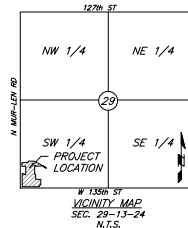


MINOR SUBDIVISION
MUR-LEN COMMERCIAL PARK, SIXTH PLAT
A REPLAT OF LOT 1, MUR-LEN COMMERCIAL PARK, FIFTH PLAT
LOT 1, MUR-LEN COMMERCIAL PARK AND LOT 1, THE BANK SPOT
SW 1/4, SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST
CITY OF OLATHE, JOHNSON COUNTY, KANSAS



PROPERTY DESCRIPTION:

A tract in part of Lot 1, MUR-LEN COMMERCIAL PARK FIFTH PLAT, Lot 1, MUR-LEN COMMERCIAL PARK and Lot 1, THE BANK SPOT, subdivisions in the City of Olathe, Johnson County, Kansas, being more particularly described as follows, surveyed and described on September 25, 2025, by John B. Young, L.S.: 1298:

Commencing at the Southeast corner of said Lot 1, MUR-LEN COMMERCIAL PARK FIFTH PLAT; Thence North 02°14'25" West along the East line of said Lot 1, 13.00 feet to the Point of Beginning; Thence South 88°15'48" West, 554.45 feet; Thence North 37°25'59" West, 38.32 feet; Thence North 02°14'25" West, 392.34 feet to the South line of Lot 2, MUR-LEN COMMERCIAL PARK, a subdivision in said City of Olathe, Johnson County, Kansas; Thence along said South line the following three courses: Thence North 87°45'35" East, 13.00 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 64.87 feet and an arc length of 29.48 feet; Thence South 66°14'25" East, 85.13 feet to the Southeast corner of said Lot 2; Thence North 02°14'25" West along the East line of said Lot 2, 293.90 feet to the Northeast corner of said Lot 2; Thence South 87°45'35" West along the North line of said Lot 2, 119.99 feet to said East Right-of-Way line of N. Mur-Len Road; Thence North 02°14'25" West along said East Right-of-Way line, 32.55 feet; Thence North 87°45'35" East, 131.30 feet; Thence North 65°45'28" East, 96.22 feet; Thence North 87°45'35" East, 68.48 feet to the West line of Tract A, said MUR-LEN COMMERCIAL PARK FIFTH PLAT; Thence South 02°14'25" East along said West line, 14.00 feet to the Southwest corner of said Tract A; Thence along the South line of said Tract A the following four courses: Thence South 83°35'16" East, 23.26 feet; Thence North 87°45'35" East, 152.00 feet; Thence South 82°41'07" East, 150.56 feet; Thence South 64°14'34" East, 55.40 feet to the Easterly most corner of said Lot 1; Thence along the East line of said Lot 1 the following six courses: Thence South 87°45'34" West, 224.30 feet; Thence North 02°14'34" West, 15.30 feet; Thence North 87°45'26" West, 37.45 feet; Thence South 02°12'13" East, 300.17 feet; Thence North 87°47'47" East, 32.60 feet; Thence South 02°14'25" East, 161.45 feet; Thence North 87°45'35" East, 170.46 feet; Thence South 02°14'25" East, 195.50 feet; Thence South 87°45'35" West, 45.00 feet; Thence South 02°14'25" East, 36.68 feet to the Point of Beginning. Contains 331,062 square feet or 7.60 acres more or less.

PLAT DEDICATION:

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereinafter known as:

"MUR-LEN COMMERCIAL PARK, SIXTH PLAT"

IN TESTIMONY WHEREOF:

Roadbed Partners, LLC, a Kansas limited liability company, has caused these presents to be executed this _____ day of _____, 2025.

David J. Christie, Manager

STATE OF _____) ss

COUNTY OF _____)

Be it remembered that on this _____ day of _____, 2025, before me, a Notary Public in and for said County and State, came David J. Christie, to me personally known who being by me duly sworn did say that he is the Manager, and that he is signing on behalf of Roadbed Partners, LLC, and acknowledged said instrument to be the free act and deed of this property.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

Notary Public:

My Commission Expires: _____

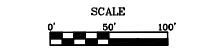
APPROVALS:

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 2025.

Chairman: Wayne Janzer

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 17th day of December, 2025, and that I am a duly Licensed Professional Surveyor, as established by the Kansas State Board for Technical Professions.



LEGEND:

- △ - SECTION CORNER AS NOTED
- - MONUMENT FOUND AS NOTED
- - SET MONUMENT AS NOTED
- - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- - SET 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- (M) - MEASURED DISTANCE
- (R) - RECORDED DISTANCE
- (CR) - CALCULATED RECORDED DIST.
- B/L - BUILDING SETBACK LINE
- U/E - UTILITY EASEMENT
- C/L - CENTER LINE
- R/W - RIGHT OF WAY
- TP/E - TREE PRESERVATION EASEMENT

CLOSURE CALCULATIONS:
PRECISION, 1 PART IN = 193,735.556
ERROR DISTANCE = 0.0160'
ERROR DIRECTION = S 54°37'21" E
PERIMETER = 3,487.24'

LOT/TRACT	SQUARE FEET	ACRES
LOT 1	190,213	4.37
LOT 2	140,850	3.23
TOTAL	331,062	7.60

CLIENT:
Christie Development Associates
David Christie
email: djc@christiedev.com

PROPERTY LOCATION:
16640 W. 135th Street
Olathe, Kansas 66062

GENERAL SURVEY NOTES:

- The plat of MUR-LEN COMMERCIAL PARK, is recorded in Plat Book 52 at Page 47 in the Register of Deeds Office in Johnson County, Kansas.
- The plat of MUR-LEN COMMERCIAL PARK FIFTH PLAT, is recorded in Book 202004 at Page 01011 in the Register of Deeds Office in Johnson County, Kansas.
- The plat of THE BANK SPOT, is recorded in Plat Book 53 at Page 37 in the Register of Deeds Office in Johnson County, Kansas.
- Title Report # KCC240881, dated August 19, 2024 at 8:00 AM provided by Chicago Title Insurance Company, was provided by client.
- Boundaries used on this survey are established by the Kansas State Plane Coordinate System from GPS observation.
- The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, and Zone X (shaded). Areas of 0.2% annual chance flood areas of 18 annual chance flood with coverage depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood, as shown on Flood Insurance Rate Map (FIRM) 20091C0080, effective August 3, 2009.