

SPRING PINES SUBDIVISION

Bel Aire, Sedgwick County, Kansas
Part of the W1/2 of Sec. 13, T26S, R1E

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

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 _____, 202__ 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:

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.
AND
Lot 2, Block A, and Reserve A, Englert, 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

OWNER'S CERTIFICATE AND DEDICATION

State of Kansas)
SS
Sedgwick County)

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 "Spring Pines Subdivision", 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. 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. Access Controls as indicated are hereby granted to the appropriate governing body. Reserve "A" is hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, park improvements, lakes, a club house, swimming pool, playground & park improvements, drainage, drainage structures, and utilities confined to easements. Reserves "B" and "C" are hereby reserved for entry features, landscaping, irrigation, signage, lighting, street improvements, drainage, drainage improvements and utilities confined to easements. Reserve "D" shall allow the following uses: a private drive, landscaping, irrigation, fences, a vehicle gate, drainage, drainage structures, 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. Minimum Pad Elevations for lowest openings are as shown on the accompanying table. All drainage easements, rights of way and reserves shall remain at established grades (unless modified with the approval of the City Engineer and shall be unobstructed to allow for the conveyance of stormwater. The maintenance of all drainageways and drainage facilities in backyard easements and reserves shall be the responsibility of the property owner.

AH Property Management, LLC, a
Kansas limited liability company

Sole Member
Alan Hsu

Envision Management, LLC, a
Kansas limited liability company

Representative
Quan P. Ma

Ollie E. Thomison

Stephanie R. Thomison

Oscar W. Thomison

NOTARY CERTIFICATE

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 202__, by Alan Hsu, Sole Member, on behalf of AH Property Management, LLC, a Kansas limited liability company.

Notary Public

My appointment expires _____.

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 202__, by Quan P. Ma, Representative, on behalf of Envision Management, LLC, a Kansas limited liability company.

Notary Public

My appointment expires _____.

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 202__, by Ollie E. Thomison.

Notary Public

My appointment expires _____.

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 202__, by Stephanie R. Thomison.

Notary Public

My appointment expires _____.

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 202__, by Oscar W. Thomison.

Notary Public

My appointment expires _____.

PLANNING COMMISSION CERTIFICATE

State of Kansas)
SS
County of Sedgwick)

This plat of "Spring Pines Subdivision", 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 _____, 202__.

Chairperson
Phillip Jordan

Attest:

Secretary
Paula Downs

GOVERNING BODY CERTIFICATE

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 _____, 202__.

Mayor
Jim Benage

Attest:

City Clerk
Melissa Krehbiel

COUNTY SURVEYOR CERTIFICATE

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 202__.

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

TRANSFER RECORD

Entered on transfer record this _____ day of _____, 202__.

County Clerk
Kelly B. Arnold

REGISTER OF DEEDS CERTIFICATE

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 _____, 202__, at _____ o'clock _____ M, and is duly recorded.

Register of Deeds
Tonya Buckingham

Deputy
Kenly Zehring

PUD PARCEL DESCRIPTIONS

Parcel A

Description:
That part of the SW1/4 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of said SW1/4; thence N00°38'55"W along the west line of said SW1/4, 60.00 feet to the place of beginning; thence N88°47'30"E, parallel with the south line of said SW1/4, 403.02 feet to the southwest corner of Lot 2, Block A, Englert, Bel Aire, Sedgwick County, Kansas; thence N00°38'55"W along the west line of said Lot 2, 330.02 feet to the south line of the north 565.00 feet of the south 955.00 feet of said SW1/4; thence S88°47'30"W along the south line of the north 565.00 feet of the south 955.00 feet of said SW1/4, 403.02 feet to said west line; thence S00°38'55"E along said west line, 330.02 feet to the place of beginning.

