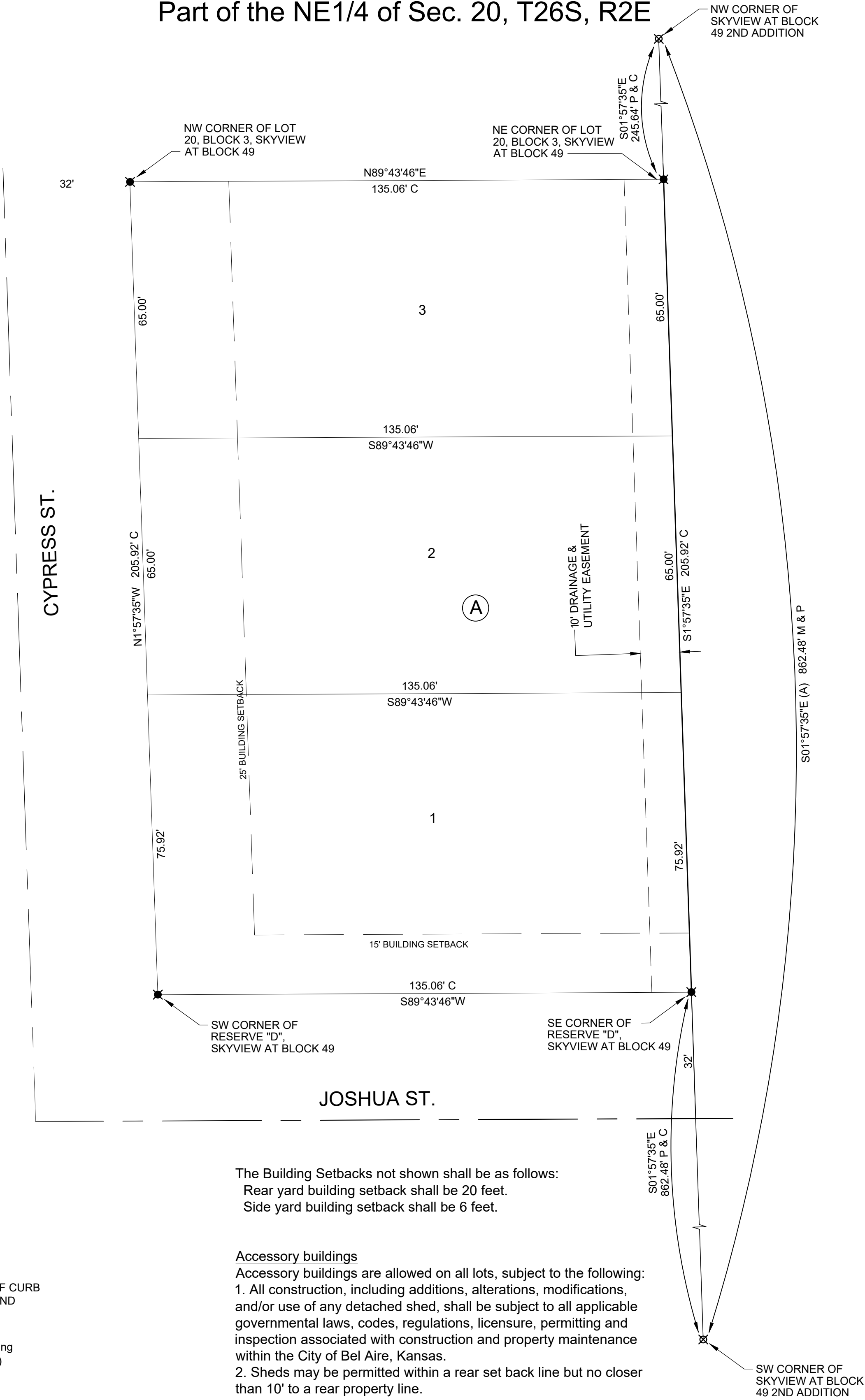


# SKYVIEW AT BLOCK 49 4TH ADDITION

A Replat of part of Skyview at Block 49,  
Bel Aire, Sedgwick County, Kansas  
Part of the NE1/4 of Sec. 20, T26S, R2E



The Building Setbacks not shown shall be as follows:  
Rear yard building setback shall be 20 feet.  
Side yard building setback shall be 6 feet.

