

# FINAL PLANNED UNIT DEVELOPMENT THE CORNERSTONE FIRST ADDITION

AN ADDITION TO ANDOVER, BUTLER COUNTY, KANSAS  
LYING IN A PORTION OF THE SOUTHEAST QUARTER, SECTION 6, TOWNSHIP 27 SOUTH, RANGE 3 EAST, OF THE SIXTH PRINCIPAL MERIDIAN, TOGETHER WITH, A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 6, TOWNSHIP 27 SOUTH, RANGE 3 EAST, OF THE SIXTH PRINCIPAL MERIDIAN and being part of the Cornerstone Preliminary Planned Unit Development

## GENERAL PROVISIONS

- All utilities shall be installed underground. Easements shall be determined on the final PUD plan.
- Access Control:** 21st Street North. Access to 21st Street North shall be limited to fourteen (14) openings. There shall be eight (8) total openings to Parcels 1, 2, and 3, provided that one of which shall be to major entrance serving Parcel 4 to the North, and provided there shall be complete access control on the east 175' of Parcel 1. There shall be six (6) total openings to Parcels 5 and 6, provided one of which shall be to major entrance serving the parcels to the North, and provided, there shall be complete access control on the west 175' of Parcel 6. As shown above, there shall be 2 major collector street entrances onto 21st Street North located accordingly, one within Parcel 3 and one within Parcel 5. The above openings shall be further defined upon filing the final PUD.
- Street Requirements:**
  - Arterial Streets: 50' half street right-of-way adjacent to residential zoning and 60' adjacent to commercial zoning, with 75' required within 250' of the arterial intersection with a 100' taper to the 50' or 60' Right of Way.
  - Public Streets:
    - The proposed section for public streets shall meet the City of Andover standards.
    - Right of way and pavement widths for public street use as follows:
      - 64' right of way - 35' roadway width (back of curb to back of curb) with curb and gutter.
      - 60' right of way - 31' roadway width (back of curb to back of curb) with curb and gutter.
      - 58' right of way - 29' roadway width (back of curb to back of curb) with curb and gutter.
    - There shall be no gated access on public streets.
    - Residential collector street right-of-way may be 60' with a 29' roadway width if designed with no residential driveway access points or an actual parking. Commercial collector street right-of-way shall be 70' with a 41' roadway width.
  - Curbs: All at-grade curbs shall have a minimum property line diameter of 100 feet. Maximum length for a curb-in-sight shall not exceed 600 feet.
- Grading:** An overall grading and drainage plan shall be provided as a separate instrument based on a hydrology study. The plan shall be general in character but establish the overall grading and drainage requirements. A final lot grading plan shall be submitted with each final PUD plan which shall include a minimum foundation opening elevation for each lot and elevations of any grading for drainage purposes and/or curb elevations.
- Signs:** Signs for all residential parcels designating the name of the development shall be permitted in reserves at the entrance to the overall project and at each of the proposed parcels. The maximum size shall be as per the City Code. The maximum size for each project identification sign shall be 150 square feet. No project signs shall be permitted in public right of way.
- Homeowner Associations:** A document to create and organize a homeowners association shall be filed with the final PUD plan of each parcel to provide for the maintenance of open spaces, reserves, parking areas, signs, lawns, landscaping, buffer areas, drainage channels, ponds, bridges over water adjacent arterial street right of ways, etc. Said document shall be reviewed by the City and recorded with the Butler County Register of Deeds. Failure of the Homeowners Association(s) to properly maintain the areas listed shall give the City the right to property maintain the areas listed and to assess the cost of maintenance to the property owners.
- Restrictive Covenants:** Shall be filed with the final PUD plan for each parcel.
- Relationship to Comprehensive Plan:** The PUD is in keeping with Andover's Comprehensive Development Plan for this area. Appropriate city zoning and subdivision regulations have been utilized as a basis for design of the PUD. The amount of land designated for residential land use and related open space provides for an average area per dwelling unit, which is reflective of the 1-2 single-family residential density in that, said average lot area exceeds the 10,000 sq. ft. per lot requirement. Provided however, within Parcel 4 the minimum lot size may be as little as 6,500 square feet while maintaining an average lot area exceeding 10,000 sq. ft.
- Setbacks:** Setbacks are proposed along the collector streets and the loop roads within each parcel. The width of the sidewalk on collector streets shall be 6 feet and the width on local loop streets shall be 3 feet. The exact location will be determined at the time of the final PUD plan is submitted for each parcel.