Parcel B

Description:
That part of the SW1/4 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of said SW1/4; thence N00°38'55"W along the west line of said SW1/4, 60.00 feet; thence N88°47'30"E, parallel with the south line of said SW1/4, 403.02 feet to the southwest corner of Lot 2, Block A, Englert, Bel Aire, Sedgwick County, Kansas, for a place of beginning; thence N00°38'55"W along the west line of said Lot 2 and extended, 895.05 feet to a point of intersection on the west line of Reserve A in said Englert, also being the north line of the south 955.00 feet of said SW1/4; thence S88°47'30"W along said north line, 403.02 feet to the west line of said SW1/4; thence N00°38'55"W along said west line, 899.30 feet; thence N89°21'05"E, 1323.20 feet to the east line of the W1/2 of said SW1/4; thence S00°38'00"E along said east line, 645.43 feet to the northeast corner of Lot 1, Block A in said Englert; thence S88°47'30"W along the north line of said Lot 1, 619.83 feet to the northwest corner of said Lot 1; thence S00°38'55"E along the west line of said Lot 1, 334.00 feet to a point of intersection on the west line of said Lot 1; thence S24°49'34"E along the west line of said Lot 1, 875.26 feet to the southwest corner of said Lot 1; thence S88°47'30"W, parallel with the south line of said SW1/4, 658.74 feet to the place of beginning.

Parcel C

Description:
That part of the W1/2 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of the SW1/4 of said Section 13; thence N00°38'55"W along the west line of said SW1/4, 1854.35 feet to the place of beginning; thence N89°21'05"E, 1323.20 feet to the east line of the W1/2 of said SW1/4; thence N00°38'00"W along said east line, 800.66 feet to the south line of the NW1/4 of said Section 13; thence S89°06'02"W along said south line, 328.61 feet; thence S00°38'55"E, 323.28 feet to a non-tangent curve to the right, said curve having a radius of 471.06 feet; an arc length of 52.38 feet, chord bearing N87°02'11"W, 52.35 feet; thence westerly along said curve, 52.38 feet to a point of reverse curve of a curve to the left, said curve having a radius of 629.08 feet, an arc length of 206.26 feet, chord bearing S86°45'21"W, 205.34 feet; thence westerly along said curve, 206.26 feet to a point of reverse curve of a curve to the right, said curve having a radius of 471.06 feet, an arc length of 208.96 feet, chord bearing N89°55'46"W, 207.25 feet; thence westerly along said curve, 208.96 feet to a point of reverse curve of a curve to the left, said curve having a radius of 650.00 feet, an arc length of 214.74 feet, chord bearing N86°41'08"W, 213.76 feet; thence westerly along said curve, 214.74 feet to a point of tangency; thence S83°51'01"W, 104.11 feet to a point of curvature of a curve to the right, said curve having a radius of 300.00 feet, an arc length of 28.80 feet, chord bearing S86°36'03"W, 28.79 feet; thence westerly along said curve, 28.80 feet to a point of tangency; thence S89°21'05"W, 184.56 feet to a point on the west line of said SW1/4; thence S00°38'55"E along said west line, 475.96 feet to the place of beginning.

