

FINAL PLAT
CEDAR CREEK MARKETPLACE

PART OF THE SW QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 23,
A REPLAT OF ALL OF LOT 1 AND TRACT "A", CEDAR CREEK PLAZA SHOPS - FIRST PLAT
AND A REPLAT OF ALL OF CEDAR CREEK PLAZA SHOPS - SECOND PLAT
ALL IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

DESCRIPTION

All that part of the Southwest Quarter of Section 5, T13S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, a replat of all of Lot 1 and Tract "A", CEDAR CREEK PLAZA SHOPS, FIRST PLAT and all of CEDAR CREEK PLAZA SHOPS, SECOND PLAT, subdivisions in the City of Olathe, Johnson County, Kansas, prepared by Wayne E. Mahloof, Kansas PS-1238 on August 15, 2025, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 5, thence North 03°15'59" West, along the East line of said Southwest Quarter, a distance of 1,477.86 feet to a point on the Northerly right-of-way line of Valley Parkway, as platted, said point also being the Southwest corner of Tract A, CEDAR CREEK CORPORATE PARK FIRST PLAT, a subdivision in the City of Olathe, Johnson County, Kansas and also the POINT OF BEGINNING; thence, departing said East line, Southeasterly, along said Northerly right-of-way line, on a non-tangent curve to the left having a radius of 590.00 feet, a chord bearing of South 63°57'59" West, a chord length of 256.90 feet, and an arc length of 258.98 feet; thence South 51°23'07" West, continuing along said Northerly right-of-way line, a distance of 383.00 feet; thence Southeasterly, continuing along said Northerly right-of-way line, on a tangent curve to the right having a radius of 440.00 feet, a chord bearing of South 63°34'58" East, a chord length of 188.98 feet, and an arc length of 187.37 feet to the Southeast corner Tract "B", CEDAR CREEK PLAZA SHOPS - FIRST PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence North 14°13'03" West, along the Easterly line of said Tract "B", a distance of 5.00 feet to a point on the Northerly line of said Tract "B"; thence Northwesterly, along said Northerly line, on a non-tangent curve to the right having a radius of 110.00 feet, a chord bearing of North 85°04'48" East, a chord length of 135.88 feet, and an arc length of 146.44 feet; thence North 79°40'27" West, continuing along said Northerly line, a distance of 91.27 feet; thence Southeasterly, continuing along said Northerly line, on a non-tangent curve to the right having a radius of 110.00 feet, a chord bearing of South 86°43'55" West, a chord length of 135.88 feet, and an arc length of 146.44 feet to a point on the Westerly line of said Tract "B"; thence South 34°52'10" West, along the Westerly line of said Tract "B", a distance of 5.00 feet to a point on the Northerly right-of-way line of said Valley Parkway; thence Northwesterly, along said Northerly right-of-way line, on a non-tangent curve to the right having a radius of 440.00, a chord bearing of North 53°12'51" West, a chord length of 29.43 feet, and an arc length of 29.44 feet; thence North 51°17'49" West, continuing along said Northerly right-of-way line, a distance of 148.88 feet; thence South 38°42'11" West, continuing along said Northerly right-of-way line, a distance of 5.00 feet; thence Northwesterly, continuing along said Northerly right-of-way line, on a non-tangent curve to the left having a radius of 555.00, a chord bearing of North 56°08'47" West, a chord length of 93.84 feet, and an arc length of 93.95 feet; thence Northwesterly, continuing along said Northerly right-of-way line, on a reverse curve to the right having a radius of 163.00, a chord bearing of North 71°00'49" West, a chord length of 102.91 feet, and an arc length of 170.59 feet to a point on the Southerly right-of-way line of K-10 Highway, as now established, thence, departing said Northerly right-of-way line, South 71°15'57" East, along said Southerly right-of-way line, a distance of 29.48 feet; thence North 19°33'01" East, continuing along said Southerly right-of-way line, a distance of 367.41 feet; thence North 85°19'01" East, continuing along said Southerly right-of-way line, a distance of 647.00 feet; thence South 71°19'22" East, continuing along said Southerly right-of-way line, a distance of 588.84 feet to a point on the East line of said Southwest Quarter, said East line also being the West line of said Tract A; thence South 03°15'59" East, along said East line and said West line, a distance of 130.91 feet to the POINT OF BEGINNING, containing 686,076 square feet, or 15.796 acres, more or less.

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:

"CEDAR CREEK MARKETPLACE"

The undersigned proprietor of said property shown on this plat does hereby dedicate over, under and through all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways and avenues not heretofore dedicated, a perpetual easement for the purpose of constructing, using, replacing, and maintaining public roadways, public ways and thoroughfares, including storm sewer, street lighting, sidewalks, trails, and appurtenant work in any part of the easement, including the right to clean, repair, maintain and replace the roadway, and for any future expansion of such facilities together with the right of access to the easement and over the easement for these purposes. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and thereon 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 incurred to the relocation of any such existing utility installations within said prior easement.

