

(Published in [www.andoverks.gov](http://www.andoverks.gov) on June 21, 2025)

ORDINANCE NO. 1966

AN ORDINANCE AUTHORIZING THE CONSTRUCTION OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF ANDOVER, KANSAS, AS HERETOFORE DETERMINED ADVISABLE AND AUTHORIZED TO BE MADE BY RESOLUTION NO. 25-16 OF THE CITY, UNDER THE AUTHORITY OF K.S.A. 12-6a01 *ET SEQ.*, AS AMENDED AND SUPPLEMENTED; PROVIDING FOR THE PAYMENT OF THE COSTS OF SAID IMPROVEMENTS; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS FOR THE PAYMENT OF THE COSTS OF SAID IMPROVEMENTS AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF TEMPORARY IMPROVEMENT NOTES FROM TIME TO TIME AS FUNDS ARE NEEDED FOR THE ORDERLY CONSTRUCTION OF SAID IMPROVEMENTS.

WHEREAS, the governing body of the City of Andover, Kansas (the "City") has heretofore by Resolution No. 25-16 (the "Authorizing Resolution"), duly adopted this June 10, 2025, and to be published in the City's official newspaper as required by law on June 21, 2025, found and determined it to be advisable and authorized the making of certain Tuscany Addition Fifth Phase Sanitary Sewer Improvements, Tuscany Addition Fifth Phase Water Distribution System Improvements, and Tuscany Addition Fifth Phase Paving Improvements (collectively the "Improvements") in the City, as provided by K.S.A. 12-6a01, *et seq.*, as amended and supplemented, at a total estimated cost of \$1,243,000 (said cost may be increased to include temporary interest or finance costs incurred during the course of design and construction of the project, and also may be increased at the rate of 1% per month from and after June 1, 2025), which costs will be levied and assessed against properties benefiting from the Improvements; and

WHEREAS, the governing body of the City, upon an examination thereof, has considered and found and determined certain subject petitions filed on June 6, 2025 (the "Petitions") to be sufficient, having been signed by the owners of record, whether resident or not, of all of the property liable for assessment for the costs of the Improvements; and

WHEREAS, the governing body of the City has commenced consideration of the Petitions (as described in the Authorizing Resolution); and

WHEREAS, the governing body hereby finds and determines it to be necessary to authorize the construction of the Improvements; to provide for the payment of the costs thereof not otherwise paid in cash by the property owner; and to authorize and provide for the issuance of temporary improvement notes from time to time as funds are needed for the orderly construction of the Improvements;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ANDOVER, KANSAS:



SECTION 1. It is hereby authorized, ordered and directed that the Improvements (as defined above) determined advisable and authorized by the Authorizing Resolution (as defined above), shall be constructed in accordance with the plans and specifications and estimates of costs therefor, which are hereby approved by the governing body and directed to be placed on file in the office of the City Clerk where they shall be available for public inspection.

SECTION 2. It is hereby authorized, ordered and directed that the costs of the Improvements, when finally determined, shall be levied and assessed to the respective properties liable therefor as set forth in the Authorizing Resolution and in the manner provided by K.S.A. 12-6a01 *et seq.*, as amended and supplemented; and that for the purpose of providing funds to pay any portion of such special assessments which are not paid in cash, general obligation bonds of the City shall be issued in the manner authorized and provided by law; provided that, said general obligation bonds may be issued in combination with other general obligation bonds being issued by the City as shall be determined by the governing body at the time of such issuance to be in the best interest of the City.

SECTION 3. It is hereby further authorized, ordered and directed that in the absence of otherwise available funds, in order to temporarily finance the estimated costs of the Improvements until the levying and collection of the special assessments and the issuance of the general obligation bonds as hereinbefore provided, there may be issued temporary improvement notes (the "Notes"), such notes to be issued from time to time upon subsequent resolution or resolutions of the City which shall provide and set forth the details of the Notes, including the fixing of the dates, terms, denominations, interest rates and maturity dates (not exceeding four years from the date of the notes and redeemable at any time prior to the stated maturity thereof). Such Notes shall be issued and provision shall be made therefor as funds are needed and required for the orderly construction of the Improvements; and the Mayor and City Clerk are hereby authorized, ordered and directed to prepare and execute each of such Notes in accordance with the terms of this Ordinance and the terms of the subsequent resolution or resolutions providing for same; and shall deliver the Notes to persons having claims against the City in connection with the Improvements, or may sell the Notes at private or public sale and apply the proceeds therefrom to the payment of the actual costs and expenses of the Improvements. Any Notes issued under the authority of this Section shall be issued under and will contain a recital that they are issued under the authority of K.S.A. 10-123 and K.S.A. 12-6a01, inclusive, as amended and supplemented, and shall contain all other usual and required recitals and covenants and be in the form required therefor by said K.S.A. 10-123; and said Notes may be issued in combinations with any other temporary notes being issued by the City as shall be determined by the governing body at the time of such issuance to be in the City's best interest.

