

# SILVERCREEK LANDING FIRST 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:

This is a resurvey and replat of part of Lot 8, THE VILLAGES OF SUNNYBROOK ESTATES, 6TH PLAT.

DESCRIPTION: (Based on the Kansas General Warranty Deed filed in Book 202212 at Page 001876.

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 G Chrisman, PLS #1306, on November 4, 2022, and being more particularly described as follows:

Commencing at the Northwest corner of 8, of said THE VILLAGES OF SUNNYBROOK ESTATES, 6TH PLAT, thence S 64°00'00" E, along the Northerly line of said Lot 8, a distance of 20.19 feet; thence S 26°00'00" W, a distance of 9.51 feet, to the Point of Beginning; thence S 64°36'25" E, a distance of 94.00 feet; thence S 25°23'35" W, a distance of 144.00 feet; thence N 64°36'25" W, a distance of 94.00 feet; thence N 25°23'35" E, a distance of 144.00 feet; to the Point of Beginning. Containing 13,536 square feet, more or less.

## 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 and plat shall hereinafter be known as "SILVERCREEK LANDING FIRST PLAT".

The undersigned proprietor of the above described land hereby makes declaration that all lots within this plat shall be sold conveyed subject to the acceptance by buyer and/or grantee of all common area open spaces together with all easements thereon, amenities, and landscaping.

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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.

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 unpaid 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.

IN TESTIMONY WHEREOF, the undersigned owner of Lots 1 through 5, as shown herein, have hereunto set her hand this 27th day of April, 2024.

Boulder Creek Developers, LLC

Annie Kennedy, managing member

STATE OF KANSAS  
COUNTY OF JOHNSON } ss:

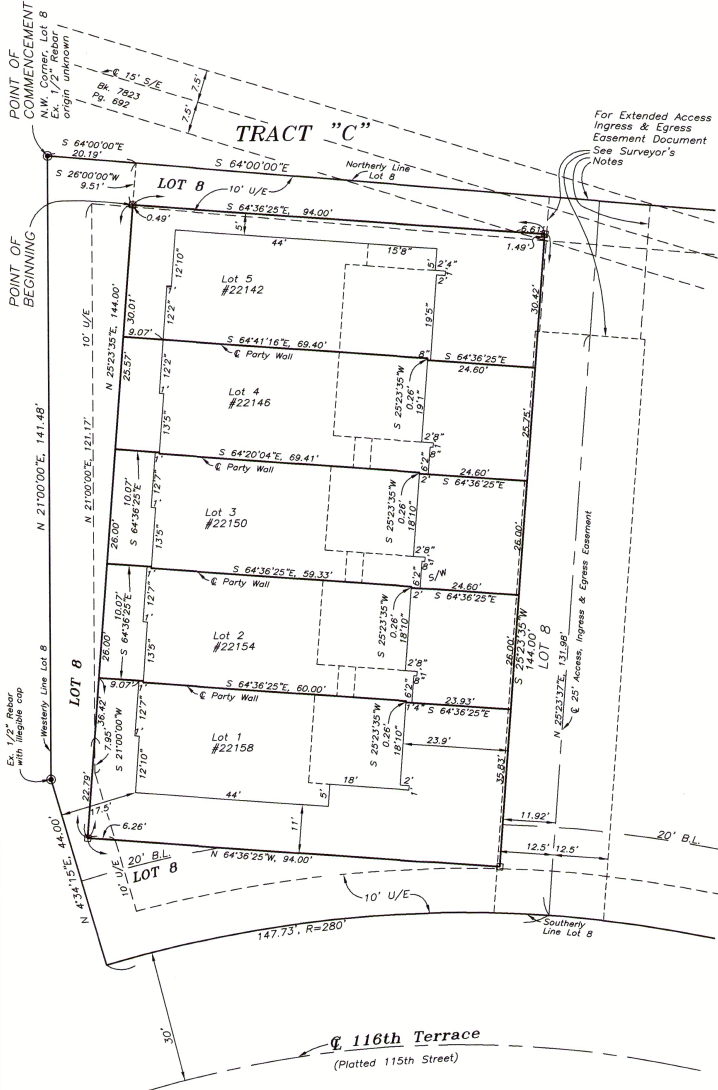
This instrument was acknowledged before me on this 27th day of April, 2024 by Annie Kennedy, as managing member of Boulder Creek Developers, L.L.C..

Notary Public: Jerald W. Pruitt My Appointment Expires: October 29, 2024  
Jerald W. Pruitt



APPROVED BY THE Planning Commission of the City of Olathe, Johnson County, Kansas, this this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Chairperson: Wayne Janner

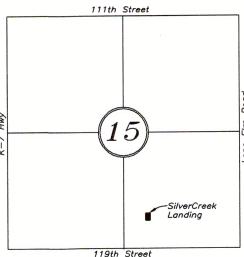


## LEGEND

- R=Radius
- C=Centerline
- B.L.=Building Setback Line
- D/E=Drainage Easement
- U/E=Utility Easement
- S/E=Sanitary Sewer Easement
- =1/2" Rebar, as noted
- =1/2" REBAR WITH ps 814 Cap set in concrete

## LOT AREAS

LOT NUMBER	SQ. FT.	ACRES
LOT 1	3,389.06	0.078
LOT 2	2,443.8	0.056
LOT 3	2,444.0	0.056
LOT 4	2,431.13	0.056
LOT 5	2,827.5	0.065
PLAT	13,536.0	0.311



SITE LOCATION MAP  
SECTION 15-23-23  
SCALE 1"= 2000'

## SURVEYOR'S NOTES:

The description, including the bearings, are based on the Kansas General Warranty Deed filed December 09, 2022 in Book 202212 at Page 001876. The bearings are also based on THE VILLAGES OF SUNNYBROOK ESTATES 6TH PLAT subdivision plat filed in Book 200406 at Page 009007.

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

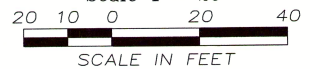
The extended Access, Ingress, & Egress Easement was filed in Book \_\_\_\_\_ at Page \_\_\_\_\_.

I hereby certify that this survey was conducted under my direct supervision and completed in January, 2024.  
Jerald W. Pruitt, PS 814  
April 11, 2024



CLIENT:  
Boulder Creek Developers, LLC  
11512 W. Iowa Street  
Olathe, KS 66061

Scale 1"= 20'



## SILVERCREEK LANDING FIRST PLAT

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

**PRUITT and DOOLEY SURVEYING, LLC**  
7912 Elm Ave.  
Raytown, MO 64138

816-699-4239 913-652-9002

Job No. 23-0040  
SilverCreek Landing First Plat.dwg

January, 2024

1 SHEET  
OF 1