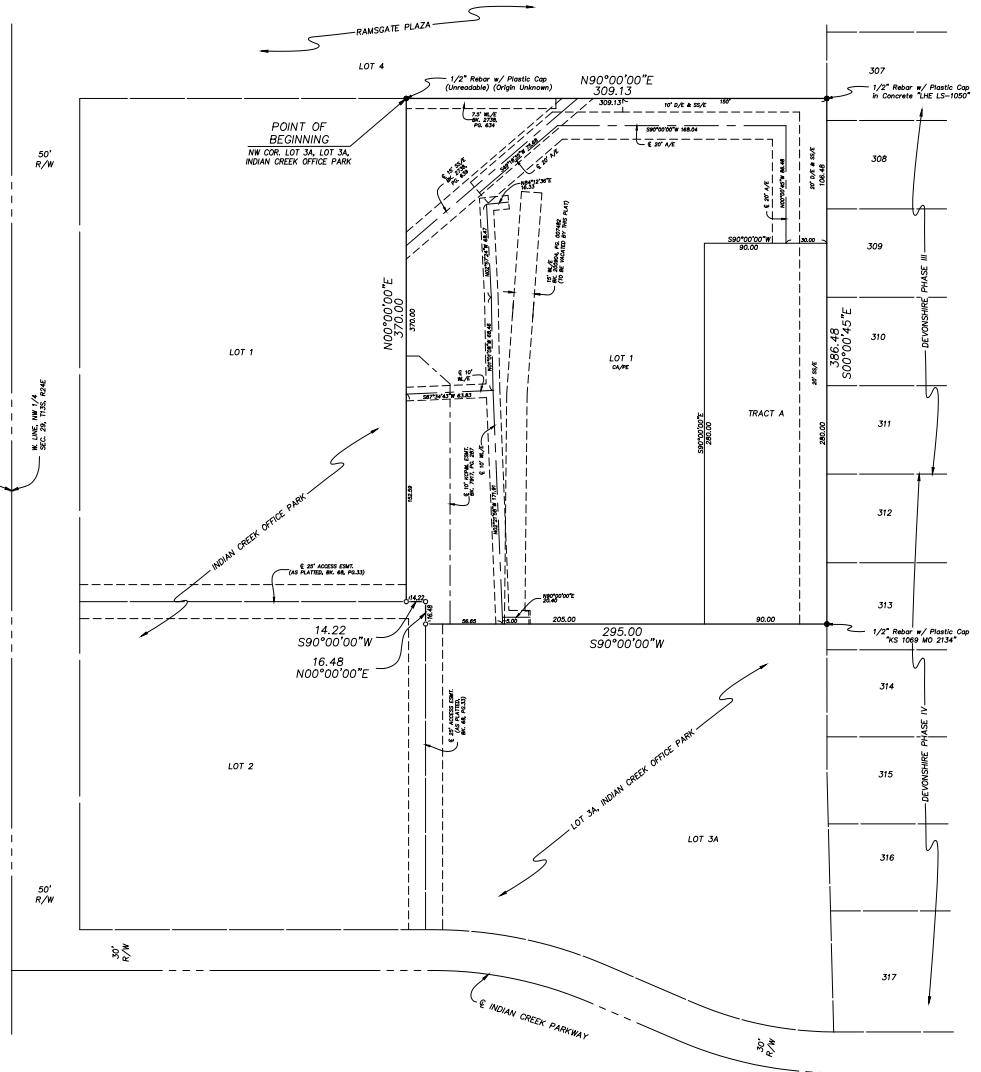


NO.	DATE	DESCRIPTION	BY
1	11/27/25	1st Submitted	REG
1	12/17/25	City Comments	REG

FINAL PLAT OF SOLOMONS PORCH

A Replat of Part of Lot 3A, LOT 3A, INDIAN CREEK OFFICE PARK,
A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

LOT AREAS
LOT 1 84,056 Sq.Ft.
TRACT A 25,200 Sq.Ft.
TOTAL 119,256 Sq.Ft.



NOTES

The basis for bearings on this plat is the plotted bearings as established by a previous plat, LOT 3A, LOT 3A, INDIAN CREEK OFFICE PARK, Plat Book 132, Page 18.
Based on fieldwork and final engineering design, the exact location of easements are subject to change prior to the plat recording.

Set monuments were established from original control and coordinates of LOT 3A, LOT 3A, INDIAN CREEK OFFICE PARK, recorded in Book 132, Page 18.

In approving this plat by the City of Olathe and recording this plat with the Office of the Register of Deeds, all easements, restrictions and covenants, building lines, right-of-way and lot lines that lie within these parts of LOT 3A, LOT 3A, INDIAN CREEK OFFICE PARK being replatted, are hereby now vacated.

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.
According to F.R.M. Map No. 2009100800 Johnson County, Kansas, dated August 3, 2009, this entire site is or all lots within this site are determined to be outside the 100-year floodplain.

