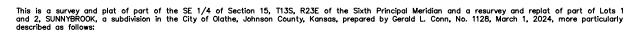


2Y-0017-DIT-404[illegible]

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 "SUNNYBROOK 119, 1ST PLAT".

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

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 absolved except that some person, utility or corporation shall retain whatever rights they would have as if located in a public street.

An easement or license to enter upon, locate, construct and maintain or improve 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, and sidewalks upon, over, and under these areas shown and designated on this plat as "Utility Easement" or "UFE," is hereby granted to the City of Cloete, 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 "SS/E".

An easement or license is hereby dedicated to the Water District No. 1 of Johnson County 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 designated as "Access Easement" or "A/E" upon is 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, South, 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 shall be allowed to be constructed or maintained within said "Access Easement."

Tract A shall be owned by the undersigned proprietor or its heirs, assigns, etc. and maintained by a Business Association Agreement. The tract is intended to be used for an access easement for a private street.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.40.180 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 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 and Tract A, 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 ways or thoroughfares.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

McKINZIE ASSET MANAGEMENT COMPANY, LLC

REPRODUCED FROM THE NATIONAL ARCHIVES AT COLLEGE PARK, MARYLAND

STATE OF KANSAS )  
COUNTY OF CHANDLER ) SS

BE IT REMEMBERED, that on on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me a Notary Public in and for said County and State, came MARK W. MCKINZIE, Manager of MCKINZIE ASSET MANAGEMENT COMPANY, 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.

My Appointment Expires: \_\_\_\_\_

Notary Public \_\_\_\_\_

APPROVED by the Planning Commission of the City of Olathe, Kansas,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By WAYNE JANNER, Chairman

APPROVED by the Governing Body of the City of Olathe, Kansas,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By JOHN W. BACON, Mayor ATTEST BRENDA D. LONG, City Clerk

I hereby certify that on 07/07/2024, I or someone under my authority has read and approved the contents of this report.

Prepared By: Payne & Brockway Engineers, P.A.

on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Prepared For: McKinzie Asset Management Company  
c/o Mark McKinzie, Manager

070 Mark McKinzie, manager  
12248 W. 128th Street  
Overland Park, Kansas 66213  
913-668-1000

Date Prepared: March 6, 2024

TITLE INFORMATION FURNISHED BY

FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT No. NCS-1210155-KCTY  
DATED FEBRUARY 28, 2024

SUNNYBROOK 119

1ST PLAT  
SEC. 15, T13S, R23E

		JOHNSON COUNTY, KANSAS	
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

 **Payne & Brockway**

CIVIL ENGINEERS & LAND SURVEYORS  
416 SOUTH KANSAS AVE., OLAHIE, KAN 64073  
PH: 913/782-4800 FAX: 913/782-6100

www.PAYNE-BLOCKWAY.COM