



## LAND SALE OR LEASE

For information Contact:

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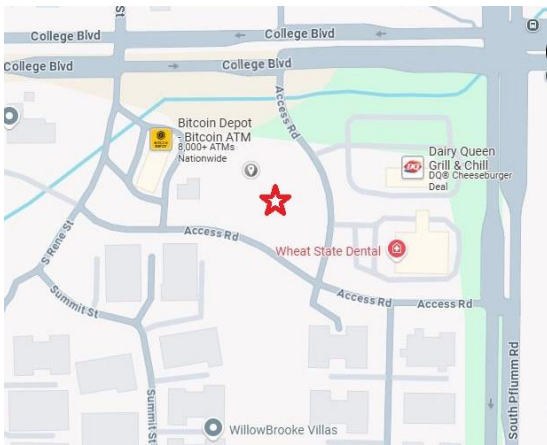
**Matt Merrick**

C: 913-636-1538

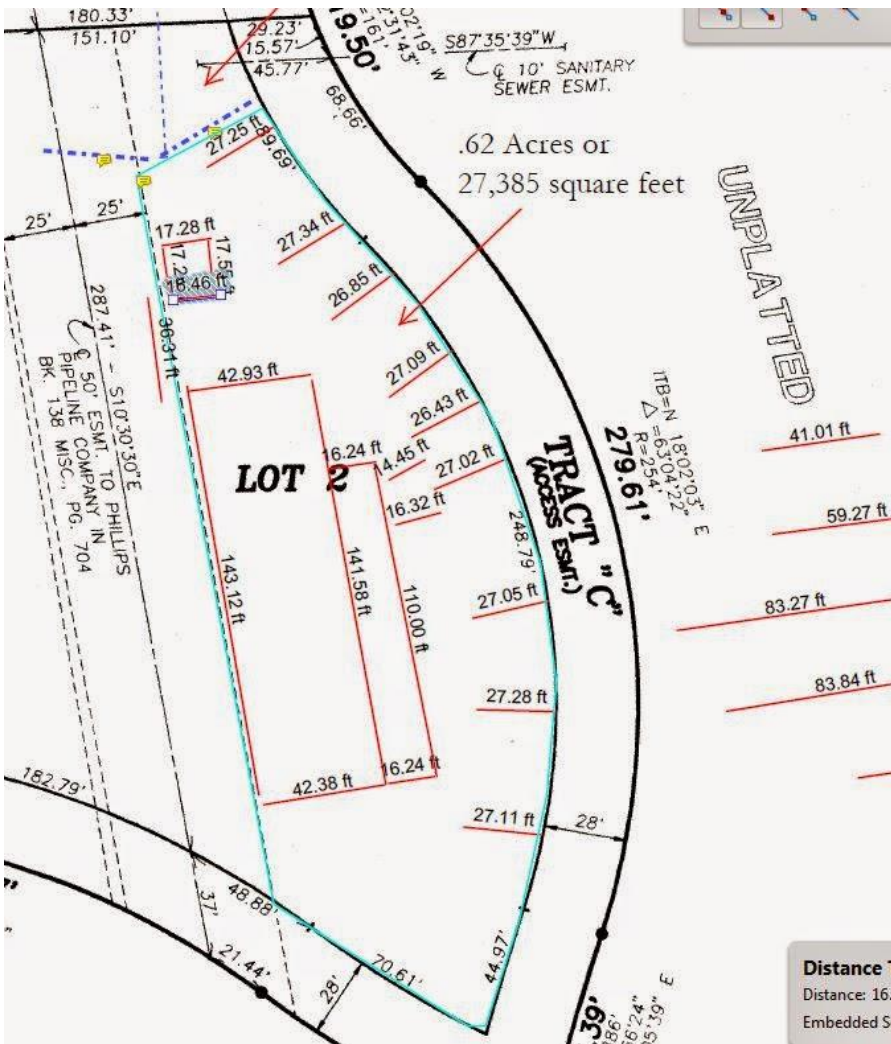
E: [Matt@InsightCommercial.net](mailto:Matt@InsightCommercial.net)



