

STAFF REPORT

DATE: 03/11/2025

TO: Bel Aire City Council Meeting
FROM: Paula Downs
RE: Agenda

STAFF COMMUNICATION	
FOR MEETING OF	3/18/25
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

SD-24-04- Proposed Final Plat R-5 Garden and Patio Homes, Townhouse and Condominium uses (Skyview at Webb Addition)

The city placed an ad in the Ark Valley Newspaper as required by the city code. The affidavit of publication is in the packet. The preliminary plat process required notification of surrounding property owners.

The city reviewed the final plat application, final plat, and drainage plan. The drainage plan is a 69-page document and is not included in the packet. It was reviewed and approved by the City Engineer. All other documents are in the meeting agenda packet.

Case History:

December 12, 2024, Planning Commission Meeting

SD-24-04 (preliminary plat) and ZON-24-02 were heard at the December 12, 2024, Planning Commission meeting for Skyview at Webb Addition.

ZON-24-02- proposed rezoning from C-1 Neighborhood commercial, office and retail, to R-5 garden and patio homes, townhouses and condominium uses. Commissioners approved the application in relation to the Golden Factors. City Council approved the findings of fact and adopted the Ordinance (#732) as presented at their January 21, 2025, meeting.

SD-24-04- Proposed platting R-5 garden and patio homes, townhouse and condominiums uses (Skyview at Webb Addition). The property was unplatted prior to the case. The proposed subdivision will create a total of 69 single-family residential lots and five commercial lots. Water and sewer to be provided by the City of Bel Aire. Staff recommended approval of the preliminary plat and the Planning Commission approved it.

January 9, 2025, Planning Commission Meeting

The **final plat** was reviewed, and it conformed with the approved preliminary plat and subdivision regulations. The final plat was distributed to city staff, utilities and fire department for review and comments. All comments were revised by the applicant and are reflected on the final plat documents. Staff recommended approval of the final plat. Planning Commission approved the final plat.

Current Discussion:

The final plat conforms with the approved preliminary plat and subdivision regulations.

A Development Agreement is necessary to address financial, infrastructure and draining conditions to ensure that necessary improvements are in place to support the development. Approval of the agreement is a condition precedent to final consideration for approval of the final plat.

The Agreement has been reviewed, and staff has confirmed that the Agreement addresses all required elements for Skyview at Webb Addition development.

Staff Recommendation: Staff recommends approval of the final plat and Development Agreement.

MINIMUM PALE ELEVATIONS		
LOT	BLOCK ELEVATION	CONSTRUCTION
4-2, 23	1	1408.9

BOUNDARY CLOSURE

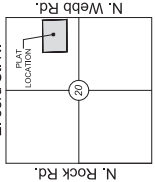
Boundary Area: 25.01 Acres
Perimeter: 4255.358 ft.
Error North: -0.0003
Error East: 0.0001

FINAL PLAT

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

NE 1/4 Sec. 20,
T25S, R26E, S4W, B4W,
Frd. 1/2" Release

E. 53rd St. N.
PLAT LOCATION



VICINITY MAP



SCALE 1"=60'

Base of Bearings: Kansas coordinate system of 1983 south zone bearing of 502°02'30"E on the east line of the Northeast Quarter, Section 20, Township 26 South, Range 2 East of the Fourth Principal Meridian, Sedgwick County, Kansas. This plat is based on the Kansas coordinate system of 1983. State plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.0001200144.