NOTES:

Basics of Bearings: North 03°15'59" West, along the West line of Southwest Quarter as determined by GPS observations, referenced to the Kansas State Plane Coordinate System, North Zone (NAD 83).

Lots 2, 3, 4, 5, and Tract A shall have No Vehicular Access to Valley Parkway, except as shown on the plat.

Lots 1, 2, 6, and Tract A shall have No Vehicular Access to K-10 Highway,

Tract A shall have No Vehicular Access to Cedar Creek Parkway.

Lots 1, 2, 3, 4, 5 and 6 shall have a blanket Cross Access/Parking Easement,

In approving this Plat by the City of Olathe and recording this Plat with the Office of the Register of Deeds, all easements, restrictions and covenants, building lines, right-of-ways and lot lines that lie within those parts of CEDAR CREEK PLAZA SHOPS - FIRST PLAT, Plat Book 93, Page 23 and CEDAR CREEK PLAZA SHOPS - SECOND PLAT, Plat Book 121, Page 46 being replatted, are hereby now vacated.

Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0240, 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.

3,440.98' (plat boundary distance) / 0.0024' (closing distance) = unadjusted error of closure 1 in 1,420,220.83

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "UIE" is hereby granted to the City of Olathe, Kansas with the sole and exclusive use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

A perpetual easement over, under and through the areas outlined and designated on this plat as "Drainage Easement" or "DE" for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility together with the right of access for the same, is hereby granted to the City of Olathe, Kansas. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

An easement or license to lay, construct, operate, inspect, alter, repair, replace, substitute, relocate, add to, remove and maintain a culvert storm sewer drainage ditch, drainage channel/water course or other drainage facility tributary connectors and appurtenant work in said easement including the right to clean, repair, replace and care for said drainage facilities in, on, over, under and through those areas designated as "Water Quality & Quantity Drainage Easement" or "WQDQE" is hereby dedicated to the City of Olathe, together with the right of ingress and egress over and through said easement.

An easement or license 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 "SSE" is hereby granted to the City of Olathe.

An easement or license 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 "WLE" is hereby dedicated to the City of Olathe.

A perpetual easement of access over, under, across, and upon the areas designated as "Cross Access/Parking Easement" or "CAPE" is hereby reserved to the undersigned proprietor, its 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 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 "Cross Access/Parking Easement".

An easement or license is hereby dedicated to the City of Olathe, to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "TPE". Trees shall not be removed from a tree preservation easement without the City of Olathe's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The Cedar Creek Marketplace Business Association, or their designees, shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead, diseased trees or trees posing a threat to the public or adjacent property.

RESTRICTIONS

Tract A shall be owned and maintained by the Cedar Creek Marketplace Business Association. The tract is intended to be used for landscaping, monuments, fencing, stormwater drainage, stormwater detention, water quality features, and/or Business Association Amenities.

NOTICE: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.40.18, Lot 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.

I hereby certify that during month of April 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 Professionals.

Wayne E. Mahloof, Kansas PS-1238
RIC KS CLS-234
wma@wecor-consult.com



DRAFT COPY

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed on this _____ day of _____, 20____.

CEDAR CREEK EQUITIES, LLC
(Owner of Lots 1, 2, 3, 4, 6 and Tract A)

Michael A. Christie, Manager

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me a Notary Public in and for said County and State, came Michael A. Christie, Manager of CEDAR CREEK EQUITIES, 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 the 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.

My Appointment Expires: _____
Notary Public: _____

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed on this _____ day of _____, 20____.

CEDAR CREEK GAS, LLC
(Owner of Lot 5)

Michael A. Christie, Manager

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me a Notary Public in and for said County and State, came Michael A. Christie, Manager of CEDAR CREEK GAS, 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 the 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.

My Appointment Expires: _____
Notary Public: _____

APPROVALS

APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas,
on this _____ day of _____, 20____.

Wayne Jenner, Chairman

APPROVED by the Governing Body of the City of Olathe, Johnson County, Kansas,
on this _____ day of _____, 20____.

