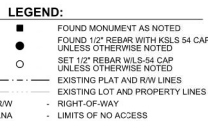


|                    | <b>SCHLAGEL</b>                                                                                                                                                                                                                                                                         |             |
|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|                                                                                                         | ENGINEERS PLANNERS SURVIVORS LANDSCAPE ARCHITECTS<br>1101 N. WILSON AVENUE SUITE 170<br>OATLATH, KANSAS 66157<br>(913) 402-5100 • Fax: (913) 402-8400<br>WWW.SCHLAGELASSOCIATES.COM<br>Professional Seal Number: KS-00000000000000000000<br>Registration State: KS-00000000000000000000 |             |
| PREPARED BY:                                                                                            |                                                                                                                                                                                                                                                                                         |             |
| SCHLAGEL & ASSOCIATES, P.A.                                                                             |                                                                                                                                                                                                                                                                                         |             |
| DEER COVE<br>PRELIMINARY DEVELOPMENT PLAN AND<br>CEDAR CREEK PARKWAY AND 112TH STREET<br>OLATHE, KANSAS |                                                                                                                                                                                                                                                                                         |             |
| PROPERTY                                                                                                | ALTERNATIVE                                                                                                                                                                                                                                                                             | DESCRIPTION |
| SO#1                                                                                                    | CITY COMMENTS                                                                                                                                                                                                                                                                           |             |
| SO#2                                                                                                    | CITY COMMENTS                                                                                                                                                                                                                                                                           |             |
| SO#3                                                                                                    |                                                                                                                                                                                                                                                                                         |             |
| STATE PREPARATION                                                                                       |                                                                                                                                                                                                                                                                                         |             |
| FEDERAL PREPARATION                                                                                     |                                                                                                                                                                                                                                                                                         |             |
| PROJECT NUMBER                                                                                          | 20400                                                                                                                                                                                                                                                                                   |             |
| PRELIMINARY SITE PLAN                                                                                   |                                                                                                                                                                                                                                                                                         |             |
| SHEET<br><b>C1.0</b>                                                                                    |                                                                                                                                                                                                                                                                                         |             |

COLLEGE BLVD R/W:31,459.24 sf.  
(Included in above table.)



**DEVELOPER:**  
CEDAR CREEK DEVELOPMENT COMPANY LLC  
9101 W 110TH ST STE 200, OVERLAND PARK, KS 66210



PREPARED BY:

SCHLAGEI &amp; ASSOCIATES P.A.

DEER COVE  
PRELIMINARY DEVELOPMENT PLAN AND  
CEDAR CREEK PARKWAY AND 112TH STREET  
OLATHE, KANSAS

| DRAWN BY:      |            | REVISION DATE | DESCRIPTION   |
|----------------|------------|---------------|---------------|
|                | SCM        | 2006.04.22    | CITY COMMENTS |
|                |            | 2006.06.12    | CITY COMMENTS |
| CHECKED BY:    |            |               |               |
|                | SCM        |               |               |
| DATE PREPARED: |            |               |               |
|                | 2006.04.29 |               |               |
| PROJ. NUMBER:  |            |               |               |
|                | 26-040     |               |               |

PRELIMINARY  
DETAIL SITE  
PLAN

SHEET  
C1.1





#### GENERAL NOTES:

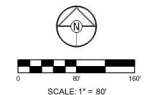
1. ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF OLATHE AND JOHNSON COUNTY WASTEWATER TECHNICAL SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF OLATHE MUNICIPAL CODE.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
4. CONNECTIONS TO THE PUBLIC STORM SEWER BETWEEN STRUCTURES WILL NOT BE PERMITTED.
5. ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE A PERMIT. CONTACT THE CITY OF OLATHE FOR RIGHT-OF-WAY PERMIT.
6. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY ENGINEER FOR APPROVAL PRIOR TO BEGINNING ANY WORK ON THE PROJECT.

