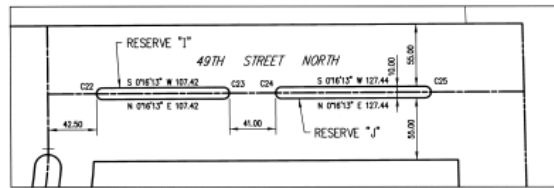


Tierra Verde South Addition Lot 1 Block 2 general location

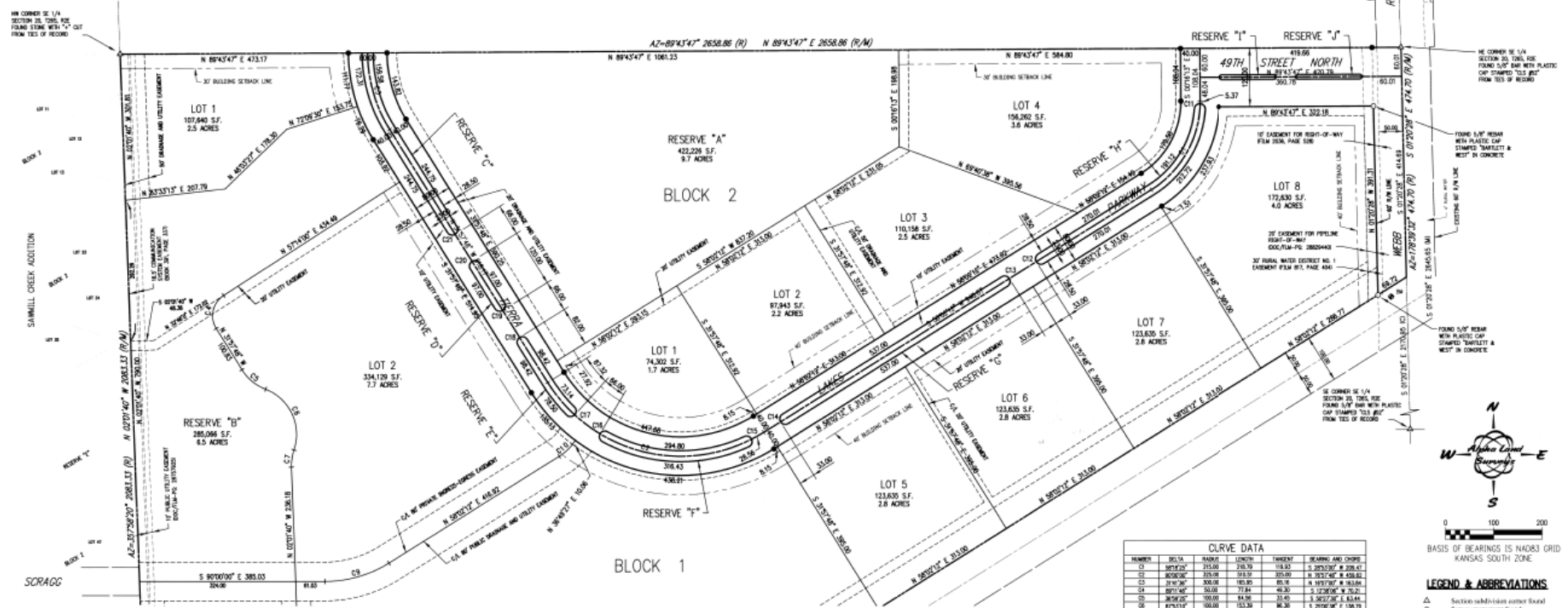
FINAL PLAT

TIERRA VERDE SOUTH ADDITION

A PLANNED UNIT DEVELOPMENT IN THE
CITY OF BEL AIRE, SEDGWICK COUNTY, KANSAS
PAGE 1 OF 2



ENTRANCE RESERVE DETAIL



RESERVE NOTES:

RESERVES A AND B ARE PLATTED FOR A LAKE, DRAINAGE, SIDEWALKS, MONUMENTS, LANDSCAPING, IRRIGATION, OPEN SPACE AND BERMING.
RESERVES C, D, E, F, G, H, I AND J ARE PLATTED FOR MONUMENTS, LANDSCAPING, IRRIGATION AND OPEN SPACE.

THE RESERVES SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS OR HOME OWNER'S ASSOCIATION.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT AND ALL DRAINAGE EASEMENTS, RIGHT-OF-WAY AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER.

LEED DESIGN CRITERIA:

8. IT IS THE INTENT OF THE DEVELOPERS FOR TIERRA VERDE DEVELOPMENT TO DESIGN A SUSTAINABLE PROJECT USING DESIGN CRITERIA FROM THE MOST CURRENT VERSION OF THE LEED IN INTERIOR DESIGN DEVELOPMENT RATING SYSTEM. ALL PROPOSED INDIVIDUAL SITE DESIGNS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPER'S LEED REVIEW TEAM TO ENSURE SITE PROJECTS CONFORM TO THE LEED IN DESIGN PRINCIPLES. THE FOLLOWING LEED IN DESIGN ITEMS SHALL BE APPLIED TO ALL DEVELOPMENT WITHIN THE PUD.