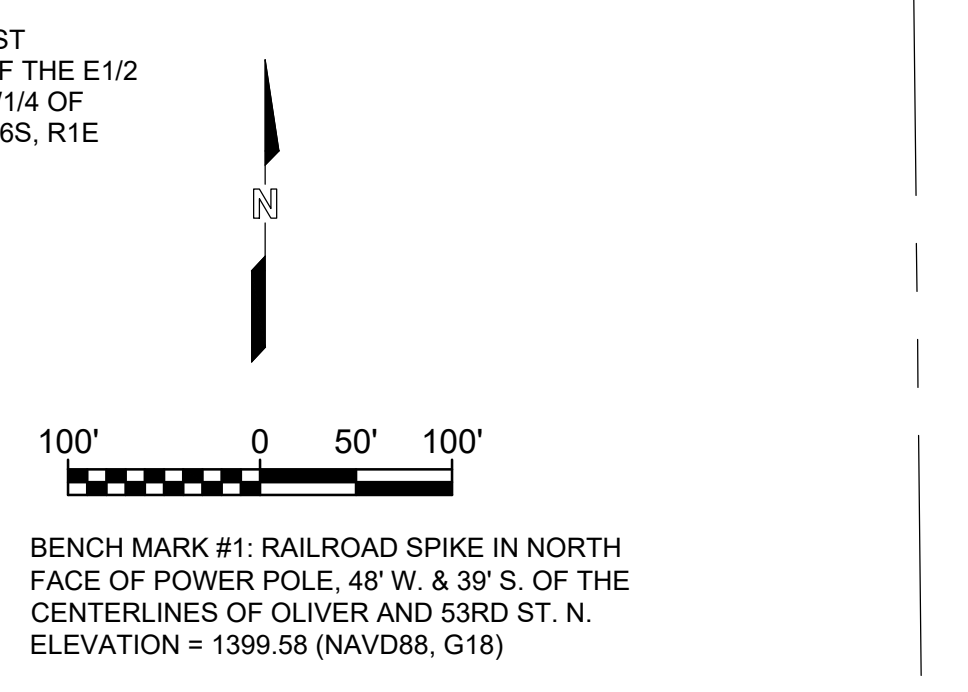
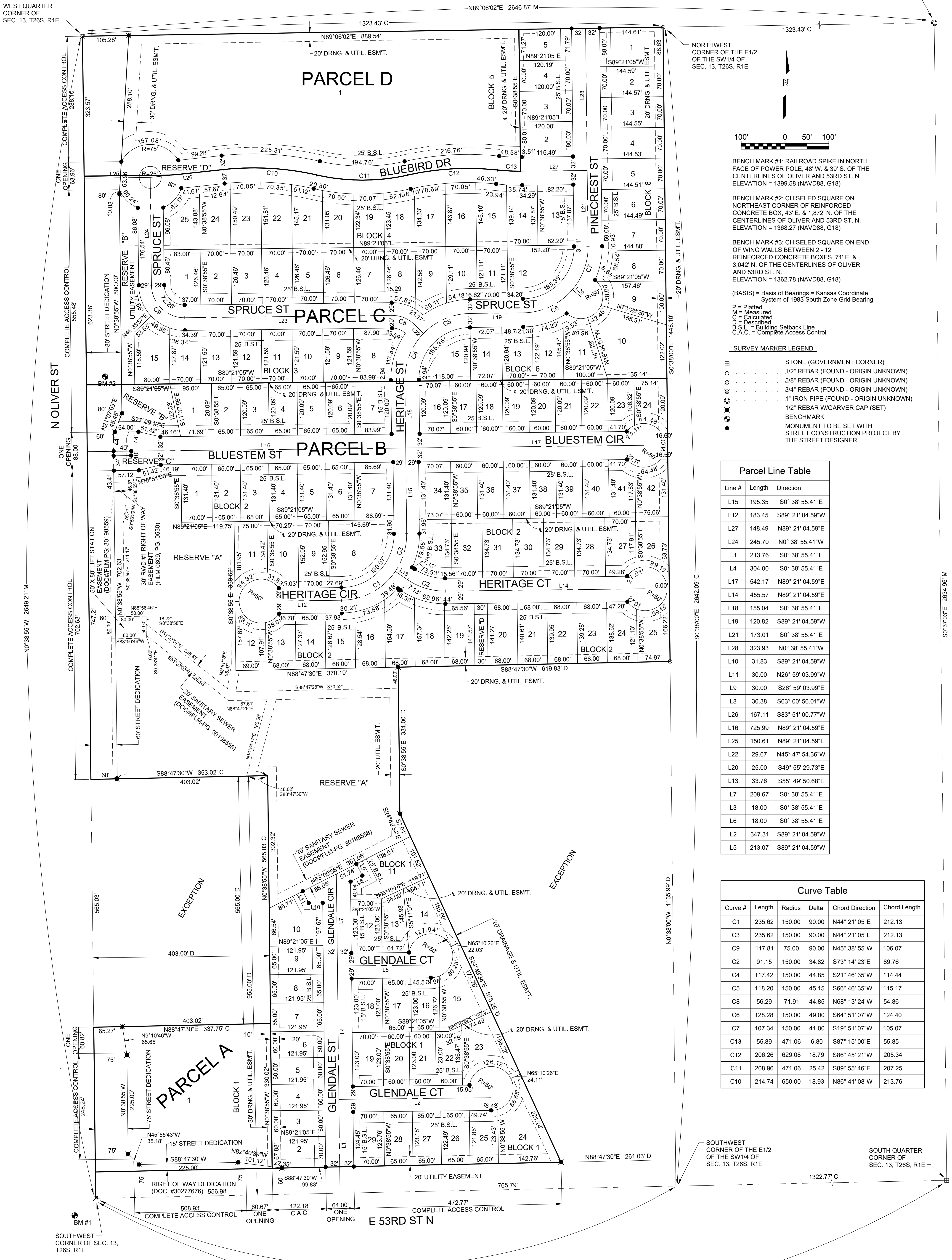
Parcel D