#### Accessory buildings

Accessory buildings are allowed on all lots, subject to the following:

1. All construction, including additions, alterations, modifications, and/or use of any detached shed, shall be subject to all applicable governmental laws, codes, regulations, licensure, permitting and inspection associated with construction and property maintenance within the City of Bel Aire, Kansas.
2. Sheds may be permitted within a rear set back line but no closer than 10' to a rear property line.
3. The side yard shall be maintained at 6 feet, and no sheds may be located within a side yard setback.
4. All properties shall comply with the required 35-45% land coverage codes, as well as conform to the type and height structure restrictions.

State of Kansas )  
SS  
Sedgwick County)

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on January 31, 2023 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

Reserve "D" and Lot 20, Block 3, Skyview at Block 49, Bel Aire, Sedgwick County, Kansas.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Garver, LLC  
Land Surveyor  
William K. Clevenger, PS #1437

State of Kansas )  
SS  
Sedgwick County)

This is to certify that the undersigned owner(s) of the land described in the Land Surveyor's Certificate have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks and streets under the name of "SKYVIEW AT BLOCK 49 4TH ADDITION", Bel Aire, Sedgwick County, Kansas; that all highways, streets, alleys, easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

Skyview at Block 49, LLC, a  
Kansas limited liability company  
Managing Member  
Andrew Reese

State of Kansas )  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this \_\_\_\_ day of \_\_\_\_\_, 2023, by Andrew Reese, Managing Member, on behalf of Skyview at Block 49, LLC, a Kansas limited liability company.

\_\_\_\_\_  
Notary Public

My appointment expires \_\_\_\_.

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "SKYVIEW AT BLOCK 49 4TH ADDITION" Bel Aire, Sedgwick County, Kansas.

Legacy Bank, N.A.  
Executive Vice President  
Rex Reynolds

State of Kansas)  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023, by Rex Reynolds, Executive Vice President of Legacy Bank, N.A., on behalf of the Bank.

\_\_\_\_\_  
Notary Public

My appointment expires \_\_\_\_.

State of Kansas )  
SS  
County of Sedgwick)

This plat of "SKYVIEW AT BLOCK 49 4TH ADDITION", Bel Aire, Sedgwick County, Kansas, has been submitted to and approved by the Bel Aire Planning Commission, Bel Aire, Kansas, and is hereby transmitted to the City Council of the City of Bel Aire, Kansas, with the recommendation that such plat be approved as proposed.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

James Schmidt Chairperson  
Jay Cook Secretary

State of Kansas )  
SS  
County of Sedgwick)

The dedications shown on this plat, if any, are hereby accepted by the Governing Body of the City of Bel Aire, Kansas on \_\_\_\_\_, 2023.

Jim Benage Mayor

Melissa Krehbiel City Clerk

State of Kansas )  
SS  
County of Sedgwick)

The title evidence of the land included in this plat has been reviewed by me and this plat is approved pursuant to the provisions of K.S.A. 12-401.

Date Signed: \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
City Attorney

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_ day of \_\_\_\_\_, 2023.

Deputy County Surveyor  
Sedgwick County Kansas  
Tricia L. Robello, PS #1246

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 2023.

Kelly B. Arnold County Clerk

State of Kansas)  
SS  
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of

Deeds, this \_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_ o'clock \_\_\_\_ M., and is duly recorded.

Tonya Buckingham Register of Deeds

Kenly Zehring Deputy

BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB  
AT THE EAST CURB RETURN AT CYPRESS CIR. AND  
CHRIS ST., ELEVATION = 1417.95 (NAVD88, G12B)

(A) = Assumed Kansas Zone South Grid Bearing  
P = Platted (Skyview at Block 49 2nd Addition)  
M = Measured  
C = Calculated

#### SURVEY MARKER LEGEND

- 5/8" REBAR W/GARVER CAP (FOUND - SET IN 2022)  
5/8" REBAR W/GARVER CAP (SET)

DWG FILE: 21S04032 SURVEY BASE  
PROJECT NO. 21S04032  
FEBRUARY 6, 2023



GARVER  
1995 Midfield Road  
Wichita, KS 67206  
(316) 264-8008  
www.GarverUSA.com