1391.31' (plot boundary distance) / .0043' (closing distance) = unadjusted error of closure 1 in 323562.79

LEGEND:

○ DENOTES 1/2" REBAR SET w/ PWB PLASTIC CAP 0.5-48
○ DENOTES 1/2" REBAR FOUND w/ PLASTIC CAP, AS NOTED
○ DENOTES SURVEY EASEMENT
○ DENOTES DRAINAGE EASEMENT
○ DENOTES QUALITY EASEMENT & QUANTITY DRAINAGE EASEMENT
○ DENOTES CROSS ACCESS & PARKING EASEMENT
○ DENOTES ACCESS EASEMENT
○ DENOTES WATERLINE EASEMENT

This is a resurvey and replat of Part of Lot 3A, LOT 3A, INDIAN CREEK OFFICE PARK, a subdivision in the City of Olathe, Johnson County, Kansas, prepared by Gerald L. Conn, Kansas P.S. No. 1128, November 29, 2025, more particularly described as follows:

Beginning at the Northeast corner of Lot 3A, LOT 3A, INDIAN CREEK OFFICE PARK, a subdivision in the City of Olathe, Johnson County, Kansas, said corner also being the Northeast corner of Lot 1, INDIAN CREEK OFFICE PARK, a subdivision in the City of Olathe, Johnson County, Kansas, said corner also being the South line of Lot 4, RAMSGATE PLAZA, a subdivision in the City of Olathe, Johnson County, Kansas; thence S 89°00'00"E along the North line of said Lot 3A and along the South line of said Lot 4, a distance of 308.13 feet to the Northeast corner of said Lot 3A, said corner also being the Southeast corner of said Lot 4, said corner also being on the West line of Lot 307, DEVENSHIRE PHASE II, a subdivision in the City of Olathe, Johnson County, Kansas; thence S 0°00'00"E along the East line of said Lot 3A and along the West line of said Lot 307 and the West line of Lots 308, 309, 310 and 311, DEVENSHIRE PHASE III and along the West line of Lots 312 and 313, DEVENSHIRE PHASE IV, a subdivision in the City of Olathe, Johnson County, Kansas, a distance of 386.48 feet; thence S 89°00'00"E a distance of 285.00 feet to a point on the West line of said Lot 3A, said point also being on the West line of Lot 2, INDIAN CREEK OFFICE PARK; thence N 0°00'00"E along the West line of said Lot 2, a distance of 14.22 feet to the East line of said Lot 3A, said corner also being the Southeast corner of said Lot 1; thence S 89°00'00"E along the West line of said Lot 3A and along the East line of said Lot 1, a distance of 16.48 feet to a corner on the West line of said Lot 3A, said corner also being the Northeast corner of said Lot 2; thence S 89°00'00"W along the West line of said Lot 3A and along the North line of said Lot 2, a distance of 14.22 feet to a corner on the West line of said Lot 3A, said corner also being the Southeast corner of said Lot 1; thence S 89°00'00"E along the West line of said Lot 3A and along the East line of said Lot 1, a distance of 370.00 feet to the Point of Beginning, containing 2.738 acres more or less.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "SOLOMONS PORCH".

The undersigned proprietor of said property shown on this plat does hereby certify that all prior existing easement rights on land to be dedicated for public use running to any person, utility, or corporation have been observed except that same person, utility or corporation shall retain whatever rights they would have as if located in a public street.

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 "SS/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 water lines, fire hydrants, valves, etc., upon, over, and across those areas outlined and designated on this plat as "Water Line Easement" or "WL/E".

A perpetual easement of access over, under, across, and upon the areas designed as "Access Easement" or "A/E" is hereby reserved to the undersigned proprietor, its heirs, assigns, etc., for ingress or egress of all owners and occupants of lots and parcels depicted on this plat, their guests and invitees, and the City of Olathe, Kansas, and its officers and agents of adjoining land to the North, East, and West of the plat, as well as other properties within the development 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 or pedestrians shall be allowed to be constructed or maintained within said "Access Easement".

NOTICE: The site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code, Section 17.16.080 C. Restrictions on the use or alteration of the said facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.
The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.40.180, Lot Splits, of Unified Development Ordinance or by replat.

Tract A is to be used for Stormwater Detention and Water Quality and shall be owned and maintained by the Owner of Lot 1 pursuant to the Stormwater Treatment Facilities Maintenance Agreement recorded simultaneously with this plat.

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 proprietor of the above described tract of land hereby covenants 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 remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 2025.

PRIME PROPERTY OPTIONS, LLC

STATE OF _____ KANSAS _____

COUNTY OF _____ JOHNSON _____

BE IT REMEMBERED, that on this _____ day of _____, 2025, before me a Notary Public in and for said County and State, one JONATHAN "MARK" BOOK, Member of PRIME PROPERTY OPTIONS, LLC, 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.

Notary Public My Appointment Expires: _____

APPROVED by the Planning Commission of the City of Olathe, Kansas, on this _____ day of _____, 2025.

By: WAYNE JANNER, Chairman

APPROVED by the Governing Body of the City of Olathe, Kansas, on this _____ day of _____, 2025.

By: JOHN W. BACON, Mayor ATTEST: BRENDA SWARINGAN, City Clerk

I hereby certify that on November 3, 2025, I or someone under my direct supervision completed a field survey of the above described tract of land and this is an accurate and true plat of said survey on this _____ day of _____, 2025.

Gerald L. Conn
Kansas P.S. No. 1128

Prepared By: Payne & Brockway Engineers, P.A.
P.O. Box 128
Olathe, Kansas 66051
913-782-4500

Developed By: Prime Property Options, LLC
c/o Jonathan "Mark" Book
108 13th Ave. W.
Greenwood, MO 64034
(816)401-3544

Date Prepared: November 17, 2025

TITLE INFORMATION FURNISHED BY
SECURITY 1ST TITLE INSURANCE COMPANY
COMMITMENT No. KC-C3109462-E5-2
DATED December 3rd, 2024

SOLOMONS PORCH
SEC. 29, T13S, R24E
OLATHE, JOHNSON COUNTY, KANSAS

Payne & Brockway P.A.
Civil Engineers & Land Surveyors
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