- A. THE POSTED SPEED LIMIT FOR RESIDENTIAL AREAS WITHIN THE DEVELOPMENT SHALL BE A MAXIMUM OF 20 MPH.
- B. THE POSTED SPEED LIMIT FOR ALL NON-RESIDENTIAL AREAS OR MIXED USE AREAS SHALL BE 25 MPH.
- C. MINIMUM 4' WIDE SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF THE STREET RIGHT-OF-WAY WITH THE OUTSIDE EDGE OF THE SIDEWALK BEING PARALLEL TO AND ADJACENT TO THE RIGHT-OF-WAY LINE.
- D. NO VEHICULAR PARKING IS ALLOWED WITHIN THE STREET RIGHT-OF-WAY.
- E. ALL STREETS AND PEDESTRIAN SIDEWALKS OR OTHER PATHWAYS OF TRAVEL ARE AVAILABLE FOR GENERAL PUBLIC USE AND SHALL NOT BE GATED.

CLOSURE COMPUTATION:

N: 1718260.17 E: 1677935.81
LINE COURSE: AZ=88°45'4" LENGTH: 2658.86
N: 1718292.71 E: 1686594.65
LINE COURSE: AZ=170°39'30" LENGTH: 474.70
N: 1717810.14 E: 1686005.76
LINE COURSE: AZ=230°07'12" LENGTH: 3099.20
N: 1716198.15 E: 1678008.53
LINE COURSE: AZ=357°56'20" LENGTH: 2083.33
N: 1718260.17 E: 1677935.81

AREA: 77.601 ACRES 3,393,368 S.F.
PERIMETER: 8277.09
ERROR OF CLOSURE: 0.0100
ERROR OF CLOSURE COURSE: AZ=44°19'10"
ERROR NORTH: 0.0000 ERROR EAST: -0.0100
PRECISION 1: 827826

NUMBER	DETA	DEPTH	LENGTH	INCHES	WAVELENGTH, CM
C1	1077.92	215.00	216.50	11.83	1.267070E+01
C2	1077.92	215.00	216.50	11.83	1.267070E+01
C3	1077.92	215.00	180.00	10.00	1.267071E+01
C4	1077.92	215.00	180.00	10.00	1.267071E+01
C5	1077.92	215.00	180.00	10.00	1.267071E+01
C6	1077.92	215.00	180.00	10.00	1.267071E+01
C7	1077.92	215.00	180.00	10.00	1.267071E+01
C8	1077.92	215.00	180.00	10.00	1.267071E+01
C9	1077.92	215.00	180.00	10.00	1.267071E+01
C10	1077.92	215.00	180.00	10.00	1.267071E+01
C11	1077.92	215.00	180.00	10.00	1.267071E+01
C12	1077.92	215.00	180.00	10.00	1.267071E+01
C13	1077.92	215.00	180.00	10.00	1.267071E+01
C14	1077.92	215.00	180.00	10.00	1.267071E+01
C15	1077.92	215.00	180.00	10.00	1.267071E+01
C16	1077.92	215.00	180.00	10.00	1.267071E+01
C17	1077.92	215.00	180.00	10.00	1.267071E+01
C18	1077.92	215.00	180.00	10.00	1.267071E+01
C19	1077.92	215.00	180.00	10.00	1.267071E+01
C20	1077.92	215.00	180.00	10.00	1.267071E+01
C21	1077.92	215.00	180.00	10.00	1.267071E+01
C22	1077.92	215.00	180.00	10.00	1.267071E+01
C23	1077.92	215.00	180.00	10.00	1.267071E+01
C24	1077.92	215.00	180.00	10.00	1.267071E+01
C25	1077.92	215.00	180.00	10.00	1.267071E+01
C26	1077.92	215.00	180.00	10.00	1.267071E+01
C27	1077.92	215.00	180.00	10.00	1.267071E+01
C28	1077.92	215.00	180.00	10.00	1.267071E+01
C29	1077.92	215.00	180.00	10.00	1.267071E+01
C30	1077.92	215.00	180.00	10.00	1.267071E+01
C31	1077.92	215.00	180.00	10.00	1.267071E+01
C32	1077.92	215.00	180.00	10.00	1.267071E+01
C33	1077.92	215.00	180.00	10.00	1.267071E+01
C34	1077.92	215.00	180.00	10.00	1.267071E+01
C35	1077.92	215.00	180.00	10.00	1.267071E+01
C36	1077.92	215.00	180.00	10.00	1.267071E+01
C37	1077.92	215.00	180.00	10.00	1.267071E+01
C38	1077.92	215.00	180.00	10.00	1.267071E+01
C39	1077.92	215.00	180.00	10.00	1.267071E+01
C40	1077.92	215.00	180.00	10.00	1.267071E+01
C41	1077.92	215.00	180.00	10.00	1.267071E+01
C42	1077.92	215.00	180.00	10.00	1.267071E+01
C43	1077.92	215.00	180.00	10.00	1.267071E+01
C44	1077.92	215.00	180.00	10.00	1.267071E+01
C45	1077.92	215.00	180.00	10.00	1.267071E+01
C46	1077.92	215.00	180.00	10.00	1.267071E+01
C47	1077.92	215.00	180.00	10.00	1.267071E+01
C48	1077.92	215.00	180.00	10.00	1.267071E+01
C49	1077.92	215.00	180.00	10.00	1.267071E+01
C50	1077.92	215.00	180.00	10.0	

LEGEND & ABBREVIATIONS

- Δ Section subdivision corner found
 ○ Survey monument found
 ● Set 27'-0" rebar with cap stamped "ALPHA CLS-184"
 C. Calculated
 R. Record
 M. Measured
 R/W Right of Way
 A.Z. Azimuth
 N. North
 S. South
 E. East
 W. West
 S.F. Square Feet
 ° Degrees
 ' Feet or Minutes
 " Inches or Seconds

Alpha Land Surveys, Inc.
ONE EAST NINTH AVENUE
HUTCHINSON, KANSAS 67501
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