John Bacon, Mayor Brenda Long, City Clerk

CEDAR CREEK MARKETPLACE

Prepared For:
Super Market Developers, Inc.
Kurt Thuenemann
5000 Kansas Avenue
P.O. Box 2932
Kansas City, Kansas 66110
(913) 288-1000



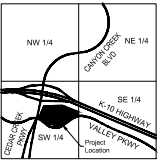
Renaissance
Infrastructure
Consulting

102 Adobe Avenue
Kansas City, Kansas 66103

913.317.9500
www.riconsult.com

Date of Preparation: August, 2025
Revised: December, 2025

Certificates of Authorization:
Missouri CLS-2011003572 Kansas CLS-234



LOCATION MAP
SECTION 5, T13S, R23E
Scale 1" = 200'

FINAL PLAT CEDAR CREEK MARKETPLACE

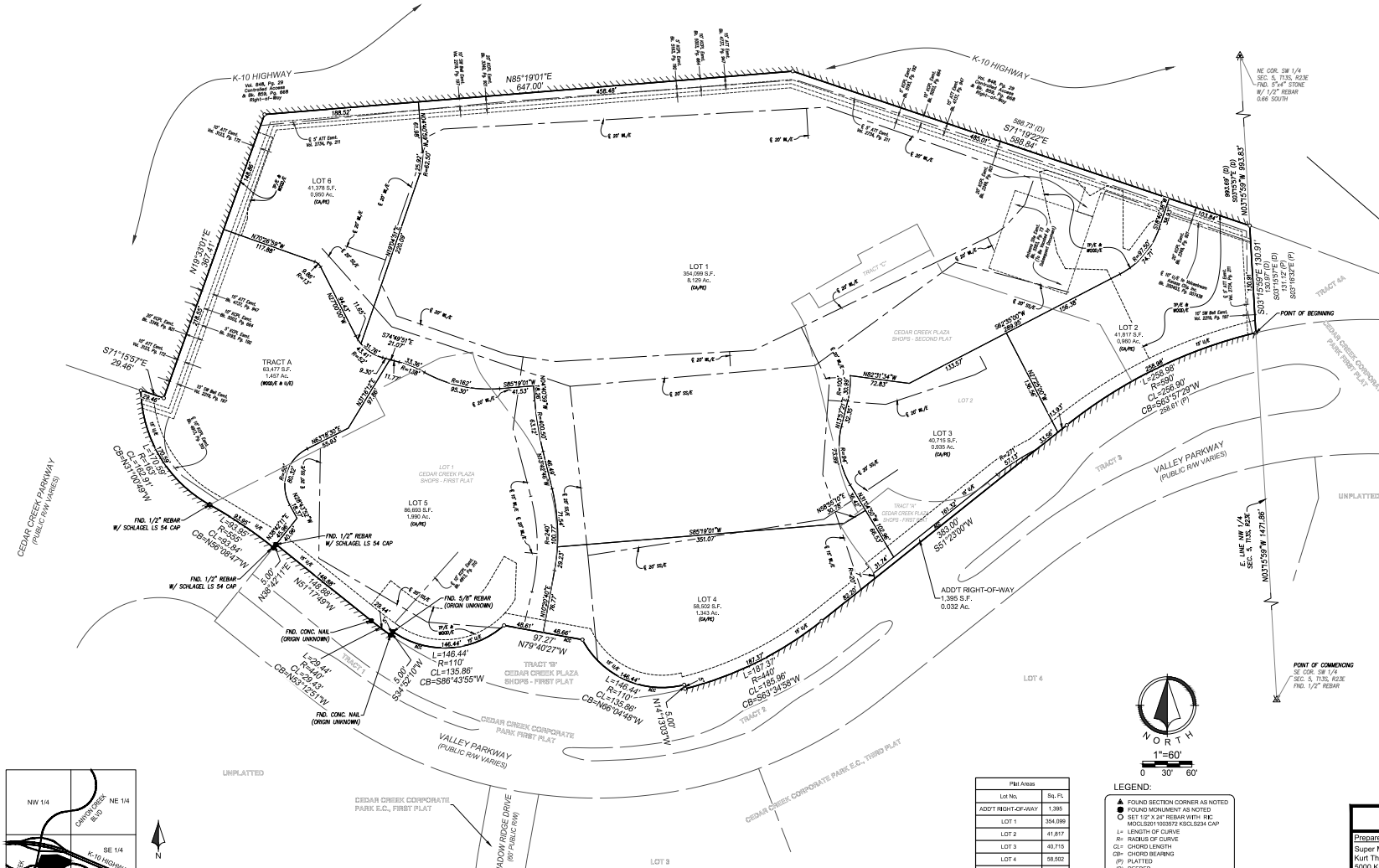
PART OF THE SW QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 23,
A REPLAT OF ALL OF LOT 1 AND TRACT "A", CEDAR CREEK PLAZA SHOPS - FIRST PLAT
AND A REPLAT OF ALL OF CEDAR CREEK PLAZA SHOPS - SECOND PLAT
ALL IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

I hereby certify that during month of 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.



Wayne E. Mahnold, Kansas PS-1239
RIC KS CLS-234
wmahnold@nc-consult.com

DRAFT COPY



NOTES:

Basis of Bearings: North 03°15'59" West, along the West line of Southwest Quarter as determined by GPS observations, referenced to the Kansas State Plane Coordinate System, North Zone (NAD 83).