**13600 College Blvd (Approx.)  
Olathe, KS 66062**



- 1.46 acres
- 0.674 acres – 29,390 sq. ft. (usable)
- Zoned C-2
- Ideal for a drive-through restaurant  
Car wash, or small building
- Open to seller financing or land lease
- \$300,000



# ALTA/NSPS LAND TITLE SURVEY

## LOT 2, TRACT B AND PART OF TRACT C, BRUNN BUSINESS PARK CITY OF OLATHE, JOHNSONSON COUNTY, KANSAS

TRACT 1:  
Lot 2, BRUNN BUSINESS PARK, a subdivision in Olathe, Johnson County, Kansas.

TRACT 2:  
Tracts "B" and "C", BRUNN BUSINESS PARK, a subdivision in Olathe, Johnson County, Kansas, EXCEPT the following described property:

All that part of Tract "C" lying West of the Southerly extension of the East line of Lot 1, BRUNN BUSINESS PARK, a subdivision in Olathe, Johnson County, Kansas, AND EXCEPT that part of Tract "C" lying within the following described property:

A tract of land lying in the Northeast Quarter of Section 16, Township 13 South, Range 24 East and part of Tract C, BRUNN BUSINESS PARK, in the City of Olathe, Johnson County, Kansas said tract being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 16; thence South 01 Degrees 13 Minutes 52 Seconds East along the East line of said Northeast Quarter of Section 16 and the center line of Pflumm Road a distance of 549.90 feet to the POINT OF BEGINNING; thence continuing South 01 Degrees 13 Minutes 52 Seconds East along said East line of the Northeast Quarter of Section 16 and said center line of Pflumm Road a distance of 588.48 feet; thence South 88 Degrees 46 Minutes 08 Seconds West a distance of 530.00 feet to the Northwest corner of Lot 1, Palisades at College, and the point of beginning of the property described in Trustee's Deed, Document Number 2703635, Book 5188, Page 971; thence North 01 Degrees 13 Minutes 52 Seconds West along the East boundary line of the property described in Trustee's Deed, Document Number 2703635, Book 5188, Page 971 and parallel with said East line of the Northeast Quarter of Section 16, a distance of 143.38 feet; thence continuing along said East boundary line of the property described in Trustee's Deed, Document Number 2703635, Book 5188, Page 971, North 87 Degrees 43 Minutes 11 Seconds East a distance of 90.99 feet; thence continuing along said East boundary line of the property described in Trustee's Deed, Document Number 2703635, Book 5188, Page 971, North 02 Degrees 00 Minutes 56 Seconds West a distance of 282.95 feet; thence continuing along said East boundary line of the property described in Trustee's Deed, Document Number 2703635, Book 5188, Page 971, North 10 Degrees 30 Minutes 10 Seconds West a distance of 249.69 feet to the center line of Tract "C", BRUNN BUSINESS PARK, a subdivision in the City of Olathe, Johnson County, Kansas and center line of the private drive as now established; thence Easterly, along said center line of the private drive, along a curve to the left, having a radius of 400.00 feet, a central angle of 38 Degrees 15 Minutes 40 Seconds and whose initial tangent bearing is South 52 Degrees 28 Minutes 12 Seconds East, a distance of 267.11 feet; thence continuing along said center line of the private drive, North 88 Degrees 46 Minutes 08 Seconds East along a line parallel with the North boundary line of said Lot 1, Palisades at College, a distance of 235.43 feet to the point of beginning.

SCHEDULE B Items disclosed by Chicago Title Insurance Co. File No. 20161678:

Title vested in Marshall Crossing, L.C., a Kansas limited liability company.

No address provided in title commitment

#11 Building setback and easements shown on the recorded plat of "Brunn Business Park" at Plat Book 79, Page 16. Tracts "A, B, C and D" shall be owned and maintained by the Property Owners Association as set forth in the Declaration of Covenants, Conditions and Restrictions filed in Book 3421, Page 729.

Items 14, 16, 19, 20 and 28 are not applicable to the subject property.

Item 21 is a blanket easement to Williams Communications, Inc. over subject property and could not be plotted.

Items 12, 13, 17, 18, 22, 23, 25, 26 and 27 are shown graphically.

