300
Memphis, TN 38119

SURVEYOR
BHC, Inc.
712 State Avenue
Kansas City, Kansas 66101

Rev.	Date	Description	Drawn	Checked
3	1-22-2026	Revisions to current notes	LAD	BET
2	1-15-2026	Revisions per City comments	LAD	JC
1	12-19-2025	Revisions to easements and comments		

BRENT E. THOMPSON LICENSED PS-1277 KANSAS LAND SURVEYOR

BHC
712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-5300

Client:
PICKERING FIRM, INC.
6363 POPLAR AVENUE, SUITE 3
MEMPHIS, TN 38119

Project:
Final Plat of:
SUNNYBROOK BUSINESS PARK, 4TH PLAT
A REPLAT OF PART OF LOT 6,
SUNNYBROOK PLAT, A SUBDIVISION IN THE
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

Project No:	047680.00.01
Field Crew:	MA
Field Date:	02-10-2025
Drawn By:	LAD
Issue Date:	01-15-2026
Sheet:	1 OF 1

Jan 22, 2026 - 2:41pm Plotted by: laurudavis I:\047680.00.01_Olathe Illinois ALTA-Bndry-Topo\DWG\Survey\047680.00.01-SRVY-PLAT-FINL.dwg