

Preliminary Plat

HOMESTEAD AT SPRING

Bel Aire, Sedgwick County, Kansas

LEGAL DESCRIPTION:
Parcel 1:
The N1/2 of the W1/2 of the SW1/4 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, TOGETHER WITH the S1/2 of the W1/2 of said SW1/4, EXCEPT the north 565.00 feet of the south 955.00 feet of the west 403.00 feet thereof, AND EXCEPT that part platted as Englert, Bel Aire, Sedgwick County, Kansas, AND EXCEPT that part dedicated to the City of Bel Aire for road right-of-way purposes on Doc#/Flm-Pg: 30277676.

Parcel 2:
Lot 2, Block A, and Reserve A, Englert, Bel Aire, Sedgwick County, Kansas.

Parcel 3:
The South 1,320 feet of the NW1/4, except for the Railroad right-of-way, and except the East 660 feet (calculated as to except the E1/2 of the E1/2 of said NW1/4) and except that part taken in Condemnation Case B-19603 and except the West 30 feet for road, in Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas.

OWNER:
Envision Management LLC, a Kansas limited liability company
Ollie E. Thomison
Stephanie R. Thomison
Oscar W. Thomison
AH Property Management LLC, a Kansas limited liability company

Attn: Alan Hsu
Ph. (316) 992-8866
alanchsu@gmail.com

SURVEYOR & ENGINEER:
Garver, LLC

EXISTING ZONING:
Property to the northeast is zoned SF-5. Subject property and the rest of the surrounding property is zoned SF-20. Existing use is agricultural

PROPOSED ZONING:
PUD

FLOOD ZONE:
According to the FEMA/FIRM Map No. 20173C0217G, effective December 22, 2016; the property shown hereon is located in Zones AE and X

GROSS AREA:
2,696,861 Sq. Ft.±
61.91 Acres±

DATE OF TOPOGRAPHY:
JANUARY, 2024

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "Homestead at Spring", Bel Aire, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. The drainage & utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The sewer easements are hereby granted to the public as indicated for the construction and maintenance of all sewer facilities. The Access Easements are hereby granted to the Homeowners Association for the construction and maintenance of pedestrian paths for use of the residents. No sign, light poles, private drainage systems, berms, walls masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Bel Aire Department of Engineering and that they do not inhibit the conveyance of surface drainage. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. Access Controls as indicated are hereby granted to the appropriate governing body. Reserves "A" and "B" are hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, park improvements, lakes, a club house, swimming pool, drainage, drainage structures, and utilities confined to easements. Reserves "C" and "D" are hereby reserved for entry features, landscaping, irrigation, signage, lighting, street improvements, drainage, drainage improvements and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns.

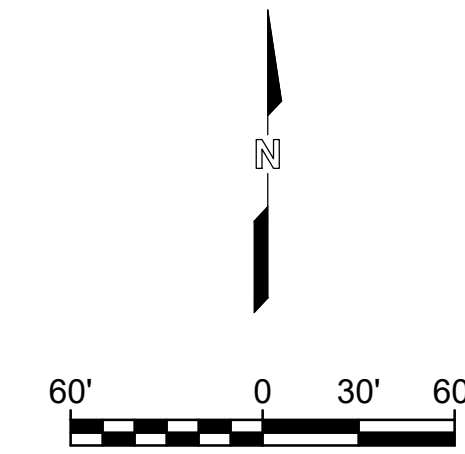
DWG FILE: T41-2301734 SURVEY BASE
PROJECT NO. T41-2301734
OCTOBER 1, 2024



GARVER
1995 MIDFIELD RD.
Wichita, KS 67209
(316) 264-8008
www.GarverUSA.com



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**HOMESTEAD AT
SPRING**
Bel Aire, Sedgwick County, Kansas



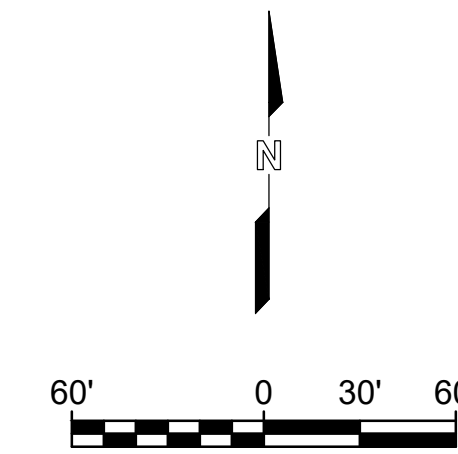
LEGEND	
	BUILDING SETBACK LINE
	FENCE
	SANITARY SEWER (CITY OF BEL AIRE)
	OVERHEAD ELECTRIC (EVERGY)
	UNDERGROUND TELEPHONE (AT&T)
	UNDERGROUND FIBER OPTIC (AT&T)
	WATER MAIN
	NON POTABLE WATER
	AIR RELEASE VALVE
	FIRE HYDRANT
	WATER VALVE BOX
	WATER METER
	POTABLE WATER WELL
	SIGN
	TELEPHONE PEDESTAL
	TELEPHONE JUNCTION BOX
	FIBER OPTIC MANHOLE
	POWER POLE (EVERGY)
	GUY ANCHOR
	MAILBOX
	SANITARY SEWER MANHOLE
	SANITARY SEWER VALVE
	SANITARY SEWER LIFT STATION
	BENCHMARK



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Bel Aire, Sedgwick County, Kansas



UNPLATTED
OWNER:
KIRBY KAY SMITH FAMILY TRUST

LEGEND

	B.S.L.		BUILDING SETBACK LINE
	FENCE		SANITARY SEWER (CITY OF BEL AIRE)
	OHE		OVERHEAD ELECTRIC (EVERGY)
	T		UNDERGROUND TELEPHONE (AT&T)
	FO		UNDERGROUND FIBER OPTIC (AT&T)
	W		WATER MAIN
	NPW		NON POTABLE WATER
	AIR RELEASE VALVE		FIRE HYDRANT
	WATER VALVE BOX		WATER METER
	POTABLE WATER WELL		SIGN
	TELEPHONE PEDESTAL		TELEPHONE JUNCTION BOX
	FIBER OPTIC MANHOLE		POWER POLE (EVERGY)
	GUY ANCHOR		MAILBOX
	SANITARY SEWER MANHOLE		SANITARY SEWER VALVE
	SANITARY SEWER LIFT STATION		BENCHMARK