SETBACK NOTE

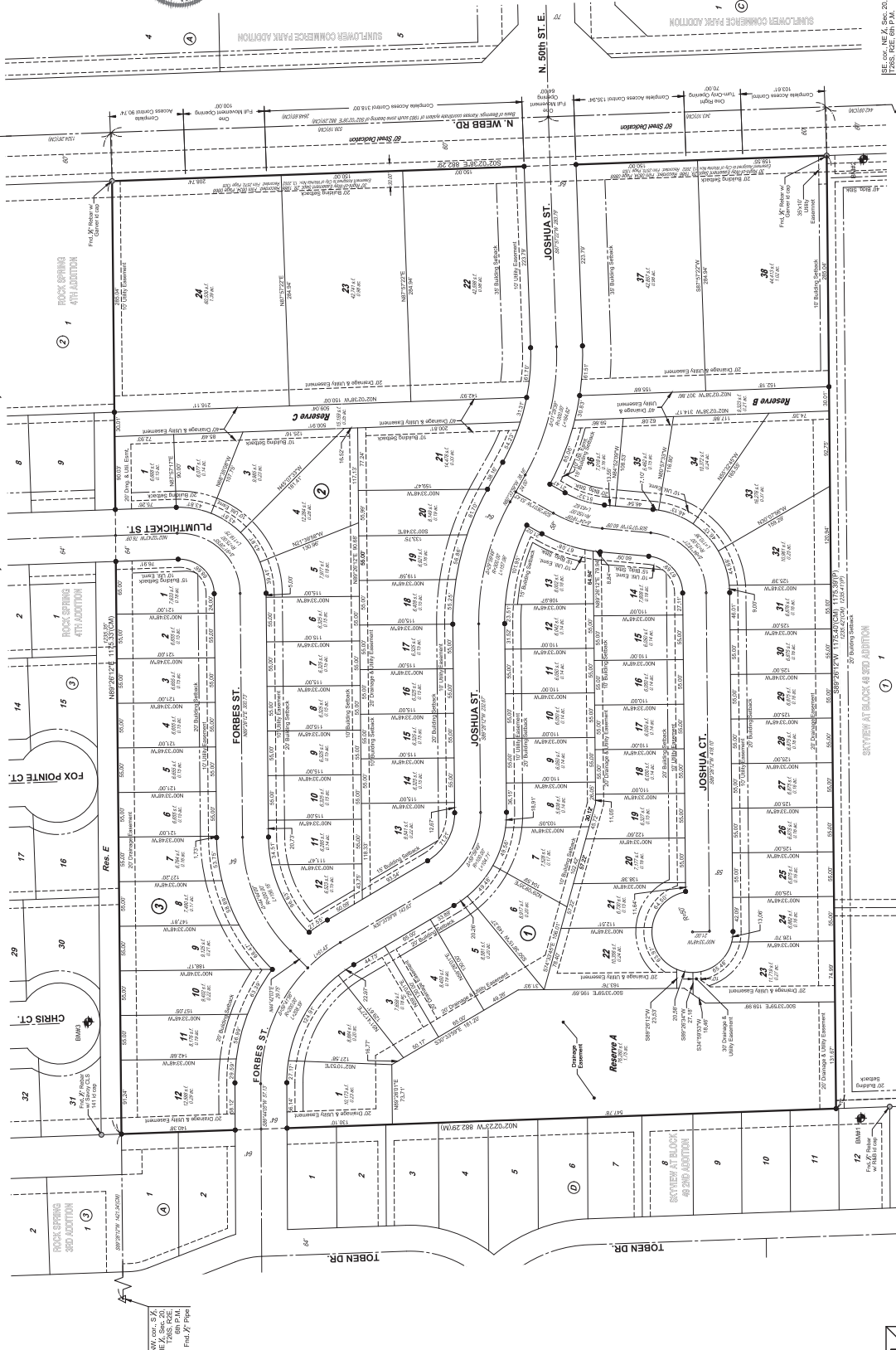
All lots and structures shall be set back from the following: Front, Rear, and Street Side Setbacks shall be as per applicable Ordinance, or otherwise as per zoning district. However, the minimum setbacks shall be: Front, 10 feet; Side, 5 feet; Rear, 10 feet; and Lot, 5 feet, unless otherwise shown herein.

LEGEND

Date of Survey: October 2024
▲ = Section Corner Monument
● = Survey Station
○ = Found monument (see annotation for type)
○ = Boundary Monument
○ = Plat Point
(CM) = Calculated from Measurement
○ = Calculated from Plat
○ = Block

BENCHMARKS

BMM1: Chisler "X" on east side of 4th Addition, approximately 31 feet south and 12 feet west of the southeast corner of Skyview at Webb Addition. EBM = 1603.441 NAVD83
BMM2: Chisler "X" on east side of the north top of curb of entrance to damage units, approximately 45 feet south and 12 feet west of the southeast corner of Skyview at Webb Addition. EBM = 1603.441 NAVD83
BMM3: Chisler "X" on top of curb at the south end of road at Skyview at Webb Addition, approximately 41 feet north and 138 feet east of the northwest corner of Skyview at Webb Addition. EBM = 1603.441 NAVD83



SKYVIEW AT BLOCK 48 3RD ADDITION

NE 1/4 Sec. 20,
T25S, R26E, S4W, B4W,
Frd. 1/2" Release

NE 1/4 Sec. 20,
T25S, R26E, S4W, B4W,
Frd. 1/2" Release



Wichita, KS • 316.264.9999

Date of Preparation: Submitted: Dec. 18, 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 Northwest Quarter of Section 20, Township 26 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas.