Item #29 Property is subject to Declaration of Covenants filed in Book 200511, Page 002381.

FLOOD Zone Designation Zone X, per FIRM Panel No. 20091C0066G effective August 3rd, 2009.

No Buildings on site.

Zoning classification C-2, no other information provided to surveyor.

Basis of Bearings: Kansas Slate Plane NAD 1983, North Zone, from RTK GPS observations in US Survey Feet. Vertical: NAVD 1988 in US Feet.

The underground utilities shown hereon were marked in the field by the utility owners. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

### LEGEND

- (P) - PLATTED DIMENSION
- - SET MONUMENT AS CONDITIONS PERMIT
- - FOUND SURVEY MONUMENT
- - SOIL BORING
- - TREE AND DIAMETER
- SN - SIGN
- - POST / BOLLARD
- X — - FENCE
- wavy — - EDGE OF TREES
- FOC — - UNDERGROUND FIBER OPTIC CABLE
- PP — - POWER POLE
- ⊙ — - LIGHT POLE
- — - ELECTRICAL CONTROL BOX
- ⊞ — - ELECTRIC TRANSFORMER
- ⊗ — - GROUND LIGHT
- UGE — - UNDERGROUND ELECTRIC LINE
- OHE — - OVERHEAD ELECTRIC LINE
- ⊕ — - SANITARY SEWER MANHOLE
- ⊖ — - CLEANOUT
- SS — - SANITARY SEWER LINE
- ⊙ — - STORM WATER MANHOLE
- ⊖ — - ROOF DRAIN
- — - GRATE INLET
- SW — - STORM SEWER PIPE
- ⊙ — - FIRE HYDRANT
- WV — - WATER VALVE
- W — - WATER LINE

Legal Description:

Certification:

