

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS (inclusive)	BLOCK	ELEVATION NAVD 88
1-6, 22, 23	1	1406.9

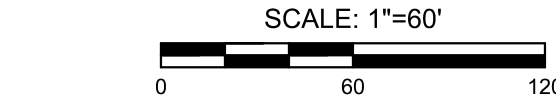
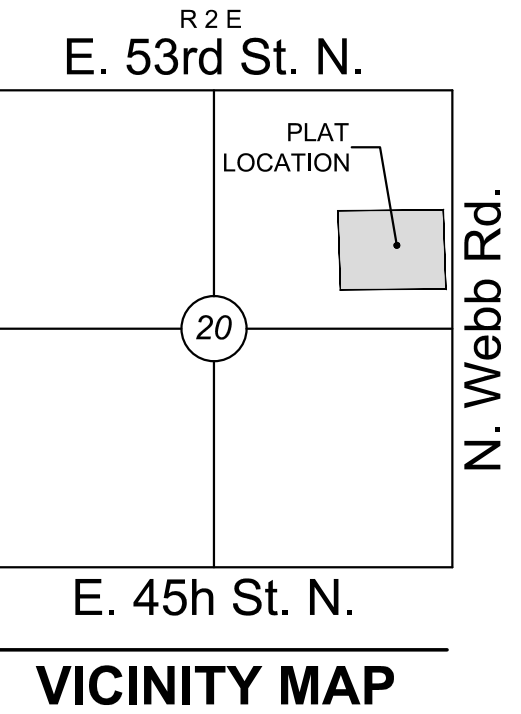
### BOUNDARY CLOSURE

Boundary Area: 25.01 acres  
Perimeter: 4235.356 ft.  
Error Closure: 0.000  
Error North: -0.0003  
Error East: 0.0001

### FINAL PLAT

# SKYVIEW AT WEBB ADDITION

## AN ADDITION TO BEL AIRE, SEDGWICK COUNTY, KANSAS



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S02°02'38"E on the east line of the Northeast Quarter, Section 20, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.0001200144

### SETBACK NOTE

All Lots shall adhere to the setback requirements as follows:  
Front, Rear, and Street Side Setbacks shall be as per depicted hereon, or otherwise as per zoning district.  
Internal Side Setbacks for Lots 1-36, inclusive, Block 1, Lots 1-21, inclusive, Block 2, and Lots 1-12, inclusive, Block 3, shall be 5 feet, unless otherwise shown hereon.

### LEGEND

- Date of Survey: October 2024
- △ = Section Corner Monument
  - = Set 1/2" Rebar w/ MKEC CLS id cap
  - = Found monument (see annotation for type)
  - ⊕ = Benchmark
  - (M) = Measured
  - (P) = Platted
  - (CM) = Calculated from Measurement
  - (CP) = Calculated from Plat
  - ① = Lot
  - ⑦ = Block

### BENCHMARKS

- BM#1 Chiseled "X" on east side of inlet, approximately 31 feet south and 12 feet west of the southwest corner of Skyview at Webb Addition.  
N: 1679324.884  
E: 1403.441 NAVD88
- BM#2 Chiseled "X" on east end of the north top of curb of entrance to storage units, approximately 45 feet south and 4 feet west of the southeast corner of Skyview at Webb Addition.  
N: 1718681.629  
E: 1680507.604  
Elev. = 1422.336 NAVD88
- BM#3 Chiseled "X" on top of curb at the south end of road in front of fire hydrant on E. Chris Ct., approximately 41 feet north and 138 feet east of the northwest corner of Skyview at Webb Addition.  
N: 1719638.197  
E: 1679443.650  
Elev. = 1406.423 NAVD88



SE. cor., NE 1/4, Sec. 20,  
T26S, R2E, 6th P.M.  
Not Fnd.

Date of Preparation / Submitted: Dec. 16, 2024

FINAL PLAT  
SKYVIEW AT WEBB ADDITION  
AN ADDITION TO BEL AIRE, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

I, Ernest Patrick Fink, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Skyview at Webb Addition" an addition to Bel Aire, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

The North 882.00 feet of the East 1235.00 feet of the South Half of the Northeast Quarter of Section 20, Township 26 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas.