CONTAINING: 1,089,810 square feet or 25.01 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access corridors, together with all other public dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-517a, 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.



Tresa L. Robledo, P.S. #1248
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 herein, 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 undisturbed to allow for the conveyance of surface water to the drainage system. Block 1 are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevation" table shown herein (Page 12).

All easements are platted for open space, benches, terraces, 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-drainage, detention/intention ponds, utilities confined by easement (platted or otherwise), and other structures and facilities necessary for the proper use and enjoyment of the property. All easements shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns.

All children's 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 inlet only opening are allowed, as indicated herein.

All Lots shall adhere to the setback requirements as follows: Front, Rear, and Street Side Setbacks shall be as per depicted herein, 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 Asst. Manager

Nicholas Cowgill, Manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on _____ day of _____, 2025, by Isaiah Asst. 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

My Term Expires: _____
Notary Public: _____

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

My Term Expires: _____
Notary Public: _____

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 Banagay, Mayor
Attest: _____
Marissa Kornblum, 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 _____ AM, and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest: _____
Kerly Zehring, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this _____ day of _____, 2025.

Kelly B. Arnold, County Clerk





MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
January 9, 2025 6:30 PM



I. Call to Order: Chairman Phillip Jordan called the meeting to order.

II. Roll Call

Chairman Phillip Jordan and Commissioners Edgar Salazar, Deryk Faber, Paul Matzek, and Brian Mackey were present. Commissioner Dee Roths was absent.

Also present were Community Development Director Paula Downs and City Attorney Maria Schrock.

III. Pledge of Allegiance to the American Flag

Chairman Phillip Jordan led the pledge of allegiance.

IV. Consent Agenda

A. Approval of Minutes from Previous Meeting.

MOTION: Commissioner Faber moved to approve the minutes of December 12, 2024. Commissioner Mackey seconded the motion. ***Motion carried 5-0.***

V. Old Business/New Business

A. SD-24-04- Proposed final plat R-5 garden and patio homes, townhouse and condominiums uses (Skyview at Webb Addition).

Chairman Jordan opened the public hearing. Brian Lindebak, MKEC, represented the applicant and stood for questions from the Commission. No others requested to speak.

MOTION: Commissioner Faber moved to recommend approve of the final plat of SD-24-04 as presented. Commissioner Matzek seconded the motion. ***Motion carried 5-0.***

VI. Approval of the Next Meeting Date.

MOTION: Chairman Jordan moved to approve the date of the next meeting: February 13, 2025, at 6:30 p.m. Commissioner Faber seconded the motion. ***Motion carried 5-0.***

VII. Current Events

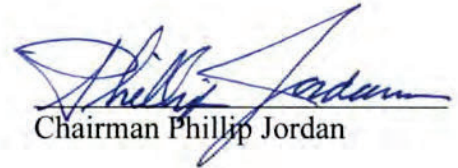
- City Offices will be closed January 20 for Martin Luther King, Jr. Day

VIII. Adjournment

MOTION: Commissioner Matzek moved to adjourn. Commissioner Jordan seconded the motion. *Motion carried 5-0.*

Approved by the Planning Commission and signed by the Planning Commission Chairman on

2/13/, 2025


Chairman Phillip Jordan

STAFF REPORT

DATE: 01/01/2025

TO: Bel Aire Planning Commission

FROM: Paula Downs

RE: Agenda

STAFF COMMUNICATION

FOR MEETING OF	1/09/25
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

SD-24-04- Proposed Final Plat R-5 Garden and Patio Homes, Townhouse and Condominium uses (Skyview at Webb Addition)

The city placed an ad in the Ark Valley Newspaper as required by the city code. The affidavit of publication is in the packet. The preliminary plat process required notification of surrounding property owners.

The city reviewed the final plat application, final plat, and drainage plan. The drainage plan is a 69 page document and is not included in the packet. It was reviewed and approved by the City Engineer. All other documents are in the meeting agenda packet.

Discussion/Review

The applicant submitted an application to rezone the property ZON-24-02 when the preliminary plat application was submitted. ZON-24-02 was approved by the Planning Commission on December 12. This item will go to City Council for final approval along with this case SD-24-04, once approved.

The preliminary plat was approved by the Planning Commission at the December 12 meeting.

