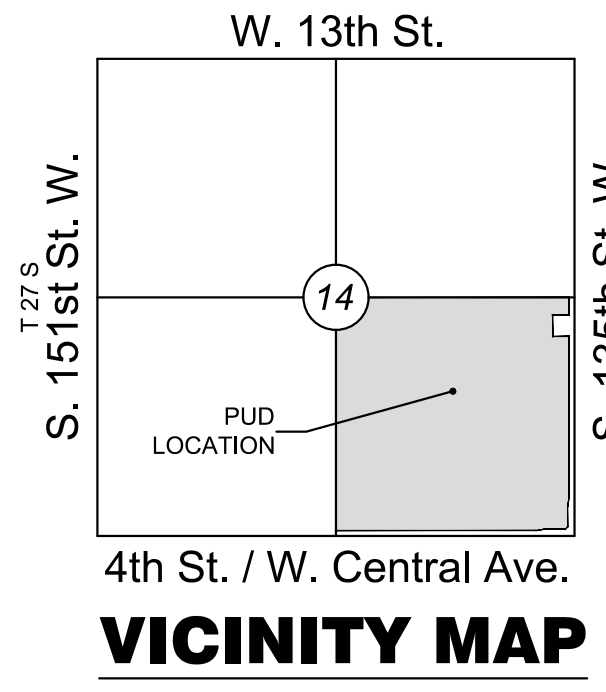
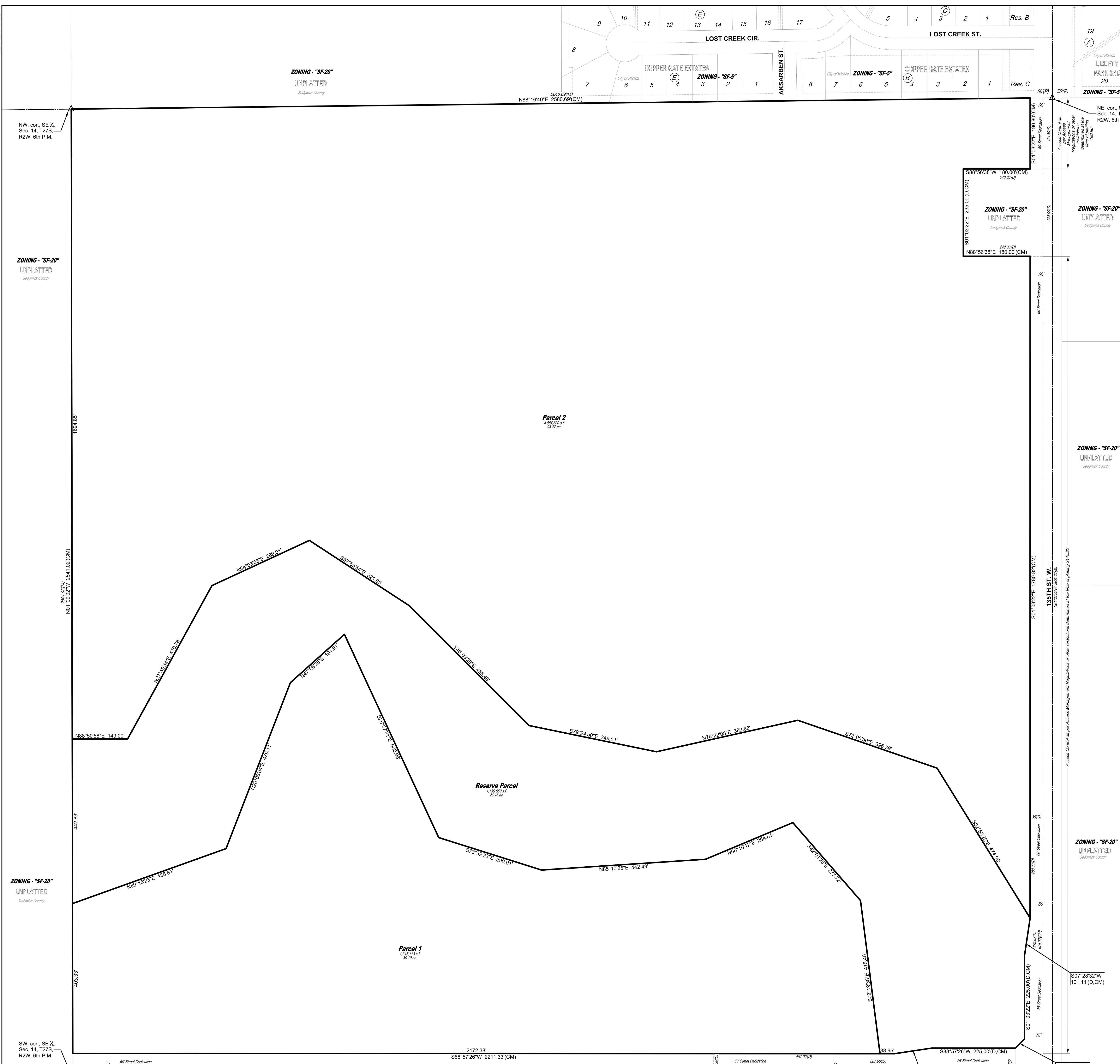