#### SANITARY NOTES:

1. DOWNSPOUTS SHALL NOT DISCHARGE INTO THE SANITARY SEWER. GUTTER/DOWNSPOUTS SHALL DISCHARGE AT GRADE PER PLAN.
2. FOUNDATION DRAINS ARE NOT PLANNED FOR THIS PROJECT. (RE: ARCHITECTURAL)
3. A MINIMUM OF 30" OF COVER SHALL BE MAINTAINED OVER THE TOP OF THE SERVICE LINE AND A MINIMUM OF 30" OF COVER SHALL BE MAINTAINED OVER THE TOP OF THE SANITARY SEWER MAINS.
4. WHEN ADJACENT TO OR CROSSING A WATERLINE, TEN (10) FEET OF HORIZONTAL SEPARATION AND TWO FEET OF VERTICAL SEPARATION SHALL BE REQUIRED.
5. DDS = DISTANCE TO DOWNSIDE MANHOLE
6. EOS = END OF SUB ELEVATION
7. IN THE EVENT OF WORK ON OR IN THE OLATHE SEWER SERVICE AREA, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THEREOF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUESTED BY THE CITY.

#### LEGEND:

|                                 |                                     |
|---------------------------------|-------------------------------------|
| BC                              | BACK OF CURB                        |
| B/B                             | BACK TO BACK                        |
| BM                              | BENCHMARK                           |
| BL or B.L.                      | BUILDING LINE                       |
| CO                              | CLEANOUT                            |
| TJB                             | TELEPHONE JUNCTION BOX              |
| C&G                             | CURB AND GUTTER                     |
| DIE                             | DRAINAGE EASEMENT                   |
| E/E                             | ELECTRICAL EASEMENT                 |
| EL                              | ELEVATION                           |
| FL                              | FLOW LINE                           |
| GE                              | GAS LINE EASEMENT                   |
| HDPE                            | HIGH-DENSITY POLYETHYLENE           |
| L/E                             | LANDSCAPE EASEMENT                  |
| MSFE                            | MINIMUM SERVICEABLE FLOOR ELEVATION |
| PVC                             | POLYVINYL CHLORIDE                  |
| P/L                             | PROPERTY LINE                       |
| PUBE                            | PUBLIC EASEMENT                     |
| RCP                             | REINFORCED CONCRETE PIPE            |
| R/W                             | RIGHT-OF-WAY                        |
| S/E                             | SANITARY SEWER EASEMENT             |
| SL                              | SERVICE LINE                        |
| S/W                             | SIDEWALK                            |
| TE                              | TOP ELEVATION                       |
| UE                              | UTILITY EASEMENT                    |
| WSE                             | WATER SURFACE ELEVATION             |
| W/E                             | WATERLINE EASEMENT                  |
| WIE                             | WATERLINE EASEMENT                  |
| ASPHALT PAVEMENT - EXISTING     |                                     |
| ASPHALT PAVEMENT - PROPOSED     |                                     |
| CONCRETE PAVEMENT - EXISTING    |                                     |
| CONCRETE PAVEMENT - PROPOSED    |                                     |
| CONCRETE SIDEWALK - EXISTING    |                                     |
| CONCRETE SIDEWALK - PROPOSED    |                                     |
| CURB & GUTTER                   |                                     |
| CURB & GUTTER - EXISTING        |                                     |
| TREELINE                        |                                     |
| EXISTING LOT AND PROPERTY LINES |                                     |
| EXISTING PLAT AND RW LINES      |                                     |
| PROPERTY LINES                  |                                     |
| RIGHT-OF-WAY                    |                                     |
| SANITARY SEWER MAIN             |                                     |
| SANITARY SEWER MAIN - EXIST.    |                                     |
| STORM SEWER                     |                                     |
| STORM SEWER - EXISTING          |                                     |
| CABLE TV - EXISTING             |                                     |
| FIBER OPTIC CABLE - EXISTING    |                                     |
| TELEPHONE LINE - EXIST.         |                                     |
| ELECTRIC LINE - EXISTING        |                                     |
| OVERHEAD POWER LINE - EXIST.    |                                     |
| UNDERGROUND ELECTRIC - EX       |                                     |
| GAS LINE - EXISTING             |                                     |
| WATERLINE - EXISTING            |                                     |
| LIGHT - EXISTING                |                                     |
| EXISTING MANHOLE                |                                     |
| CLEANOUT                        |                                     |
| EXISTING SANITARY MANHOLE       |                                     |
| PROPOSED SANITARY MANHOLE       |                                     |
| EXISTING CURB INLET             |                                     |
| EXISTING GRATE INLET            |                                     |
| EXISTING JUNCTION BOX           |                                     |
| EXISTING STORM MANHOLE          |                                     |



PREPARED BY:

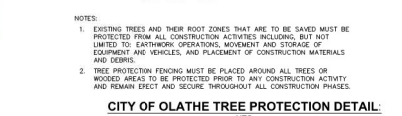
SCHLAGEL & ASSOCIATES, P.A.