The property is currently unplatted. The proposed subdivision would create a total of 69 single-family residential lots and five commercial lots.

Water and sewer will be provided by the City of Bel Aire.

The final plat has been reviewed and it conforms with the approved preliminary plat and subdivision regulations.

The final plat was distributed to city staff, utilities and fire department for review and comments. All comments to date have been revised by the applicant and are reflected on the final plat documents.

Staff Recommendation: Staff recommends approval of the final plat.

(Published once in Ark Valley News on November 21, 2024)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on December 12, 2024, the City of Bel Aire Planning Commission will consider the following Platting process in the order placed on the agenda after 6:30 p.m. in the City Council Chamber at City Hall in Bel Aire, Kansas:

SD-24-04. `Skyview at Webb Addition platting of an R-5 residential district
Legal Description: (A complete legal description is available for public inspection which is on file with the Zoning Administrator at City Hall.)

General Location: ¼ mile south of E. 53rd St. N. and N. Webb Rd. on the West Side

You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all the persons interested in the case, the Planning Commission may close the hearing and consider a recommendation to the Governing Body, which, if approved under the City Zoning and Sub- Division regulations, would be effectuated by city code. The public hearing may be recessed and continued from time to time without notice.

DATED this 19 day of November 2024.

/s/ Paula L. Downs
Bel Aire Planning Commission Secretary

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 21st day of November, 2024, with subsequent publications being made on the following dates:

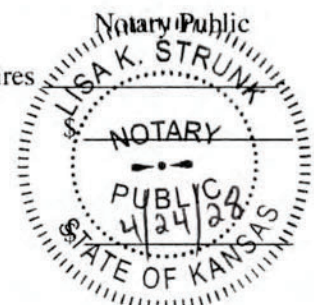
_____, 2024 _____, 2024
_____, 2024 _____, 2024
_____, 2024 _____, 2024

Subscribed and sworn to before me this 21st day of November, 2024.

My commission expires

Additional copies

Printer's fee



Bel Aire public notice

(Published in The Ark Valley News Nov. 21, 2024.)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

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You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all the persons interested in the case, the Planning Commission may close the hearing and consider a recommendation to the Governing Body, which, if approved under the City Zoning and Sub-Division regulations, would be effectuated by city code. The public hearing may be recessed and continued from time to time without notice.

DATED this 19 day of November 2024.

/s/ Paula L. Downs
Bel Aire Planning Commission Secretary

APPLICATION FOR FINAL PLAT APPROVAL

This is an application for processing a final plat in accordance with the City Subdivision Regulations. The application must be completed and filed with the Subdivision Administrator at least 15 days prior to a regular meeting date of the Planning Commission.

(AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED)

Name of Subdivision _____

General Location _____

Inside City ☒ To Be Annexed _____

Name of Landowner _____

Address _____ Phone _____

Name of Subdivider/Agent _____

Address _____ Phone _____

Name of (Engineer) (Land Planner) MKEC Engineering, Inc.; Attn:

Address 411 N. Webb Road, Wichita, KS 67206 Phone (316) 684-9600

Name of Registered Land Surveyor MKEC Engineering, Inc.; Attn:

Address 411 N. Webb Road, Wichita, KS 67206 Phone (316) 684-9600

Subdivision Information

1. (Select one) Final Plat of entire preliminary plat area ☒
Final Plat of unit number ____ of ____ unit developments
Final Plat for small tract ____
Final Replat of original platted area ____
2. Gross acreage of plat _____ Acres
3. Total number of lots _____
4. Proposed land use:
 - a. Residential-Single-Family ____ Duplex ____ Multiple-Family ____
Manufactured/Mobile Home ____
 - b. Commercial _____
 - c. Industrial _____
 - d. Other _____

- | | Street Name | R/W Width | Lineal Feet |
|----|-------------|-----------|-------------|
| a. | | Ft. | Ft. |
| b. | | Ft. | Ft. |
| c. | | Ft. | Ft. |
| d. | | Ft. | Ft. |
| e. | | Ft. | Ft. |

- The landowner herein agrees to comply with the City Subdivision Regulations and all other related ordinances, policies and standards of the City and statutes of the State of Kansas. It is further agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds shall be paid by the owner. The undersigned further states that he/she is the owner of the land proposed for platting and, when requested, will permit officials of the City to inspect the land as may be necessary for proper plat review.