## CERTIFICATE OF SURVEY

I, Gregory J. Allison, the undersigned registered land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on August 4, 2005, and that the accompanying Final Planned Unit Development was prepared and that all measurements shall herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

A tract of land lying in a portion of the East Half of Section 6, Township 27 South, Range 3 East, of the 6th Principal Meridian, Andover, Butler County, Kansas, said tract being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 6, thence along the East line of the Southeast Quarter on a Kansas Coordinate System 1983 South Zone Grid Bearing of N01°17'44"W, 270.03 feet to the POINT OF BEGINNING, thence continuing along said East line N01°17'44"W, 1007.47 feet thence N88°42'16"E, 129.24 feet thence N82°24'04"E, 64.00 feet to a point on a non-tangent curve to the right, thence along said curve 38.74 feet, said curve having a central angle of 06°28'30", a radius of 318.00 feet, and a long chord distance of 39.72 feet, bearing N01°03'11"W, thence N88°42'16"E, 607.74 feet to a point on a non-tangent curve to the right, thence along said curve 316.41 feet to a reverse curve to the left, said curve having a central angle of 47°12'37", a radius of 384.00 feet, and a long chord distance of 307.53 feet, bearing N89°02'24"E, thence along said reverse curve to the left 418.62 feet, said curve having a central angle of 38°52'13", a radius of 616.00 feet, and a long chord distance of 410.61 feet, bearing N63°30'36"E, thence N44°30'36"E, 95.25 feet to a point on a curve to the right, thence along said curve 90.75 feet, said curve having a central angle of 10°44'57", a radius of 484.00 feet, and a long chord distance of 90.62 feet, bearing N49°52'48"E, thence N84°13'22"W, 103.67 feet, thence N00°43'42"E, 76.81 feet, thence N23°55'31"E, 460.00 feet, thence N10°20'38"E, 129.89 feet, thence N01°24'01"W, 64.35 feet, thence N08°35'43"W, 208.17 feet to the North line of said Southeast Quarter, thence N32°12'56"W, 82.82 feet, thence N01°21'12"W, 537.82 feet, thence S88°38'48"W, 358.00 feet, thence N01°31'12"E, 353.00 feet, thence N88°38'48"E, 740.93 feet, thence N87°27'16"E, 64.25 feet, thence N88°38'48"E, 142.38 feet to the East line of the Southwest Quarter of the Northeast Quarter, thence along said East line S01°21'11"E, 97.25 feet to the Southeast corner of said Southwest Quarter of the Northeast Quarter, thence along said North line of said Southwest Quarter N89°28'38"E, 888.84 feet, thence S00°24'22"E, 184.73 feet, thence S48°34'21"W, 28.01 feet to a point on a non-tangent curve to the right, thence along said curve 241.88 feet, said curve having a central angle of 54°59'42", a radius of 232.00 feet, and a long chord distance of 232.70 feet, bearing S02°38'17"E, thence S06°57'34"W, 201.14 feet to a point on a curve to the left, thence along said curve 104.25 feet to a point on a non-tangent curve to the right, said curve having a central angle of 06°52'53", a radius of 888.00 feet, and a long chord distance of 104.19 feet, bearing S03°31'07"W, thence along said non-tangent curve to the right 87.85 feet to a reverse curve to the left, said curve having a central angle of 10°23'58", a radius of 484.00 feet, and a long chord distance of 87.73 feet, bearing S01°12'22"E, thence along said reverse curve to the left 55.88 feet to a curve to the left, said curve having a central angle of 03°18'57"W, a radius of 1300.00 feet, and a long chord distance of 55.87 feet, bearing S77°39'41"E, thence along said curve to the left 281.95 feet to a reverse curve to the right, said curve having a central angle of 26°55'28", a radius of 600.00 feet, and a long chord distance of 279.37 feet, bearing N87°13'13"E, thence along said reverse curve to the right 184.44 feet to a reverse curve to the left, said curve having a central angle of 31°11'21", a radius of 338.00 feet, and a long chord distance of 