DEER COVE  
PRELIMINARY DEVELOPMENT PLAN AND PLAT  
CEDAR CREEK PARKWAY AND 112TH STREET  
OLATHE, KANSAS

| REVISION | DATE     | DESCRIPTION    |
|----------|----------|----------------|
| 1        | 08/11/11 | INITIAL DESIGN |
| 2        | 08/11/11 | FINAL DESIGN   |
| 3        | 08/11/11 | CITY COMMENTS  |

PRELIMINARY UTILITY PLAN

SHEET  
**C3.0**





|                                           |                      |  |
|-------------------------------------------|----------------------|--|
| OVERALL                                   |                      |  |
| TREE STAND AREA DISTURBED SLOPES OVER 20% | 1.06 AC +/-          |  |
| TREE STAND AREA PRESERVED SLOPES OVER 20% | 2.53 AC +/- (75.67%) |  |
| TOTAL                                     | 3.59 AC +/-          |  |

DEER COVE  
PRELIMINARY DEVELOPMENT PLAN AND  
SLOPE PRESERVATION PLAN  
CEDAR CREEK PARKWAY AND 112TH STREET  
OLATHE, KANSAS

| REVISION DATE | DESCRIPTION   |
|---------------|---------------|
| 2020 05 22    | CITY COMMENTS |
| 2020 06 12    | CITY COMMENTS |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |
|               |               |

SLOPE  
PRESERVATION  
PLAN

SHEET  
**C4.1**

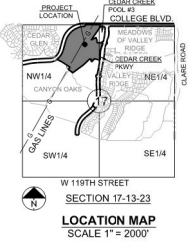




- LEGEND:**
- FOUND MONUMENT AS NOTED
  - FOUND 1/2" REBAR WITH KSL S4 CAP UNLESS OTHERWISE NOTED
  - SET 1/2" REBAR WITH S4 CAP UNLESS OTHERWISE NOTED
  - EXISTING PLAT AND R/W LINES
  - EXISTING LOT AND PROPERTY LINES
  - RIGHT-OF-WAY
  - LIMITS OF NO ACCESS
- R/W  
LNA

**DEVELOPER:**  
CEDAR CREEK DEVELOPMENT COMPANY LLC  
9101 W 110TH ST STE 200, OVERLAND PARK, KS 66210

**EASEMENT NOTE:**  
THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO RECORDING BASED ON FIELDWORK AND FINAL DESIGN.



**SITE DATA**

|                                                     |                                 |
|-----------------------------------------------------|---------------------------------|
| EXISTING ZONING                                     | 34.68AC                         |
| DISTRICT PER CC AREA PLAN                           | CC-                             |
| SUBDISTRICT PER CC AREA PLAN                        | MIXED USE                       |
| PROPOSED USE                                        | SUBURBAN CENTER                 |
| <b>PROJECT DATA (CCAP TABLE 18.51.100.0)</b>        |                                 |
| NUMBER OF LOTS                                      | 34 LOTS AND 5 TRACTS            |
| NUMBER OF UNITS                                     | 78 UNITS                        |
| DENSITY PROPOSED (DENSITY/AC)                       | 2.58 D.U./AC                    |
| LOT AREA (SF)                                       | 2,500 S.F.                      |
| SMALLEST LOT AREA PROPOSED                          | 12,703 S.F. (0.300 S. PER UNIT) |
| MIN LOT WIDTH REQ.                                  | 25 FT                           |
| MIN LOT DEPTH PROPOSED                              | 42' (1 UNIT)                    |
| <b>SETBACK DATA (CCAP TABLE 18.51.100.0)</b>        |                                 |
| FRONT SETBACK REQ.                                  | 30 FT                           |
| FRONT SETBACK PROPOSED                              | 30 FT                           |
| SIDE YARD SETBACK REQ. PER TABLE 18.51.100.0        | 10 FT                           |
| SIDE YARD SETBACK PROPOSED                          | 10 FT                           |
| STREET SIDE YARD SETBACK REQ. PER TABLE 18.51.100.0 | 20 FT                           |
| STREET SIDE YARD SETBACK PROPOSED                   | 20 FT                           |
| REAR YARD SETBACK REQ. PER TABLE 18.51.100.0        | 30 FT                           |
| REAR YARD SETBACK PROPOSED                          | 30 FT                           |
| <b>OPEN SPACE DATA (CCAP TABLE 18.51.080.0)</b>     |                                 |
| OPEN SPACE REQUIRED (25%)(34.68AC)                  | 8.64 AC                         |
| OPEN SPACE PROVIDED                                 | 15.68 AC (TRACTS A-D, F-H)      |