Description:
That part of the W1/2 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of the SW1/4 of said Section 13; thence N00°38'55"W along the west line of said SW1/4, 2330.30 feet to the place of beginning; thence continuing N00°38'55"W along said west line, 318.91 feet to the northwest corner of said SW1/4; thence N89°06'02"E along the north line of said SW1/4, 994.82 feet to a point 328.61 feet West of the northeast corner of the W1/2 of said SW1/4 as measured along the north line thereof; thence S00°38'55"E, 323.28 feet to a non-tangent curve to the right, said curve having a radius of 471.06 feet; an arc length of 52.38 feet, chord bearing N87°02'11"W, 52.35 feet; thence westerly along said curve, 52.38 feet to a point of reverse curve of a curve to the left, said curve having a radius of 629.08 feet, an arc length of 206.26 feet, chord bearing S86°45'21"W, 205.34 feet; thence westerly along said curve, 206.26 feet to a point of reverse curve of a curve to the right, said curve having a radius of 471.06 feet, an arc length of 208.96 feet, chord bearing N89°55'46"W, 207.25 feet; thence westerly along said curve, 208.96 feet to a point of reverse curve of a curve to the left, said curve having a radius of 650.00 feet, an arc length of 214.74 feet, chord bearing N86°41'08"W, 213.76 feet; thence westerly along said curve, 214.74 feet to a point of tangency; thence S83°51'01"W, 104.11 feet to a point of curvature of a curve to the right, said curve having a radius of 300.00 feet, an arc length of 28.80 feet, chord bearing S86°36'03"W, 28.79 feet; thence westerly along said curve, 28.80 feet to a point of tangency; thence S89°21'05"W, 184.56 feet to the place of beginning.



SPRING PINES SUBDIVISION

Bel Aire, Sedgwick County, Kansas
Part of the W1/2 of Sec. 13, T26S, R1E



BENCH MARK #1: RAILROAD SPIKE IN NORTH FACE OF POWER POLE, 48' W. & 39' S. OF THE CENTERLINES OF OLIVER AND 53RD ST. N. ELEVATION = 1399.58 (NAVD88, G18)

BENCH MARK #2: CHISELED SQUARE ON NORTHEAST CORNER OF REINFORCED CONCRETE BOX, 43' E. & 1,872' N. OF THE CENTERLINES OF OLIVER AND 53RD ST. N. ELEVATION = 1368.27 (NAVD88, G18)

BENCH MARK #3: CHISELED SQUARE ON END OF WING WALLS BETWEEN 2 - 12' REINFORCED CONCRETE BOXES, 71' E. & 3,042' N. OF THE CENTERLINES OF OLIVER AND 53RD ST. N. ELEVATION = 1362.78 (NAVD88, G18)

(BASIS) = Basis of Bearings = Kansas Coordinate System of 1983 South Zone Grid Bearing