182.17 feet, bearing N89°22'04"E, thence along said reverse curve to the left 84.48 feet, said curve having a central angle of 10°09'04", a radius of 3000.00 feet, and a long chord distance of 84.20 feet, bearing S83°03'22"E, thence N88°50'34"E, 5.27 feet to the West line of an Agreement and Release of Highway Damages, to Butler County, Kansas, Dated March 30th, 1964, and filed at the Butler County Engineering Office, thence N88°50'34"E, 60.90 feet to the East line of said Southwest Quarter, thence along said West line of said Southwest Quarter S88°50'34"W, 101.00 feet, thence S88°50'34"W, 58.57 feet to the West line of an Agreement and Release of Highway Damages, thence S88°50'34"W, 6.50 feet to a point on a curve to the left, thence along said curve 84.15 feet to a reverse curve to the right, said curve having a central angle of 10°04'16", a radius of 300.00 feet, and a long chord distance of 83.87 feet, bearing S89°49'28"W, thence along said reverse curve to the right 209.67 feet to a reverse curve to the left, said curve having a central angle of 34°58'23", a radius of 343.00 feet, and a long chord distance of 206.43 feet, bearing N89°44'28"W, thence along said curve reverse curve to the left 147.66 feet to a reverse curve to the right, said curve having a central angle of 14°06'02", a radius of 600.00 feet, and a long chord distance of 147.29 feet, bearing N79°18'17"W, thence along said curve reverse curve to the right 186.57 feet to a reverse curve to the left, said curve having a central angle of 10°20'54", a radius of 1033.00 feet, and a long chord distance of 186.32 feet, bearing N81°03'11"W, thence along said reverse curve to the left 433.97 feet, and a long chord distance of 28.44 feet, bearing S42°09'39"W, thence along said reverse curve to the left 70.19 feet, said curve having a central angle of 57°28'08", a radius of 70.00 feet, and a long chord distance of 67.28 feet, bearing S19°40'00"W, thence S09°03'29"E, 40.54 feet to a point on a curve to the left, thence along said curve 36.13 feet to a reverse curve to the right, said curve having a central angle of 29°34'24", a radius of 70.00 feet, and a long chord distance of 35.78 feet, bearing S88°50'46"E, thence along said reverse curve to the right 47.00 feet, said curve having a central angle of 38°13'31", a radius of 101.76 feet, and a long chord distance of 64.65 feet, bearing S19°31'07"E, thence S00°24'11"W, 50 feet to the South line of said Southwest Quarter, thence along said South line, S89°35'49"W, 60.00 feet, thence N00°24'11"W, 50 feet to a point on a curve to the left, thence along said curve 27.86 feet to a reverse curve to the right, said curve having a central angle of 28°13'51", a radius of 41.76 feet, and a long chord distance of 27.85 feet, bearing N19°31'07"W, thence along said reverse curve to the right 67.11 feet, said curve having a central angle of 29°34'24", a radius of 130.00 feet, and a long chord distance of 66.36 feet, bearing N23°50'48"W, thence N09°03'29"E, 40.54 feet to a point on a curve to the right, thence along said curve 97.91 feet to a point lying 27.00 feet North of said South line, said curve having a central angle of 43°09'13", a radius of 130.00 feet, and a long chord distance of 93.61 feet, bearing N12°31'08"E, thence parallel with and 270.00 feet North of said South line, S89°35'49"W, 600.62 feet to the POINT OF BEGINNING. Said tract CONTAINS: 59.42 acres of land, more or less.

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Reviewed in accordance with K.S.A. 58-2005 on this 5 day of July, 2005.



Appointed Land Surveyor, Butler County, Kansas

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and plotted into Lots, Blocks, Streets and Reserves the same to be known as the Final Planned Unit Development, "THE CORNERSTONE FIRST ADDITION", an addition to the City of Andover, Butler County, Kansas, and being part of Cornerstone Preliminary Planned Unit Development.