| LOT # | AREA (SF) | LOT #     | AREA (SF)    |
|-------|-----------|-----------|--------------|
| 1     | 13,871.50 | 25        | 14,396.39    |
| 2     | 14,218.83 | 26        | 13,489.22    |
| 3     | 13,584.15 | 27        | 13,478.77    |
| 4     | 13,032.00 | 28        | 13,478.77    |
| 5     | 13,035.03 | 29        | 13,358.82    |
| 6     | 12,995.72 | 30        | 13,209.19    |
| 7     | 14,134.68 | 31        | 13,955.50    |
| 8     | 16,032.42 | 32        | 12,773.38    |
| 9     | 14,688.14 | 33        | 14,295.39    |
| 10    | 15,570.94 | 34        | 19,011.94    |
| 11    | 14,617.34 | 35        | 17,398.73    |
| 12    | 17,314.10 | 36        | 15,024.36    |
| 13    | 17,830.59 | 37        | 14,346.88    |
| 14    | 16,577.74 | 38        | 16,353.75    |
| 15    | 19,521.26 | 39        | 15,705.43    |
| 16    | 16,597.01 | R/W       | 203,801.60   |
| 17    | 19,246.31 | TRACT "A" | 78,482.28    |
| 18    | 15,032.42 | TRACT "B" | 20,573.91    |
| 19    | 14,733.82 | TRACT "C" | 472,981.00   |
| 20    | 14,472.69 | TRACT "D" | 14,516.05    |
| 21    | 12,731.84 | TRACT "E" | 33,892.64    |
| 22    | 13,500.61 | TRACT "F" | 11,663.35    |
| 23    | 16,535.22 | TRACT "G" | 73,666.49    |
| 24    | 20,151.46 | TRACT "H" | 7,969.49     |
|       |           | TOTAL     | 1,510,999.04 |

COLLEGE BLVD R/W: 31,459.24 sf.  
(Included in above table.)

**DESCRIPTION:**

Part of the North One-Half of Section 17, Township 13 South, Range 23 East in the City of Olathe, Johnson County, Kansas, as described by Aaron T. Reuter, Kansas PS-1429, of Schlager, Kansas LS-54, on May 19, 2026, as follows:

Beginning at the North One-Quarter Corner of said Section 17, thence along the North line of the Northeast One-Quarter of said Section 17, North 87 degrees 45 minutes 51 seconds East, a distance of 24.63 feet; thence South 02 degrees 19 seconds East, a distance of 60.00 feet to a point on the South right-of-line of line of College Boulevard as established in Book 200811 at Page 000984, said point being the Northwest corner of CEDAR CREEK POOL #3, a subdivision in the said City of Olathe; thence along the Western and Southern lines of said CEDAR CREEK POOL #3 for the following eight courses, South 32 degrees 36 minutes 38 seconds West, a distance of 44.50 feet to a point on the West line of said Northeast One-Quarter, thence continuing South 32 degrees 36 minutes 38 seconds West, a distance of 487.94 feet; thence South 31 degrees 27 minutes 53 seconds West, a distance of 27.88 feet; thence North 63 degrees 20 minutes 37 seconds East, a distance of 136.41 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 70 degrees 19 minutes 10 seconds East, a radius of 305.00 feet, an arc length of 03 degrees 34 minutes 43 seconds and an arc length of 19.05 feet; thence South 23 degrees 15 minutes 32 seconds East, a distance of 50.00 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of North 16 degrees 44 minutes 28 seconds East, a radius of 225.00 feet, a central angle of 36 degrees 52 minutes 12 seconds and an arc length of 144.79 feet; thence continuing along the South line of said CEDAR CREEK POOL #3 and the West right-of-way line of Cedar Creek Parkway as dedicated in Book 201101 at Page 002966, for the following five courses, South 13 degrees 38 minutes 39 seconds West, a distance of 70.96 feet to a point of curvature; thence along a curve to the right, being tangent to the previous course and having a radius of 555.00 feet, a central angle of 07 degrees 54 minutes 00 seconds and an arc length of 76.52 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 21 degrees 30 minutes 39 seconds West, a radius of 545.00 feet, a central angle of 28 degrees 27 minutes 36 seconds and an arc length of 270.71 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of South 06 degrees 56 minutes 57 seconds East, a radius of 527.00 feet, a central angle of 10 degrees 23 minutes 23 seconds and an arc length of 89.24 feet; thence along a curve to the right having an initial tangent bearing of South 03 degrees 50 minutes 26 seconds West, a radius of 2355.00 feet, a central angle of 01 degrees 20 minutes 12 seconds and an arc length of 54.84 feet; thence departing said West right-of-way line, North 82 degrees 15 minutes 35 seconds West, a distance of 6.00 feet; thence North 07 degrees 44 minutes 25 seconds West, a distance of 14.88 feet; thence North 53 degrees 14 minutes 53 seconds West, a distance of 40.77 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of North 01 degrees 39 minutes 53 seconds East, a radius of 475.00 feet, a central angle of 04 degrees 35 minutes 01 seconds and an arc length of 38.00 feet; thence North 02 degrees 55 minutes 06 seconds West, a distance of 39.90 feet to a point on the South line of a tract of land dedicated in Book 200610 at Page 004945; thence along said South line for the following three courses, North 82 degrees 15 minutes 35 seconds East, a distance of 46.78 feet; thence South 44 degrees 32 minutes 18 seconds West, a distance of 315.00 feet; thence North 01 degrees 32 minutes 05 seconds West, a distance of 430.00 feet; thence continuing along said South line and the North line of Tract "A", ESTATES OF CANYON OAKS, a subdivision in the said City of Olathe and its Southeastern extension, North 54 degrees 47 minutes 10 seconds West, a distance of 157.44 feet to a point on the Southeastern line of Tract "C" RESERVE OF CANYON OAKS, a subdivision in the said City of Olathe; thence along said Southeastern line, North 31 degrees 53 minutes 54 seconds East, a distance of 53.27 feet to the Easternmost corner of said Tract "C"; thence along the North line of said Tract "C" for the following two courses, North 58 degrees 22 minutes 30 seconds East, a distance of 286.53 feet; thence North 63 degrees 56 minutes 49 seconds West, a distance of 228.46 feet to a point of curvature on the East right-of-way line of College Boulevard as dedicated in Book 200811 at Page 002025; thence along said East right-of-way for the following two courses, along a curve to the left, having an initial tangent bearing of North 51 degrees 42 minutes 14 seconds East, a radius of 560.00 feet, a central angle of 38 degrees 36 minutes 14 seconds and an arc length of 377.31 feet; thence North 13 degrees 06 minutes 10 seconds East, a distance of 324.67 feet to a point of curvature; thence continuing along said East right-of-way and the Southern right-of-way or College Boulevard as dedicated in Book 200811 at Page 002964, along a curve to the right, being tangent to the previous course and having a radius of 690.00 feet, a central angle of 14 degrees 38 minutes 51 seconds and an arc length of 890.16 feet; thence North 02 degrees 14 minutes 03 seconds West, a distance of 60.00 feet to a point on the North line of the Northeast One-Quarter of said Section 17; thence along said North line, North 87 degrees 45 minutes 51 seconds East, a distance of 499.69 feet to the Point of Beginning, and containing 34.688 acres, more or less.

**SCHLAGEL**  
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
1402 W 119TH ST STE 200, OVERLAND PARK, KS 66210  
(913) 492-5158 • Fax: (913) 492-5400  
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:  
SCHLAGEL & ASSOCIATES, P.A.

DEER COVE  
PRELIMINARY DEVELOPMENT PLAN AND  
CEDAR CREEK PARKWAY AND 112TH STREET  
OLATHE, KANSAS

PRELIMINARY  
PLAT

SHEET  
PP1.0