Lots 2, 3, 4, 5, and Tract A shall have No Vehicular Access to Valley Parkway, except as shown on the plat.

Lots 1, 2, 6, and Tract A shall have No Vehicular Access to K-10 Highway.

Tract A shall have No Vehicular Access to Cedar Creek Parkway.

Lots 1, 2, 3, 4, 5 and 6 shall have a blanket Cross Access/Parking Easement.

In approving this Plat by the City of Olathe and recording this Plat with the Office of the Register of Deeds, all assessments, restrictions and covenants, building lines, right-of-ways and lot lines that lie within those parts of CEDAR CREEK PLAZA SHOPS - FIRST PLAT, Plat Book 93, Page 23 and CEDAR CREEK PLAZA SHOPS - SECOND PLAT, Plat Book 121, Page 46 being replatted, are hereby now vacated.

Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 200910046G, 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.

3,440.98' (plat boundary distance) / 0.0024' (closing distance) = unadjusted error of closure 1 in 1,420,220.83

Lot No.	Ac. Ft.
ADDY RIGHT-OF-WAY	1.385
LOT 1	304.089
LOT 2	41.817
LOT 3	40.715
LOT 4	36.982
LOT 5	36.983
LOT 6	41.378
TRACT A	63.477

LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 10" X 30" REBAR WITH RIC MOD. S201100307E KSCLS234 CAP
- LENGTH OF CURVE
- R— RADIUS OF CURVE
- CL— CHORD LENGTH
- CB— CHORD BEARING
- PLATTED
- GIEDED
- UTILITY EASEMENT
- EASEMENT
- SANITARY SEWER EASEMENT
- CROSS ACCESS/PARKING EASEMENT
- FIRE PREVENTION EASEMENT
- ACCESS POINT
- RESTRICTED ACCESS

CEDAR CREEK MARKETPLACE

Prepared For:
Super Market Developers, Inc.
Kurt Thuenemann
5000 Kansas Avenue
P.O. Box 2932
Kansas City, Kansas 66110
(913) 288-1000



102 Adobe Avenue
Kansas City, Kansas 66103
913.317.9500
www.ri-consult.com

Date of Preparation: August, 2025
Revised: December, 2025

Certificates of Authorization:
Missouri CLS-2011003072 Kansas CLS-234

FINAL PLAT

PART OF THE SW QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 23,

A REPLAT OF ALL OF LOT 1 AND TRACT "A", CEDAR CREEK PLAZA SHOPS - FIRST PLAT

AND A REPLAT OF ALL OF CEDAR CREEK PLAZA SHOPS - SECOND PLAT

ALL IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

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

NOTES:

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Lots 2, 3, 4, 5, and Tract A shall have No Vehicular Access to Valley Parkway, except as shown on the plat.

Tract A shall have No Vehicular Access to Cedar Creek Parkway.

Lots 1, 2, 3, 4, 5 and 6 shall have a blanket Cross Access/Parking Easement.

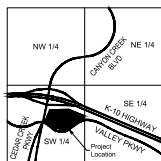
In approving this Plat by the City of Clatsop and recording this Plat with the Office of the Register of Deeds, all easements, restrictions and covenants, including lines, right-of-ways and lot lines that lie within those parts of CEDAR CREEK PLAZA SHOPS - FIRST PLAT, Plat Book 93, Page 23 and CEDAR CREEK PLAZA SHOPS - SECOND PLAT, Plat Book 121, Page 46 being replatted, are hereby now vacated.

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$$3,440.98' \text{ (plat boundary distance)} / 0.0024' \text{ (closing distance)} = \text{unadjusted error of closure 1 in 1,420,220.83}$$


LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
● FOUND MONUMENT AS NOTED
○ 12" X 24" REBAR WITH R/C
MCL52011003972 KSCL5234 CAP
L= LENGTH OF CURVE
R= RADIUS OF CURVE
CL= CHORD LENGTH
CB= CHORD BEARING
(P) PLATTED
(C) CADD
U/ UTILITY EASEMENT
D/ DRAINAGE EASEMENT
SS/ SANITARY SEWER EASEMENT
W/ WATERLINE EASEMENT
CA/ CAFE CROSS ACCESS/SPANNING EASEMENT
P/ POND PRESERVATION EASEMENT
ACC ACCESS POINT
ACC RESTRICTED ACCESS



LOCATION MAP
SECTION 5, T13S, R23E
Scale 1" = 2000'

CEDAR CREEK MARKETPLACE

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SHEET 3 OF 3

3 Date of Preparation: August, 2025 Revised: December, 2025

Certificates of Authorization:
Missouri CI S-2011003572; Kansas CI S-234