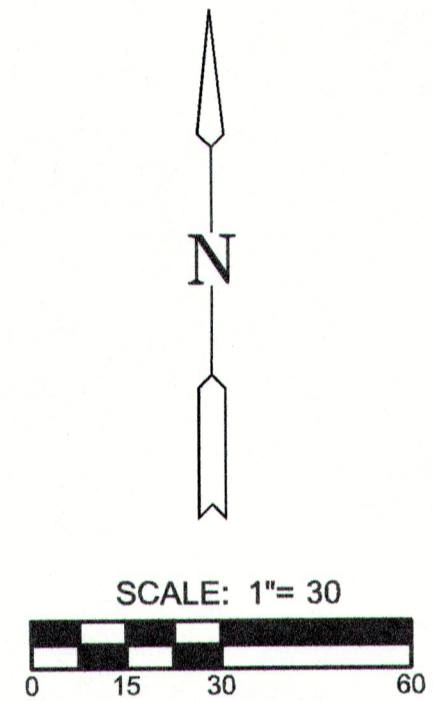
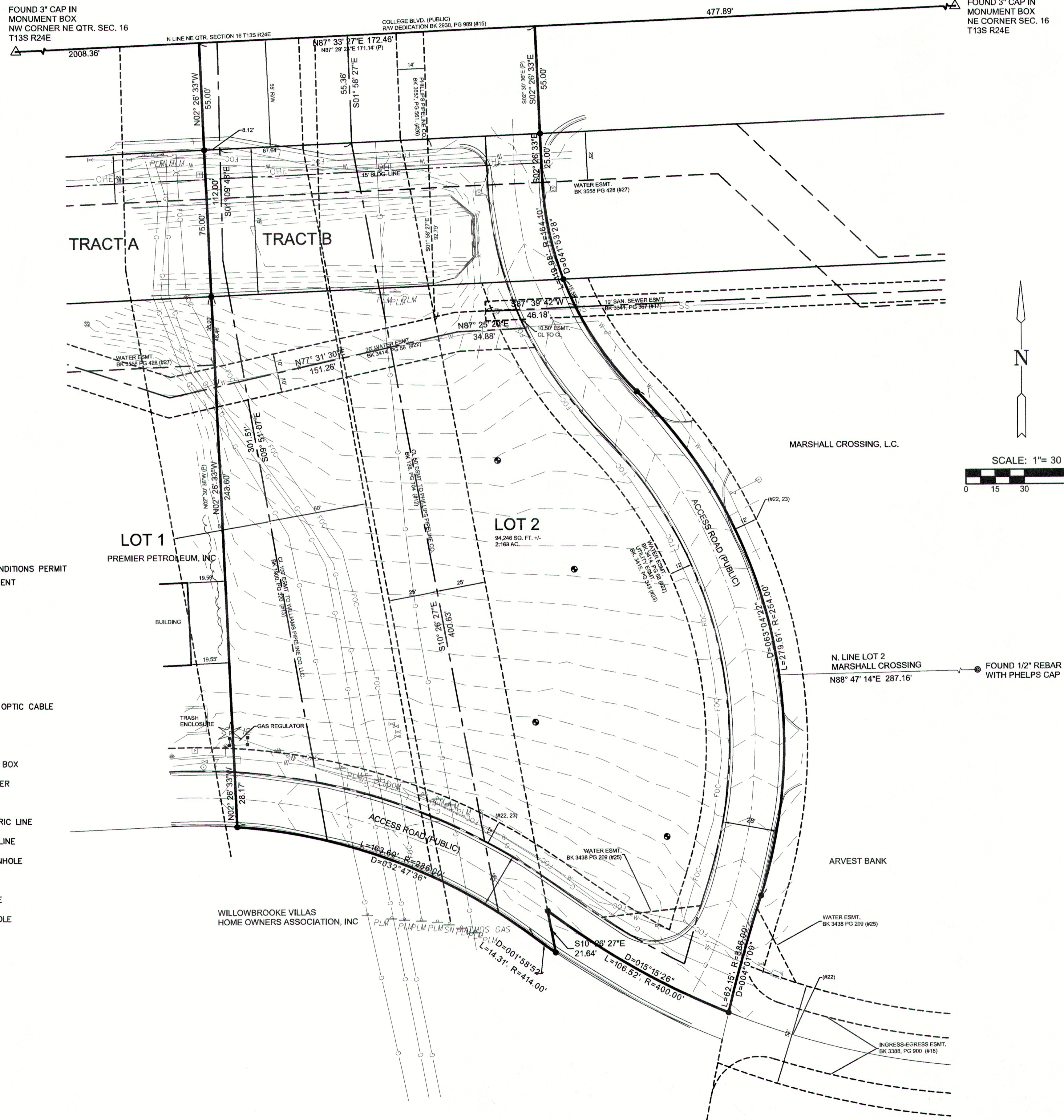
To Marshall Crossing, L.C., Chicago Title Insurance Co.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-6, 7a, 7b, 8, 9, 11, 13 and 15 of Table A thereof. The field work was complete December 16, 2016.

Date of Plat: 12/16/2016

James W. Snook, P.L.S.  
MKEC Engineering, Inc.  
11827 W. 112th Street, Suite 200  
Overland Park, KS 66210  
913-317-9390

FOUND 3" CAP IN MONUMENT BOX NW CORNER NE QTR. SEC. 16 T13S R24E



ALTA/NSPS SURVEY  
**BRUNN BUSINESS PARK**  
 COLLEGE BLVD AND PFLUMM

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### ALTA SURVEY

PROJECT NO.	1602010643	
DATE	12-22-2016	
SCALE	1"=30'	
DESIGNED	DRAWN	CHECKED
JS		BH
NO.	REVISION	DATE
SHEET NO.		

SEWER ESMT.

ITB=N 18°02'03" E  
Δ = 63°04'22"  
R=254'  
279.61'

TRACT "C"  
(ACCESS ESMT.)

248.79'

68.66'

89.69'

LOT 2



50'  
OCCUPIED  
BUILDING  
FOOTPRINT

287.41' - S10°30'30"E  
50' ESMT. TO PHILLIPS  
PIPELINE COMPANY IN  
BK. 138 MISC., PG. 704

PHILLIPS  
CO-PIPE  
LINE

25'  
PARKING  
AREA

25'



ROCHEL PDS - CALLISTO + PHUMM, OLATHE KS  
NTS 8.7.18