FINAL PLAT OF
LYONZ DEN TOWNHOMES
Replat of Part of Lot 28, CORNWALL & BARTON'S ADDITION

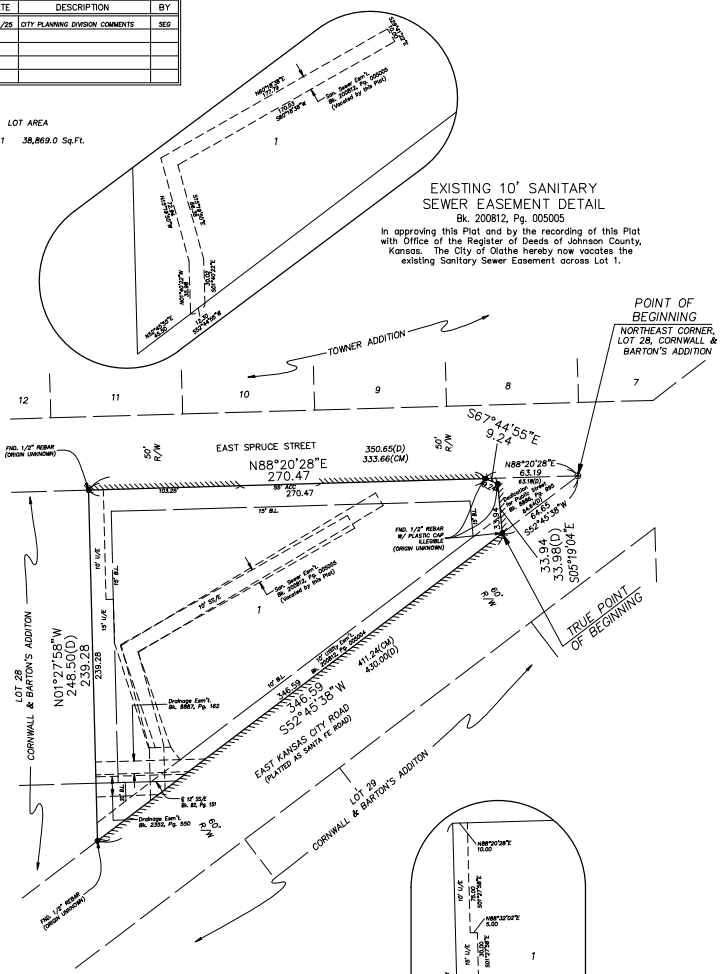
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	2/14/25	CITY PLANNING DIVISION COMMENTS	SEG

LOT AREA

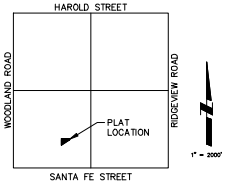
LOT 1 38,869.0 Sq.Ft.

EXISTING 10' SANITARY SEWER EASEMENT DETAIL
Bk. 200812, Pg. 005005

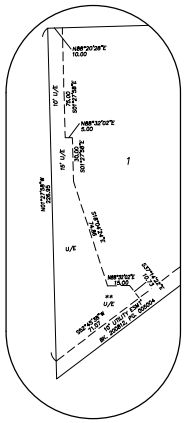
In approving this Plat and by the recording of this Plat with Office of the Register of Deeds of Johnson County, Kansas. The City of Olathe hereby now vacates the existing Sanitary Sewer Easement across Lot 1.



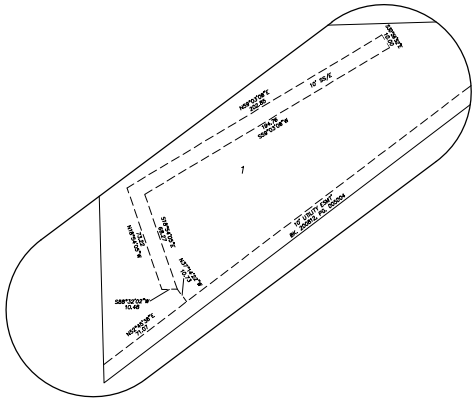
** = Including Existing Drainage Easements Book 2352, Page 550, Book 8887, Page 162 & an Existing SS/E Book 82, Page 151



LOCATION MAP
SEC. 25, T13S, R23E



UTILITY EASEMENT DETAIL



SANITARY EASEMENT DETAIL

NOTES:

The basis for bearings on this plat is NAD83, Kansas North Zone.

Lot 1 shall have No Direct Vehicular Access to East Kansas City Road and East Spruce Street, except as shown on this plat.

In approving this plat by the City of Olathe and recording this plat with the Office of the Register of Deeds, restrictions and covenants, building lines, and lot lines that lie within those parts of Lot 28, CORNWALL & BARTON'S ADDITION being replatted, are hereby now vacated, except as shown on this plat.

Based on fieldwork and final engineering design, the exact location of easements are subject to change prior to the plat recording.

