

PLANNED UNIT DEVELOPMENT  
Bel Aire, Sedgwick County, Kansas  
Part of the NE1/4 of Sec. 20, T26S, R2E





SKYVIEW AT BLOCK 49 3RD ADDITION  
PLANNED UNIT DEVELOPMENT  
Bel Aire, Sedgwick County, Kansas  
Part of the NE1/4 of Sec. 20, T26S, R2E

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 October 1, 2021 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 East 1,235.00 feet of the South Half of the Northeast Quarter of Section 20, Township 26 South, Range 2 East of the 6<sup>th</sup> P.M., Sedgwick County, Kansas, EXCEPT the North 882.00 feet thereof.

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, reserves and streets under the name of "SKYVIEW AT BLOCK 49 3RD 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. Reserve "A" is hereby reserved for irrigation, walls, lighting, landscaping, a pond, drainage, drainage structures, and utilities confined to easements. Reserve "A" is to be owned and maintained by the owner of Lot 1, Block 1, Skyview at Block 49 3rd Addition, Bel Aire, Sedgwick County, Kansas.

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 \_\_\_\_\_, 202\_\_, by Andrew Reese, Managing Member, on behalf of 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 3RD ADDITION" Bel Aire, Sedgwick County, Kansas.

Legacy Bank, N.A.  
Assistant Vice President  
Brice T. Malloy

State of Kansas )  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, by Brice T. Malloy, Assistant 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 3RD 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 \_\_\_\_\_, 202\_\_.

Chairperson  
James Schmidt

Attest:

Secretary  
Anne Stephens

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

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: \_\_\_\_\_, 202\_\_.

By: \_\_\_\_\_  
Jacqueline Kelly, City Attorney

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

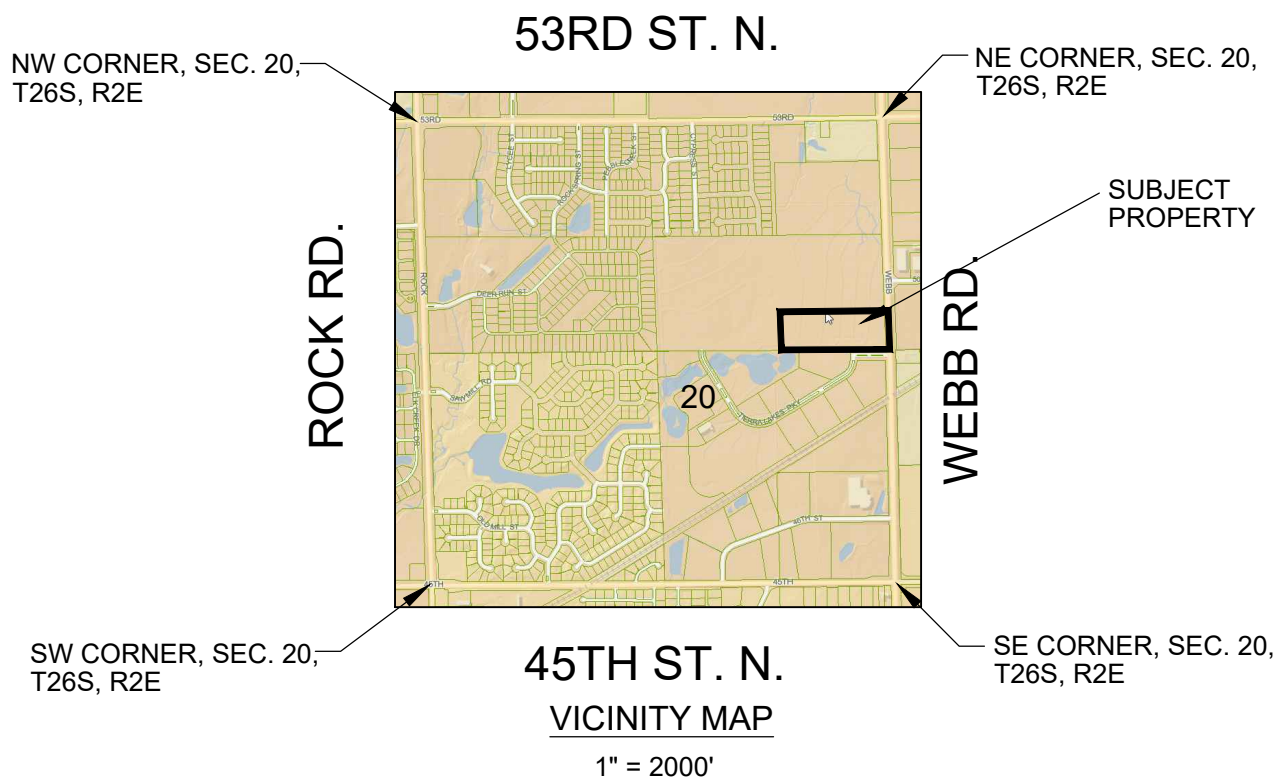
County Clerk  
Kelly B. Arnold

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



GENERAL PROVISIONS

- This Agreement establishes the terms and conditions for a Planned Unit Development zoning district. The requirements contain in this PUD are in lieu of any requirements contained in the zoning and subdivision regulations of the City and compliance with the terms and conditions of this PUD Agreement shall be deemed in compliance with the zoning and subdivision regulations of the City
- Installation of all improvements shall be in compliance with the requirements of all applicable federal, state and local registration, including the Americans with Disabilities Act. All infrastructure improvements shall be as detailed on this Planned Unit Development Site Plan, which delineates building locations, at the time of development. Said Planned Unit Development Site Plan (herein the "PUD Site Plan") shall be approved by Developer and by the City Engineer, attached hereto and made a part hereof, at the time of development.
- All utilities shall be installed underground.
- Access Control - Complete access control will be maintained along 49th Street North as shown on the attached exhibit and along the east property line to or from Webb Road except as follows:  
- One opening to Webb Road
- Drainage - An overall grading and drainage plan shall accompany this P.U.D as a separate instrument based on a hydrology study. This plan shall be general in character but establish the overall grading and drainage requirements. Specific grading and drainage plans shall be provided at the time of submittal of the Final P.U.D. Plans for each phase of development.
- All signage shall comply with the applicable ordinances and zoning regulations of the City and be submitted in writing to the City for approval. Along 49th Street North a six-foot wide monument type sign, not exceeding 6 feet in height shall be permitted. Along Webb Road a 2-sided pole sign will be permitted which shall not exceed 30 feet in height and have a maximum of 50 square feet per side.
- Reserve A shall be improved to include a pond, drainage improvements, landscaping and shall allow lighting, irrigation and utilities.
- Screening shall be provided in Parcel 1 along all side and rear lot lines. Screening may be provided by decorative fencing and vegetation not less than 6 feet in height. Screening shall be reviewed and approved by the Site Plan Review Committee.
- All easements recorded on the face of the final plat Skyview at Block 49 3rd Addition, Bel Aire, Sedwick County, Kansas shall remain in effect pursuant to this Planned Unit Development Agreement. The surface of such easements may be used by the owner(s) for driveways, parking and landscaping, as delineated on the PUD Site Plan.
- Outdoor light sources shall employ cutoff luminaries to minimize light trespass and glare, and shall be mounted at a height not exceeding 20 feet.
- This PUD is subject to a Landscaping Plan to be approved by the Planning Commission.