P = Platted
M = Measured
C = Calculated
D = Described
B.S.L. = Building Setback Line
C.A.C. = Complete Access Control

SURVEY MARKER LEGEND

- STONE (GOVERNMENT CORNER)
- 1/2" REBAR (FOUND - ORIGIN UNKNOWN)
- 5/8" REBAR (FOUND - ORIGIN UNKNOWN)
- 3/4" REBAR (FOUND - ORIGIN UNKNOWN)
- 1" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- 1/2" REBAR W/GARVER CAP (SET)
- BENCHMARK
- MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

Line #	Length	Direction
L15	195.35	S0°38'55.41"E
L12	183.45	S89°21'04.59"W
L27	148.49	N89°21'04.59"E
L24	245.70	N0°38'55.41"W
L1	213.76	S0°38'55.41"E
L4	304.00	S0°38'55.41"E
L17	542.17	N89°21'04.59"E
L14	455.57	N89°21'04.59"E
L18	155.04	S0°38'55.41"E
L19	120.82	S89°21'04.59"W
L21	173.01	S0°38'55.41"E
L28	323.93	N0°38'55.41"W
L10	31.83	S89°21'04.59"W
L11	30.00	N26°59'03.99"W
L9	30.00	S26°59'03.99"E
L8	30.38	S63°00'56.01"W
L26	167.11	S83°51'00.77"W
L16	725.99	N89°21'04.59"E
L25	150.61	N89°21'04.59"E
L22	29.67	N45°47'54.36"W
L20	25.00	S49°55'29.73"E
L13	33.76	S55°49'50.68"E
L7	209.67	S0°38'55.41"E
L3	18.00	S0°38'55.41"E
L6	18.00	S0°38'55.41"E
L2	347.31	S89°21'04.59"W
L5	213.07	S89°21'04.59"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	235.62	150.00	90.00	N44°21'05"E	212.13
C3	235.62	150.00	90.00	N44°21'05"E	212.13
C9	117.81	75.00	90.00	N45°38'55"W	106.07
C2	91.15	150.00	34.82	S73°14'23"E	89.76
C4	117.42	150.00	44.85	S21°46'35"W	114.44
C5	118.20	150.00	45.15	S66°46'35"W	115.17
C8	56.29	71.91	44.85	N68°13'24"W	54.86
C6	128.28	150.00	49.00	S64°51'07"W	124.40
C7	107.34	150.00	41.00	S19°51'07"W	105.07
C13	55.89	471.06	6.80	S87°15'00"E	55.85
C12	206.26	629.08	18.79	S86°45'21"W	205.34
C11	208.96	471.06	25.42	S89°55'46"E	207.25
C10	214.74	650.00	18.93	N66°41'08"W	213.76

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

- 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.
- Sheds may be permitted upon a rear set back line but may not encroach upon any easement, or be located closer than 10' to a rear property line.
- The side yard shall be maintained at 6 feet, and no sheds may be located within a side yard setback.
- All residential properties shall have no more than 50% land coverage, as well as conform to the type and height structure restrictions.

PARCEL INFORMATION
Gross Acreage - 60.45 Acres
Total Number of Lots - 140
Total Number of Dwelling Units - 442
Unit Density - 7.31 Dwelling Units per acre
Minimum Lot Width - 60'
Minimum Lot Area - 7,200 SF

EASEMENTS
Unless otherwise noted on the final plat:
Front Easements - 15' Utility Easements
Rear Easements - 20' Drainage & Utility Easements

BUILDING SETBACK LINES
Unless otherwise noted, all building setbacks are as follows:
Front Setbacks are 25 feet
Street Side Setbacks are 15 feet
Interior Side Setbacks are 6 feet
Rear Setbacks are 20 feet

NOTE: UNLESS OTHERWISE NOTED, ALL FRONT YARD EASEMENTS SHALL BE 15' DRAINAGE & UTILITY EASEMENTS

BLOCK	LOT NO.	ELEVATION (NAVD88)
2	1, 2, 11	1375.0
2	12, 17	1385.0