SECTION 4. This Ordinance shall be in force and take effect from and after its passage, adoption and approval and publication one time in the City's official newspaper.

SECTION 5. Ordinance Nos. 1929 and 1944 are hereby repealed.

*[Remainder of Page Intentionally Left Blank]*




PASSED, ADOPTED AND APPROVED by the governing body of the City of Andover, Kansas on the 10<sup>th</sup> day of June, 2025.

CITY OF ANDOVER, KANSAS



ATTEST:

By   
Dana Engstrom, City Clerk

By   
Ronnie Price, Mayor



## EXCERPT OF MINUTES

The governing body of the City of Andover, Kansas met at the normal meeting place in the City on June 10, 2025 at 7:00 p.m., with Mayor Ronnie Price presiding, and the following members of the governing body present: Tim Berry, Philip Hamilton, Michael Henry, Jodi Ocadiz, Mike Warrington, and Paul Wemmer.

and the following members absent: None

Thereupon, and among other business, there was presented to the governing body a Resolution entitled:

A RESOLUTION DETERMINING THE ADVISABILITY OF MAKING CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF ANDOVER, KANSAS; SETTING FORTH THE GENERAL NATURE OF THE IMPROVEMENTS, THE ESTIMATED OR PROBABLE COSTS THEREOF, THE EXTENT OF THE BENEFIT DISTRICT TO BE ASSESSED FOR THE COSTS THEREOF, THE METHOD OF ASSESSMENT AND THE APPORTIONMENT OF THE COSTS BETWEEN THE BENEFIT DISTRICT AND THE CITY-AT-LARGE; AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH THE FINDINGS OF THE GOVERNING BODY; AND DIRECTING THE PUBLICATION AND RECORDING OF THIS RESOLUTION (TUSCANY ADDITION FIFTH PHASE SANITARY SEWER IMPROVEMENTS, TUSCANY ADDITION FIFTH PHASE WATER DISTRIBUTION SYSTEM IMPROVEMENTS, AND TUSCANY ADDITION FIFTH PHASE PAVING IMPROVEMENTS ).

Thereupon, the Resolution was considered and discussed; and on motion of President Henry, seconded by Council member Wemmer, the Resolution was adopted by a majority vote of all members present.

Thereupon, the Resolution having been adopted by a majority vote of the members of the governing body present, it was given No. 25-16, and was directed to be signed by the Mayor and attested by the City Clerk; and the City Clerk was directed to cause the publication of the Resolution one time as set forth therein and required by law, and to record the Resolution in the Office of the Register of Deeds of Butler County, Kansas.

Thereupon, and among other business, there was presented to the governing body, an Ordinance entitled:



AN ORDINANCE AUTHORIZING THE CONSTRUCTION OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF ANDOVER, KANSAS, AS HERETOFORE DETERMINED ADVISABLE AND AUTHORIZED TO BE MADE BY RESOLUTION NO. 25-16 OF THE CITY, UNDER THE AUTHORITY OF K.S.A. 12-6a01 *ET SEQ.*, AS AMENDED AND SUPPLEMENTED; PROVIDING FOR THE PAYMENT OF THE COSTS OF SAID IMPROVEMENTS; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS FOR THE PAYMENT OF THE COSTS OF SAID IMPROVEMENTS AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF TEMPORARY IMPROVEMENT NOTES FROM TIME TO TIME AS FUNDS ARE NEEDED FOR THE ORDERLY CONSTRUCTION OF SAID IMPROVEMENTS.

Thereupon, the Ordinance was considered and discussed; and on motion of Council President Henry, seconded by Council member Hamilton, the Ordinance was adopted by a majority vote of all members of the governing body.

Thereupon, the Ordinance having been adopted by a majority vote of the members of governing body, it was given No. 1966 and directed to be signed by the Mayor and attested by the City Clerk; and the City Clerk was directed to cause the publication of the Ordinance one time as set forth therein and required by law.

