

# MINOR PLAT CHAR BAR

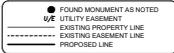
A RESURVEY OF LOTS 1 AND 2, CHAMBER DISTRICT A SUBDIVISION  
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS,



SECTION 26-T13S-R23E  
Scale 1" = 2000'

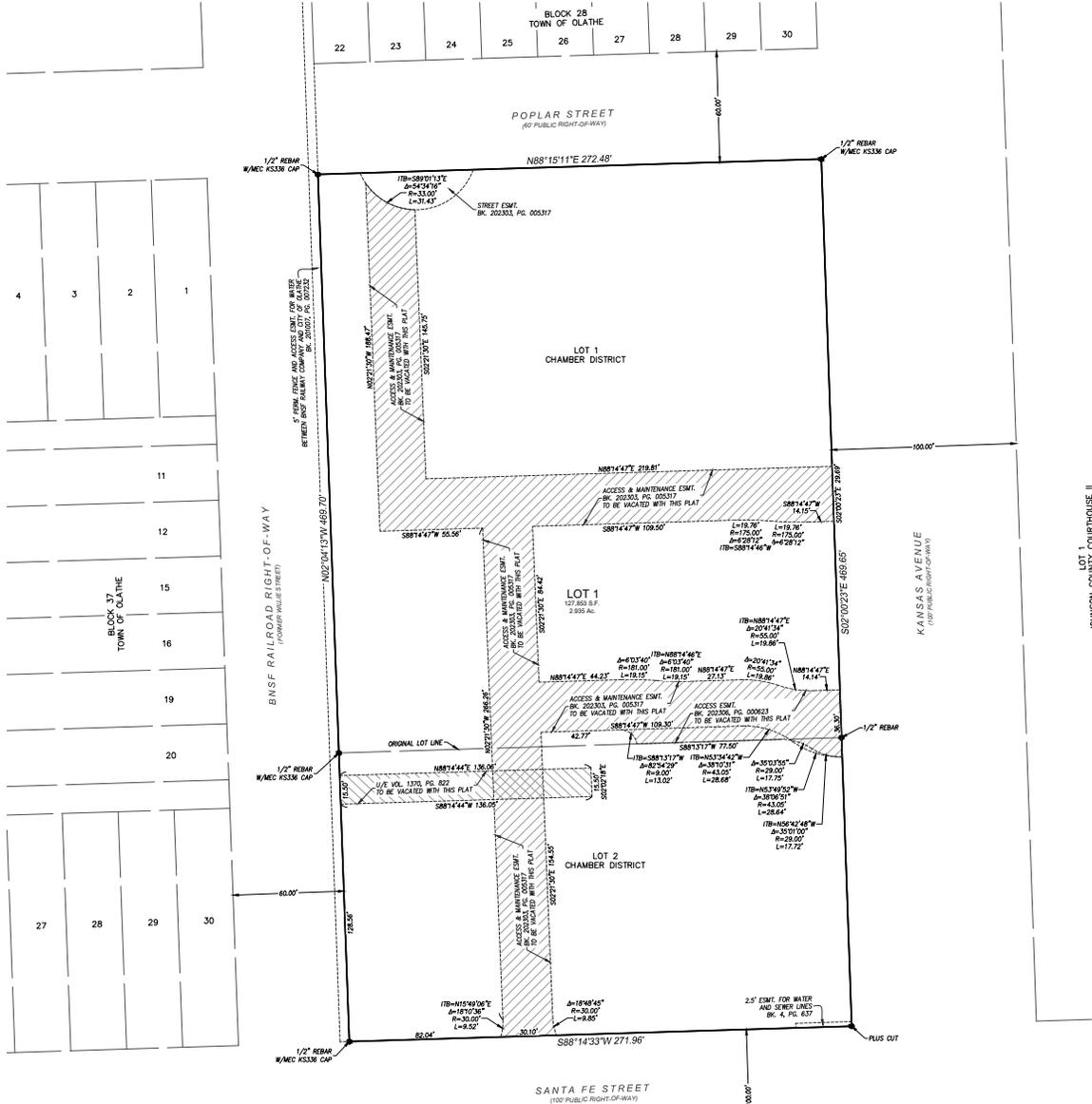
Plat Area	Lot No.	Sq. Ft.
LOT 1	127,683	

**LEGEND:**



**NOTES:**

- Basis of Bearings: Kansas State Plane Coordinate System, North Zone (NAD 83).
- Error of Closure:  
Precision, 1 part in: 306928.569  
Error distance: 0.008'  
Error direction: S53° 20' 10.26"W  
Area: 127852.76 Sq. Ft.  
Square area: 127852.756  
Perimeter: 1483.799'
- All bearings and distances shown on this plat are platted and measured unless otherwise noted.
- Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 2009100078G, revised August 3, 2009, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.



**DESCRIPTION**  
All of Lots 1 and 2, CHAMBER DISTRICT, a subdivision in the City of Olathe, Johnson County, Kansas recorded in Book 2023 at Page 5317 in the Register of Deeds of Johnson County, Kansas.

**DEDICATION**  
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:

"CHAR BAR"

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, easements 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, 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 proprietor hereby absolves and agrees to indemnify the City of Olathe, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

**CONSENT TO LEVY**  
The undersigned proprietor of the above described tract of land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Overland Park, 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, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
Sunflower Olathe 1 LLC

Owner of Lot 1, Chamber District

City of Olathe

Owner of Lot 2, Chamber District

STATE OF KANSAS )  
COUNTY OF JOHNSON ) SS

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ before me a Notary Public in and for said County and State, came Jason Swords, Founding Partner of Sunflower Olathe 1 LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and he duly acknowledged the execution of the same to be his act and deed of said company.

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

Notary Public My Appointment Expires: \_\_\_\_\_

**APPROVALS**  
APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Wayne Jamner, Chairman

I hereby certify that during March, 2025, this field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current "Kansas Minimum Standards For Boundary Surveys" as established by the Kansas Board of Technical Professions.

DRAFT COPY

Wayne E. Maincof, Kansas PS-1239  
RIC KS CLS-234  
wmaincof@ric-consult.com

CHAR BAR	
Prepared For: CB Olathe Holdings, LLC Banks Floodman 1125 Grand Blvd, Suite 202 Kansas City, MO 64106	 162 Abbe Avenue Kansas City, Kansas 66103 913.317.9500 www.ri-consult.com
Date of Preparation: April, 2025	Revised: May, 2025
Certificate of Authorization: Missouri CLS-2011003572; Kansas CLS-234	