

**MINOR PLAT OF
SILVERCREEK LANDING THIRD PLAT**
A Replat of part of Lot 8, THE VILLAGES OF SUNNYBROOK ESTATES, 6TH PLAT,
a subdivision in the Southeast 1/4 of Section 15, Township 13 South, Range 23 East,
in the City of Olathe, Johnson County, Kansas

DESCRIPTION:
All that part of Lot 8, THE VILLAGES OF SUNNYBROOK ESTATES, 6TH PLAT, a subdivision of land in the City of Olathe, Johnson County, Kansas, as described by Scott O. Christian, PLS #1306, on November 4, 2002, filed April 7, 2023 in Book 202304 at Page 001348, being more particularly described as follows:

Commencing at the Northeast corner of Lot 8, of said THE VILLAGES OF SUNNYBROOK ESTATES 6TH PLAT; thence South 87 degrees 18 minutes 56 seconds West, along the northerly line of said Lot 8, a distance of 150.03 feet; thence South 2 degrees 41 minutes 04 seconds East, a distance of 67.20 feet, to the Point of Beginning; thence South 37 degrees 49 minutes 07 seconds East, a distance of 68.81 feet; thence South 32 degrees 06 minutes 14 seconds East, a distance of 63.07 feet; thence South 74 degrees 14 minutes 06 seconds West, a distance of 30.13 feet; thence Southwesterly on a curve to the left, said curve being tangent to the last described course and having a radius of 122.50 feet, an arc distance of 60.21 feet; thence North 37 degrees 49 minutes 07 seconds West, a distance of 106.12 feet; thence North 25 degrees 22 minutes 51 seconds East, a distance of 27.71 feet; thence North 52 degrees 10 minutes 53 seconds East, a distance of 66.91 feet; to the Point of Beginning.

DEDICATION:
The undersigned proprietor of the above described tract of land having caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision which subdivision and plat shall hereinafter be known as **"SILVERCREEK LANDING THIRD PLAT"**.

The undersigned proprietor of the above described land hereby makes declaration that all lots within this plat shall be sold conveyed together with all easements thereon, amenities, and landscaping.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.40.18, Lot Splits, of Unified Development Ordinance or by request.

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 Registrar 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.

Silvercreek Landing Homes Association will own and maintain Tract "C".

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, from the lien and effect of any special assessments and that the amount of the said special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting abutting on said dedicated public way or thoroughfare. The remainder of this land fronting abutting on 11th through 11.1, as shown herein, hereunto set his hand this 27th day of July 2024.

Royal Blue Enterprises, LLC

Annie Kennedy
Annie Kennedy, managing member

STATE OF KANSAS) ss:
COUNTY OF JOHNSON)
This instrument was acknowledged before me on this 27th day of July, 2024)
by Annie Kennedy, as managing member of Royal Blue Enterprises, LLC.)
Notary Public: *Jerald W. Pruitt* My Appointment Expires: October 29, 2024)
Jerald W. Pruitt

JERALD W. PRUITT
Notary Public - State of Kansas
My Appointment Expires 10/29/2024

APPROVED BY THE Planning Commission of the City of Olathe, Johnson County, Kansas, this 11th day of July, 2024.

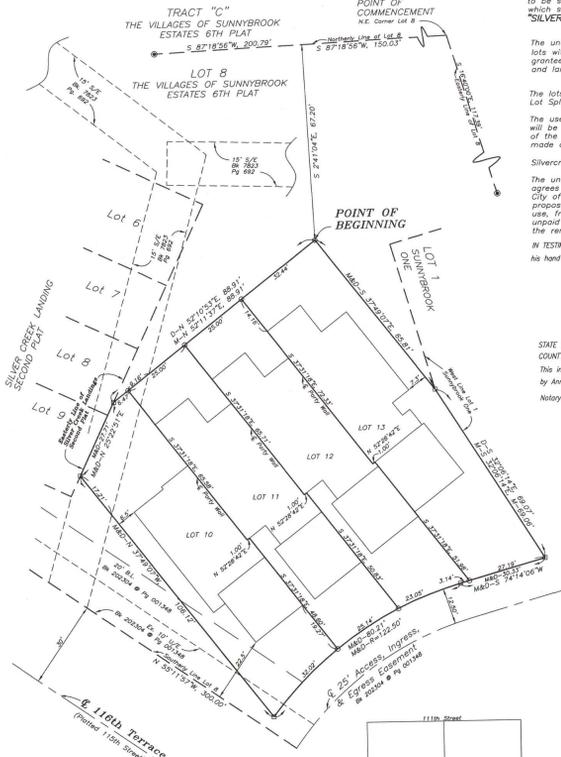
Chairperson: Wayne Janner

I hereby certify that this survey was conducted under my direct supervision and completed in June, 2024.
Jerald W. Pruitt, PS 814
June 26, 2023



CLIENT:
Royal Blue Enterprises, LLC
11212 W. Iow Street
Olathe, KS 66061

Scale 1" = 20'
20 10 0 20 40
SCALE IN FEET



LEGEND

- SL=Utility Line
- U/E=Utility Easement
- S/E=Sanitary Sewer Easement
- B=Book
- P=Page
- C=Certificate
- P=Plat
- M=Measured
- U=Utility Easement
- S/E=Sanitary Sewer Easement
- = 1/2" Rebar, as noted
- = 3/4" 1/2" REBAR WITH KS PS 814 Cap
- = 1/2" REBAR WITH KS PS 814 Cap
- = in concrete

SURVEYOR'S NOTES:
The description, including the bearings, are based on the Kansas General Warranty Deed filed April 7, 2023 in Book 202304 at Page 001348. The bearings are also based on THE VILLAGES OF SUNNYBROOK ESTATES 6TH PLAT subdivision plat filed in Book 200406 at Page 000907.

All easements, right-of-ways, and the building setback line (B.L.) were established by THE VILLAGES OF SUNNYBROOK ESTATES 6TH PLAT, subdivision plat, filed in Book 200406 at Page 000907, unless otherwise noted.

No additional easements or right-of-ways are being established by this plat.

Property corners will be set within 30 days of filing the plat.

This property is outside the 100 year flood plain, according to the FEMA FIRM Map No. 20091C0063G, Effective August 3, 2009.



LOT NUMBER	SQ. FT.	ACRES
LOT 10	1,471.2	0.08
LOT 11	2,873.2	0.07
LOT 12	2,992.3	0.07
LOT 13	3,509.9	0.081
PLAT	13,119.2	0.301

Kansas Certificate of Authorization - LS 207

SILVERCREEK LANDING SECOND PLAT

S.E. 1/4 Section 15, Township 13 South, Range 23 East
OLATHE, JOHNSON COUNTY, KANSAS

PRUITT and DOOLEY SURVEYING, L.L.C.
7912 Elm Ave.
Raytown, MO 64138

816-699-4232 913-652-9002