CONTAINING: 1,089,610 square feet or 25.01 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls, together with all other public dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief.

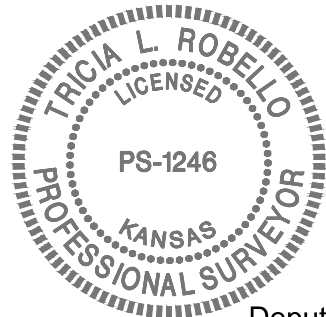
Ernest Patrick Fink, P.S. #1459  
MKEC Engineering, Inc. (CLS 39)  
411 North Webb Road  
Wichita, Kansas 67206



COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005.



\_\_\_\_\_, Deputy County Surveyor  
Tricia L. Robello, P.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves, and Streets, the same to be known as "Skyview at Webb Addition" an addition to Bel Aire, Sedgwick County, Kansas.

The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, as indicated hereon, are hereby granted to the public.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades or as modified with the approval of the applicable City Engineer, and shall be unobstructed to allow for the conveyance of stormwater. Lots 1, 2, 3, 4, 5, 6, 22, and 23, Block 1 are required to adhere to the minimum pad elevation as per the 'Minimum Pad Elevation' table shown hereon (Page 1/2).

All reserves are platted for open space, benches, berms, landscaping, irrigation, signs, monuments, water features, sidewalks (public and private), fences/walls, lighting, shade structures, drainage facilities including but not limited to drainage structures, drainage pipes and culverts, conveyance of cross-lot drainage, detention/retention ponds, utilities confined by easement (platted or otherwise separate instrument), and service line connections. The reserves are hereby reserved for the stated uses and shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns.

All abutters rights of access to or from North Webb Road over and across the east line of "Skyview at Webb Addition," are hereby granted to the appropriate governing body, provided however two full movement openings and one right turn in/out only opening are allowed, as indicated hereon.

All Lots shall adhere to the setback requirements as follows: Front, Rear, and Street Side Setbacks shall be as per depicted hereon, or otherwise as per the zoning district. Internal Side Setbacks for Lots 1-36, inclusive, Block 1, Lots 1-21, inclusive, Block 2, and Lots 1-12, inclusive, Block 3, shall be 5 feet, unless otherwise shown hereon.

New Holland Capital LLC,  
a Kansas limited liability company

By: IANC, LLC, a Kansas limited liability company, its Manager

\_\_\_\_\_  
Isaiah Ast, Manager

\_\_\_\_\_  
Nicholas Cowgill, Manager

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2025, by Isaiah Ast and Nicholas Cowgill, Managers of IANC, LLC, a Kansas limited liability company, its Manager of New Holland Capital LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.  
*Affix Seal*

\_\_\_\_\_, Notary Public:

My Term Expires: \_\_\_\_\_

MORTGAGE CERTIFICATE

The Bennington State Bank, holder of a mortgage on the above described property, does hereby consent to "SKYVIEW AT WEBB ADDITION", the final plat.

BENNINGTON STATE BANK

\_\_\_\_\_  
Name/Title:

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, of Bennington State Bank.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.  
*Affix Seal*

\_\_\_\_\_, Notary Public:

My Term Expires: \_\_\_\_\_

PLANNING COMMISSION CERTIFICATE

This plat was approved by the Bel Aire Planning Commission on \_\_\_\_\_, 2025.

Signed \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
Philip Jordan, Chairperson

Attest:

\_\_\_\_\_  
Paula Downs, Secretary

GOVERNING BODY CERTIFICATE

The dedications shown on this plat, if any, are hereby accepted by the Governing Body of the City of Bel Aire, Kansas on \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
Jim Benage, Mayor

Attest: \_\_\_\_\_  
Melissa Krehbiel, City Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock \_\_M; and is duly recorded.

\_\_\_\_\_  
Tonya E. Buckingham, Register of Deeds

Attest:

\_\_\_\_\_  
Kenly Zehring, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Kelly B. Arnold, County Clerk