Jacobs Farm PUD No. 107



DEVELOPMENT GUIDELINES
General Provisions

- 1. Area: The total development contains a gross area of 150.12 acres.
2. Parcel Descriptions:
3. Land Uses:
4. Setbacks:
5. Architectural Controls:
6. Parking:
7. Landscaping:
8. Screening:
9. Utilities:
10. Signs and Entry Monuments:
11. Reserves:
12. Flood Elevations:
13. Transportation (Access, Streets, Alleys, and Sidewalks):
14. Title:
15. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
16. Any major changes within this Planned Unit Development shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the P.U.D. shall be done in accordance with the Unified Zoning Code.
17. A certificate or Notice of PUD is required to be recorded with the Sedgwick County Register of Deeds Office upon approval of the PUD.

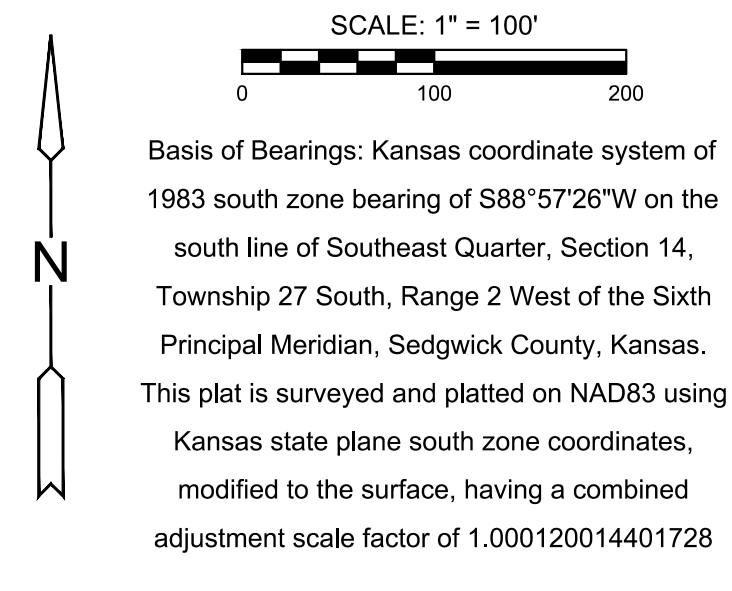
LEGAL DESCRIPTION

A contiguous tract of land lying within the Southeast Quarter of Section 14, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, and to be known as Courtyards at Jacobs Farm Addition, an addition to Wichita, Sedgwick County, Kansas, AND ALSO, Courtyards at Jacobs Farm Second Addition, an addition to Wichita, Sedgwick County, Kansas, said contiguous tract of land being more particularly described as follows:
COMMENCING at the southeast corner of said Southeast Quarter; thence along the south line of said Southeast Quarter on a Kansas coordinate system of 1983 south zone bearing of S88°57'26"W, 100.02 feet; thence N01°03'34"W, 75.00 feet to a point on a north line of a tract of land described in Trustee's Deed recorded on Doc.#Fim-Pg: 29267291, said point also being the POINT OF BEGINNING; thence along the extended said north line for the next three courses, thence S88°57'26"W, 225.00 feet; thence S88°25'34"W, 101.11 feet; thence parallel with and 60 feet north of said south line of said Southeast Quarter, S88°57'26"W, 221.33 feet to a point on the west line of said Southeast Quarter; thence along said west line, N01°09'01"W, 2541.02 feet to the northwest corner of said Southeast Quarter; thence along the north line of said Southeast Quarter, N88°16'40"E, 2580.69 feet to a point 60 feet west of the east line of said Southeast Quarter; thence parallel with said Southeast Quarter, S01°03'22"E, 190.80 feet to a point on a north line of a tract of land described in Trustee's Deed recorded on Doc.#Fim-Pg: 30185384; thence along said north line, S88°56'38"W, 180.00 feet to the northwest corner of said tract of land; thence along the west line of said tract of land, S01°03'22"E, 235.00 feet to the southwest corner of said tract of land; thence along the south line of said tract of land, N88°56'38"E, 180.00 feet to a point 60 feet west of said east line of said Southeast Quarter; thence parallel with said east line, S01°03'22"E, 1780.82 feet to a point on a west line of said tract of land described in said Trustee's Deed recorded on Doc.#Fim-Pg: 29267291; thence along said west line for the next three courses, S07°26'32"W, 101.11 feet; thence S01°03'22"E, 225.00 feet; thence S43°56'57"W, 35.35 feet to the POINT OF BEGINNING.

CASE HISTORY

Orig. Case No. PUD2022-00019 Approved Date: Feb. 7, 2023
PUD Adjustment PUD2024-00002 Approved Date: March 2024

MAPD STAMP



PLANNED UNIT DEVELOPMENT No. 107
JACOBS FARM

OWNER: Perfection Signature Properties, LLC 443 N. Maize Rd, Wichita, KS 67212 316.729.1900



Current: 03-19-2024