Prints of the Final Plat received _____ (Number)
Final drainage plan, if required, received _____
Copy of a title report for the land received _____

Copy of proposed restrictive covenants, if any, received _____

Methods for financing and guaranteeing improvements _____

For plats for small tract:

a. Vicinity map received _____

b. Topographic drawing, if required, received _____

Original drawing or photographic equivalent of Final Plat received _____

This application was received by the Subdivision Administrator on _____,
19____. It has been checked and found to be accompanied by the required
information and the fee, if any, of \$_____ paid to the City Clerk.

Subdivision Administrator



Sedgwick County
Register of Deeds - Tonya Buckingham

Doc.#/Flm-Pg: 30112435

Receipt #: 2275798

Recording Fee: \$38.00

Pages Recorded: 2

Cashier: jfisher

Authorized By:

Tonya Buckingham

Date Recorded: 11/02/2021 04:05:06 PM

KANSAS WARRANTY DEED

Grantor: Skyview at Block 49, LLC, a Kansas limited liability company,

Grantee: New Holland Capital LLC, a Kansas limited liability company

Grantee's mailing address: 1645 S. West St., Wichita, KS 67213

"Grantor" and "Grantee" are used for singular or plural, as context requires.

In consideration of One Dollar and other valuable considerations, the receipt of which is hereby acknowledged, the Grantor *GRANTS, BARGAINS, WARRANTS, AND CONVEYS* to Grantee, the following described premises, to wit:

The North 882.00 feet of 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 6th P.M., Sedgwick County, Kansas

Subject to all easements, restrictions, reservations and covenants, if any, now of record.

The Grantor hereby covenants that the Grantor, Grantor's successors, and assigns will *WARRANT AND DEFEND* the title to the premises unto the Grantee, Grantee's successors, and assigns against the lawful claims of all persons whomsoever, excepting however the general taxes for the current calendar year and thereafter, and the special taxes becoming a lien after the date of this deed.

Dated this 1st day of November, 2021

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.

SIGNATURES FOLLOW ON NEXT PAGE



Security 1st Title

File No. 2476394

2476394

Skyview at Block 49, LLC, a Kansas limited liability company

By: [Signature]
Andrew M. Reese, Manager

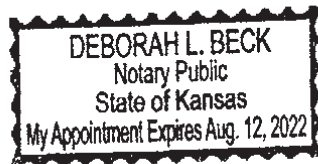
State of Kansas, Sedgwick County } ss.

This instrument was acknowledged before me on November 1st, 2021 by Andrew M. Reese, Manager of Skyview at Block 49, LLC, a Kansas limited liability company, for and on behalf of said company.

[Signature]
Notary Public

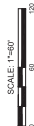
My appointment expires:

[Signature]



MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS (inclusive)	BLOCK	ELEVATION NAVD 88
1-5, 22, 23	1	1406.9

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS (inclusive)	BLOCK	ELEVATION NAVD 88
1-5, 22, 23	1	1406.9



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 1-38, inclusive, Block 1, Lots
1-21, inclusive, Block 2, and Lots 1-12, inclusive, Block 3,
shall be 5 feet unless otherwise shown herein.

Date of Survey: October 2024

Legend:

- = Section Corner Monument
- = Set 7/8" Rebar w/ NKEC C.L.S. Id Cap
- = Found monument (see annotation for type)
- = Benchmark
- = Measured
- = Planned
- = Calculated from Measurement
- = Calculated from Plat
- = Lot
- = Block

[illegible]

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

CERTIFICATE OF SURVEY

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CONTAINING: 1,089,810 square feet or 25.01 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access corridors, together with all other public dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-517a, 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.



Tresa L. Robledo, P.S. #1248
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 herein, 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 undisturbed to allow for the conveyance of surface water to the drainage system. Block 1 are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevation" table shown herein (Page 12).

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All children's 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 inlet only opening are allowed, as indicated herein.

All Lots shall adhere to the setback requirements as follows: Front, Rear, and Street Side Setbacks shall be as per depicted herein, 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 Asst. Manager

Nicholas Cowgill, Manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on _____ day of _____, 2025, by Isaiah Asst. 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

My Term Expires: _____ Notary Public:

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

My Term Expires: _____ Notary Public:

PLANNING COMMISSION CERTIFICATE

This plat was approved by the Bel Aire Planning Commission on _____, 2025.
Signed _____

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 Banagay, Mayor
Attest: _____
Marissa Kornblum, 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 _____ AM, and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest: _____

Kerly Zehring, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this _____ day of _____, 2025.

Kelly B. Arnold, County Clerk