All existing easements shown or referenced on this plat are according to the title report stated on this plat.

All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if such cabinets are screened with landscape materials.

This property is currently zoned RP-3 (Planned Low-Density Multifamily)

According to F.I.R.M. Map No. 20091C0079G Johnson County, Kansas, dated August 3, 2009 this entire site is determined to be outside the 100-year floodplain.

899.52' (plat boundary distance) / .0070' (closing distance) = unadjusted error of closure 1 in 128502.86

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.

Prepared By: Payne & Brockway Engineers, P.A.
P. O. Box 128
Olathe, Kansas 66051
913-782-4800

Prepared For: Lyonz LLC
c/o Andre Saad, Member
9434 E. Cross Creek Court
Wichita, Kansas 67206

Developed By: Avalon Properties, LLC
c/o Tania Goncalves
15633 S. Sycamore Street
Olathe, Kansas 66062
913-449-1943

Date Prepared: January 24, 2025

This is a resurvey and replat of part of Lot 28, CORNWALL & BARTON'S ADDITION, a subdivision in the City of Olathe, Johnson County, Kansas; prepared by Gerald L. Conn. P.S., No. 1128, January 14, 2025, more particularly described as follows:

Beginning at the Northeast corner of Lot 28, CORNWALL & BARTON'S ADDITION, a subdivision in the City of Olathe, Johnson County, Kansas; thence S 52°45'38" W along the Southeasterly line of said Lot 28, a distance of 64.65 feet to a point on the Northwesterly right-of-way line of East Kansas City Road, as platted (Santa Fe Road), said point also being the True Point of Beginning; thence continuing S 52°45'38" W along the Southeasterly line of said Lot 28 and the Northwesterly Right-of-Way line of said East Kansas City Road, a distance of 346.59 feet; thence N 01°27'58" W a distance of 239.28 feet to a point on the North line of said Lot 28, said point also being on the South Right-of-Way line of Spruce Street, as platted; thence N 88°20'28" E along the North line of said Lot 28 and along the South Right-of-Way line of said Spruce Street, a distance of 270.47 feet to a point on the Westerly line of the Dedication for a Public Street, conveyed to the City of Olathe in Book 8886, Page 995; thence S 67°44'55" E along said Westerly line, a distance of 9.24 feet; thence S 05°19'04" E continuing along said Westerly line, a distance of 33.94 feet to the True Point of Beginning, containing 0.892.31 acres more or less.

The undersigned proprietors of the above-described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "LYONZ DEN TOWNHOMES".

The undersigned proprietors of said property shown on this plat do 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, avenues, 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 proprietors hereby absolve and agree to indemnify the City of Olathe, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construct and maintain or authorize 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 outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the City of Olathe, 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, manholes, etc., upon, over, and across those areas outlined and designated on this plat as "Sanitary Sewer Easement" or "SS/E".

Lot 1 shall be owned by LYONZ LLC, or their heirs, assigns, etc. and maintained by a said LLC.

The lot 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 the lot 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 proprietors of the above described tract of land hereby consent and agree 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 proprietors have caused this instrument to be executed this_____day of_____, 2025.

LYONZ, LLC

_____
Andre Saad, Member

STATE OF____KANSAS)
) SS
COUNTY OF____JOHNSON)

BE IT REMEMBERED, that on on this_____day of_____, 2025, before me a Notary Public in and for said County and State, came Andre Saad, Member of LYONZ, 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 she 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_____, 2025.

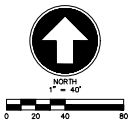
By_____
WAYNE JANNER, Chairman

APPROVED by the Governing Body of the City of Olathe, Kansas, on this_____day of_____, 2025.

By_____ ATTEST_____
JOHN W. BACON, Mayor BRENDA D. SWEARINGIAN, City Clerk

I hereby certify that on ??? ??, 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



LEGEND:

●	DENOTES 1/2" REBAR (AS NOTED)
⊕	DENOTES SET "+" CUT ON CONCRETE
B.L.	DENOTES BUILDING LINE
U/E	DENOTES UTILITY EASEMENT
R/W	DENOTES RIGHT OF WAY
SS/E	DENOTES SANITARY SEWER EASEMENT
ACC	DENOTES ACCESS POINT
	DENOTES LIMITS OF NO ACCESS

TITLE INFORMATION FURNISHED BY SECURITY 1ST TITLE INSURANCE COMPANY REPORT No. 31086773 DATED DECEMBER 02, 2024

LYONZ DEN TOWNHOMES
SEC. 25, T13S, R23E
JOHNSON COUNTY, KANSAS

Payne & Brockway P.A.
CIVIL ENGINEERS & LAND SURVEYORS
416 South Kansas Ave. Olathe, Kansas 66061
PH: 913-782-4800 FAX: 913-782-0917
www.Payne-Brockway.com

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