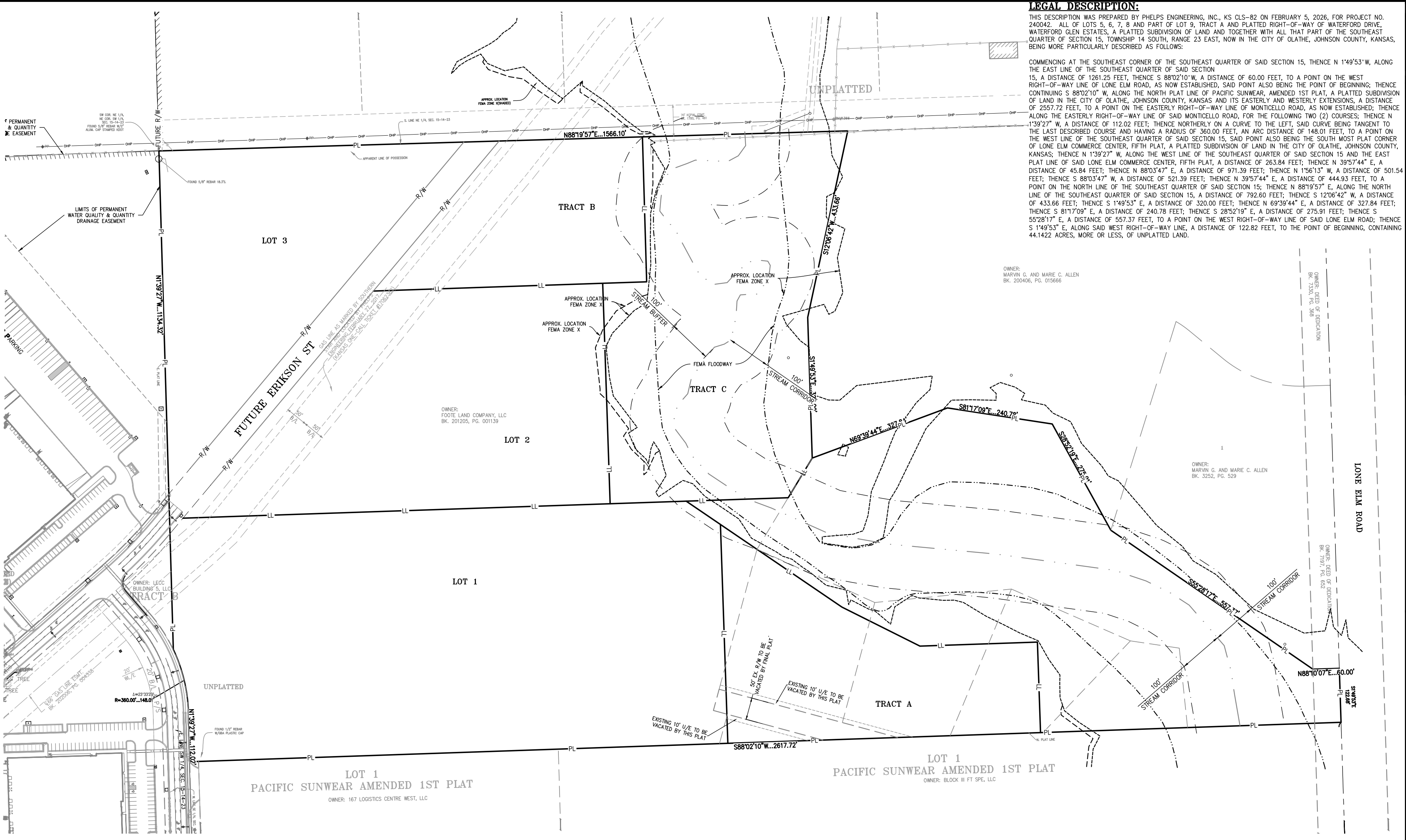
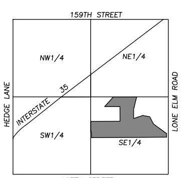
LEGAL DESCRIPTION:

THIS DESCRIPTION WAS PREPARED BY PHELPS ENGINEERING, INC., KS CLS-82 ON FEBRUARY 5, 2026, FOR PROJECT NO. 240042. ALL OF LOTS 5, 6, 7, 8 AND PART OF LOT 9, TRACT A AND PLATTED RIGHT-OF-WAY OF WATERFORD DRIVE, WATERFORD GLEN ESTATES, A PLATTED SUBDIVISION OF LAND AND TOGETHER WITH ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 23 EAST, NOW IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, THENCE N 1°49'53"W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1261.25 FEET, THENCE S 88°02'10"W, A DISTANCE OF 60.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LONE ELM ROAD, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S 88°02'10" W, ALONG THE NORTH PLAT LINE OF PACIFIC SUNWEAR, AMENDED 1ST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS AND ITS EASTERLY AND WESTERLY EXTENSIONS, A DISTANCE OF 2557.72 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MONTICELLO ROAD, AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MONTICELLO ROAD, FOR THE FOLLOWING TWO (2) COURSES; THENCE N 1°39'27" W, A DISTANCE OF 112.02 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 360.00 FEET, AN ARC DISTANCE OF 148.01 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, SAID POINT ALSO BEING THE SOUTH MOST PLAT CORNER OF LONE ELM COMMERCE CENTER, FIFTH PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE N 1°39'27" W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15 AND THE EAST PLAT LINE OF SAID LONE ELM COMMERCE CENTER, FIFTH PLAT, A DISTANCE OF 263.84 FEET; THENCE N 39°57'44" E, A DISTANCE OF 45.84 FEET; THENCE N 88°03'47" E, A DISTANCE OF 971.39 FEET; THENCE N 1°56'13" W, A DISTANCE OF 501.54 FEET; THENCE S 88°03'47" W, A DISTANCE OF 521.39 FEET; THENCE N 39°57'44" E, A DISTANCE OF 444.93 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE N 88°19'57" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 792.60 FEET; THENCE S 12°06'42" W, A DISTANCE OF 433.66 FEET; THENCE S 1°49'53" E, A DISTANCE OF 320.00 FEET; THENCE N 69°39'44" E, A DISTANCE OF 327.84 FEET; THENCE S 81°17'09" E, A DISTANCE OF 240.78 FEET; THENCE S 28°52'19" E, A DISTANCE OF 275.91 FEET; THENCE S 55°28'17" E, A DISTANCE OF 557.37 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID LONE ELM ROAD; THENCE S 1°49'53" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 122.82 FEET, TO THE POINT OF BEGINNING, CONTAINING 44.1422 ACRES, MORE OR LESS, OF UNPLATTED LAND.





VICINITY MAP
SEC. 15-14-23

AREA TABLE

SITE DATA	SITE AREA
LOT 6	20.46 AC.
LOT 7	8.59 AC.
LOT 8	6.29 AC.
TRACT A	3.59 AC.
TRACT B	20.09 AC.
R/W	1.44 AC.
TOTAL	60.46 AC.

LEGEND

——PL——	PROPERTY LINE
— —LL— —	LOT LINE
— —R/W— —	RIGHT-OF-WAY

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PRELIMINARY PLAT
LONE ELM COMMERCE CENTER – SIXTH PLAT
OLATHE, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.
1.	03-16-2026	REVISED PER STAFF COMMENTS	DDB	DAF

PROJECT NO. 240042
DATE:11-01-2024 DRAWN:AEB
CHECKED: DAF APPROVED: JDC
CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING – LS-82 ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING–2007001128 ENGINEERING–2007005058

SHEET
1

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