

File No. S/D 24-04

This is an application for processing a preliminary plat in accordance with the City Subdivision Regulations. The application must be completed, accompanied by the fee and filed with the Subdivision Administrator at least 20 days prior to a regular meeting date of the Planning Commission.

Address 411 N. Webb Rd. Wichita, KS 67206 Phone 316.684.9600

9. Method of sewage disposal Public

10. Total lineal feet of new street 2660 Feet

	<u>Street Name</u>	<u>R/W Width</u>	<u>Lineal Feet</u>
a.	<u>Joshua St.</u>	<u>64</u> Ft.	<u>1325</u> Ft.
b.	<u>Forbes St.</u>	<u>64</u> Ft.	<u>685</u> Ft.
c.	<u>Joshua Ct.</u>	<u>58</u> Ft.	<u>690</u> Ft.
d.	<u></u>	<u></u> Ft.	<u></u> Ft.
e.	<u></u>	<u></u> Ft.	<u></u> Ft.

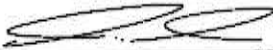
11. Proposed type of street surfacing Concrete

12. Curb and gutter proposed: Yes X No

13. Sidewalks proposed: Yes X No If yes, where? See attached plans

14. Is any portion of the proposed subdivision located in an identified flood plain area? Yes No X

The landowner herein agrees to comply with the City Subdivision Regulations and all other related ordinances, policies and standards of the City and statutes of the State of Kansas. The undersigned further states that he/she is the owner of the land proposed for platting and, when requested, will permit officials of the City to inspect the land as may be necessary for proper plat review.

 10/31/2024
Landowner Date Agent (If any) Date

OFFICE USE ONLY

Prints of the Preliminary Plat received (Number)

Vicinity map of existing and proposed street system received

Statement of financing and guaranteeing proposed improvements received

Preliminary drainage plan, if deemed necessary, received

This application was received by the Subdivision Administrator on , 19. It has been checked and found to be accompanied by the required information and the fee of \$ paid to the City Clerk.

Subdivision Administrator

OWNER'S POLICY OF TITLE INSURANCE

Issued by

First American Title Insurance Company

SCHEDULE A

Name and Address of Title Insurance Company:

FIRST AMERICAN TITLE INSURANCE COMPANY
1 First American Way, Santa Ana, California 92707

File No.: **2476394**

Policy No.: **5011400-2161577**

Address Reference: **The N 882' of the E 1235; of the S/2 of the NE/4 of 20-26S-2E of the 6th PM, Sedgwick County, KS, Bel Aire, KS 67226**

Amount of Insurance: -----

Date of Policy: **November 2, 2021, at 04:05 pm**

1. Name of Insured:

New Holland Capital LLC, a Kansas limited liability company

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

New Holland Capital LLC, a Kansas limited liability company

4. The Land referred to in this policy is described as follows:

The North 882.00 feet of the East 1,235.00 feet of the South Half of the Northeast Quarter of Section 20, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas

OWNER'S POLICY OF TITLE INSURANCE

Issued by

First American Title Insurance Company

SCHEDULE B

File No.: 2476394

Policy No.: 5011400-2161577

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Deleted.
2. Easements, or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the land.
4. Deleted.
5. Deleted.
6. Deleted.
7. General taxes and special assessments for the year 2021 and subsequent years not yet due and payable.
8. Roadway easement, if any, over the East 25 feet of subject property.
9. An easement for roadway, recorded as [Misc. Book 599, Page 207](#).
In favor of: Sedgwick County, Kansas
Affects: the West 25 feet of the East 50 feet of subject property
10. An easement for roadway, recorded as [Film 2018, Page 61](#).
In favor of: Sedgwick County, Kansas
Affects: the West 10 feet of the East 60 feet of subject property
11. An easement for water lines, recorded as [Film 834, Page 868](#).
In favor of: Rural Water District #1
Affects: a portion of subject property

Assigned to the City of Wichita, Kansas by instrument filed on [Film 2570, Page 1305](#).
12. Subject property annexed to the City of Bel Aire, Kansas as evidenced by instrument filed on [Film 2618, Page 1189](#).
13. Terms and provisions contained in the document entitled "Ordinance No. 672" filed September 19, 2021 as Doc#/Flm-Pg: [30079660](#).
14. Deleted.
15. Lot Split filed October 20, 2021 on Doc#/Flm-Pg: [30108721](#).

SCHEDULE B

Continued

16. Mortgage dated November 1, 2021, executed by New Holland Capital LLC, a Kansas limited liability company, to The Bennington State Bank, filed November 2, 2021, in/on DOC.#/FLM-PG: 30012436, which states it secures a debt in the principal sum of \$375,000.00.



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Fim-Pg: 30112435
Receipt #: 2275798 Recording Fee: \$38.00
Pages Recorded: 2
Cashier: jfisher Authorized By: *Tonya Buckingham*
Date Recorded: 11/02/2021 04:05:06 PM

KANSAS WARRANTY DEED

Grantor: Skyview at Block 49, LLC, a Kansas limited liability company,

Grantee: New Holland Capital LLC, a Kansas limited liability company

Grantee's mailing address: 1645 S. West St., Wichita, KS 67213

"Grantor" and "Grantee" are used for singular or plural, as context requires.

In consideration of One Dollar and other valuable considerations, the receipt of which is hereby acknowledged, the Grantor *GRANTS, BARGAINS, WARRANTS, AND CONVEYS* to Grantee, the following described premises, to wit:

The North 882.00 feet of the East 1,235.00 feet of the South Half of the Northeast Quarter of Section 20, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas

Subject to all easements, restrictions, reservations and covenants, if any, now of record.

The Grantor hereby covenants that the Grantor, Grantor's successors, and assigns will *WARRANT AND DEFEND* the title to the premises unto the Grantee, Grantee's successors, and assigns against the lawful claims of all persons whomsoever, excepting however the general taxes for the current calendar year and thereafter, and the special taxes becoming a lien after the date of this deed.

Dated this 1st day of November, 2021

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SIGNATURES FOLLOW ON NEXT PAGE



Security 1st Title

File No. 2476394

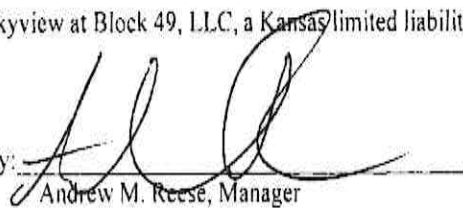
E-Recorded by Security 1st Title LLC

Deborah Bork 316.293.1688

File No. 2476394

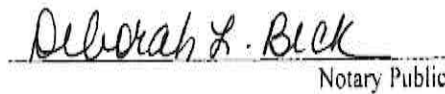
Skyview at Block 49, LLC, a Kansas limited liability company

By:


Andrew M. Reese, Manager

State of Kansas, Sedgwick County} ss.

This instrument was acknowledged before me on November 1st, 2021 by Andrew M. Reese, Manager of Skyview at Block 49, LLC, a Kansas limited liability company, for and on behalf of said company.


Notary Public

My appointment expires:


DEBORAH L. BECK
Notary Public
State of Kansas
My Appointment Expires Aug. 12, 2022


DEBORAH L. BECK
Notary Public
State of Kansas
My Appointment Expires Aug. 12, 2022