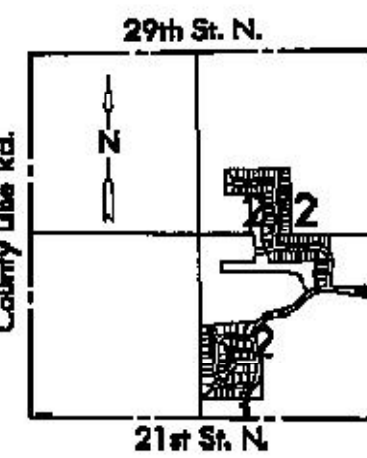
The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the public.

Reserves "A", "B", "C", and "D" are planned for monuments, landscaping, irrigation, bearing, open space and drainage. Reserve "B" is also planned for sidewalks, and utilities in designated areas. Reserves "C" and "D" are also planned for drainage and utility in designated areas. The reserves shall be owned and maintained by a homeowners' association and are reserved for use stated in the Planned Unit Development General Provisions, provided however, that the undersigned or homeowners' association at the undersigned's pleasure may, at its discretion deed a parcel of Reserves "B", "C", and "D" to an owner(s) of an adjoining lot subject to the obligation to maintain such deeded parcel in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants or regulations.

A drainage plan has been developed for this plan and all drainage easements, rights-of-way, or reserves shall remain or 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.

Lots 1-15 inclusive, Block 4, and Lots 1-15 inclusive, Block 6, are required to adhere to the minimum pad elevation as shown on the "Minimum Pad Elevation" table on sheet 2.

RECORD DRAWING  
M.T. 1-12-09



VICINITY MAP  
NOT TO SCALE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	28.50'	130.00'	12°33'40"
C2	70.19'	70.00'	57°26'58"
C3	36.13'	70.00'	29°34'34"
C4	67.90'	101.76'	38°13'31"
C5	27.86'	41.76'	38°13'51"
C6	67.11'	130.00'	29°34'34"
C7	97.91'	130.00'	43°09'13"

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.54'	S09°03'29"E
L2	50.00'	S00°24'11"E
L3	60.00'	S89°35'49"W
L4	50.00'	N00°24'11"W
L5	40.54'	N09°03'29"E

## LEGEND

- △ = Section Corner Monument Found
- = Found Survey Monument (see annotated caption for type)
- = Set 5/8" Rebar w/ MKEC CLS 39 Id. Cap
- (M) = Measured
- (CM) = Calculated from measured
- U.E. & D.E. = Utility Easement and Drainage Easement
- ▨ = Street Dedication (width varies)

## BENCH MARK

- BM #1 Chiseled square on center of south headwall of RCB under 21st Street North, 243' East and 41' South of the South Quarter Corner of Sec. 6, T27S, R3E. Elev. = 1345.60
- BM #2 Chiseled square on top of curb at East return of East Drive to "Life Care Center", 994' East and 26.5' South of the South Quarter corner of Sec. 6, T27S, R3E. Elev. = 1348.78
- BM #4 Chiseled square on Southeast corner of curb inlet at North end of Northeast return at 21st Street North and Andover Road, 89.5' North and 36.5' East of the Southeast Corner of Sec. 6, T27S, R3E. Elev. = 1340.69
- BM #6 "T-post" 48" +/- West of traveled way of Andover Road and 50' +/- South of the centerline of the South drives into cemetery, 373' South and 68' West of the East Quarter Corner of Sec. 6, T27S, R3E. Elev. = 1354.00

BM #4

SE Cor., SE 1/4, Sec. 6, T27S, R3E, 6th P.M. Fnd. 1/2" Pipe in Trench

BM #2

SE Cor., SE 1/4, Sec. 6, T27S, R3E, 6th P.M. Fnd. 1/2" Pipe in Trench



SUSAN K. COOK  
Notary Public - State of Kansas  
My Comm. Expires 2-7-2009

Susan K. Cook, Notary Public  
Print name: Susan K. Cook

My Term Expires: 11/16/08

12-16-08 M.T.