\*\*\*\*



CITY CLERK'S  
CERTIFICATION OF EXCERPT OF MINUTES

I hereby certify that the foregoing is a true and correct Excerpt of the Minutes of the proceedings at the June 10, 2025 meeting of the governing body of the City of Andover, Kansas.



---

Dana Engstrom, City Clerk



Z-PUD25-0004 - Tuscany 5th Addition

Menu

Reports

Help

File Date:

02/17/2025

Application Status:

Plan Review

Assigned To:

Description of Work:

Final Planned Unit Development Replat of Fourth Phase & Plan an Addition to Andover, Butler County, Kansas.

Application Detail:

Detail

Application Type:

Final Planned Unit Development

Documents:

File Name	Document Group	Category	Description	Type	Docun
<a href="#">Tuscany 5th Addition F...</a>	PLNG_PUD	Other Plans	Final PUD	application/pdf	Uploac
<a href="#">3068543_TCMT_first_ame...</a>	PLNG_PUD	Title Report	Title Commitment	application/pdf	Uploac
<a href="#">Tuscany Addition 4th P...</a>	PLNG_PUD	(Preliminary) G...	Grading Plan substa...	application/pdf	Uploac
<a href="#">Tuscany Addition 4th P...</a>	PLNG_PUD	(Preliminary) D...	Drainage Plan subst...	application/pdf	Uploac
<a href="#">No covenants.docx</a>	PLNG_PUD	Restrictive Cov...	No Covenants propos...	application/msword	Uploac
<a href="#">Show all</a>					

Address:

0 S VINTAGE Dr. ANDOVER, KS

Owner Name:

AIR CAPITOL INDUSTRIAL PARK LLC

Owner Address:

5841 N PROSPECT RD, PARK CITY, KS 67204 200

Application Name:

Tuscany 5th Addition

Parcel No:

3093104010025000

Contact Info:

Name	Organization Name	Contact Type	Status
<a href="#">Lou Robelli</a>	<a href="#">Air Capitol Ind...</a>	Applicant	Active
<a href="#">William Keith Clevenger</a>	<a href="#">Garver, LLC</a>	Surveyor	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #
Yes	<a href="#">Kansas</a>	Engineer	Kenneth W Lee	Garver	Garver

Job Value:

\$0.00

Total Fee Assessed:

\$0.00

Total Fee Invoiced:

\$0.00

Balance:

\$0.00

Custom Fields:

SUBDIVISION INFORMATION		General Location	
Name of Subdivision		<a href="#">Northwest of Andover Rd and SW 120</a>	
Final Plat		Gross acreage of plat	
<a href="#">Final Replat of original platted area</a>		<a href="#">9.44</a>	
Predominant Minimum Lot Width		Predominant Minimum Lot Area	
<a href="#">60</a>		<a href="#">7000</a>	
Proposed Zoning District		Source of Water Supply	
<a href="#">PUD</a>		<a href="#">City of Andover Public</a>	
Proposed type of street Surfacing		Curb and gutter proposed	
<a href="#">Asphalt</a>		<a href="#">Yes</a>	
If Yes, Where		Is any portion of the proposed subdivision located in an identified flo	
<a href="#">On North side of Vintage Drive and East side of Monticello Place</a>		<a href="#">No</a>	
OFFICE USE ONLY			
Number of Prints of the Final Plat received		Final drainage plan, if required, received	
<a href="#">-</a>		<a href="#">-</a>	
Copy of Proposed Restrictive Covenants, If any, Received Including Waiver of Protest to annexation		Methods for financing and guaranteeing i	
<a href="#">-</a>		<a href="#">-</a>	
Topographic drawing, if required, Received for plats for small tract		Original drawing or photographic equival	
<a href="#">-</a>		<a href="#">-</a>	
Proposed Property Use			
Residential Single Family		Residential Two Family	
Residential Manufactured Home		Commercial	
Mixed Use			
NEW STREET LINEAL FEET DETAILS			
Street Name R/W Width Lineal Feet			
<a href="#">-</a>			
Proposed Use Detail			
Zoning or Overlay District	Proposed # of lots (Number)	Proposed min. lot area (Number)	Average lot area (Number) Proposed min. lot width (Number) Prope
<a href="#">-</a>			
Existing Permit/Authorization			
Type of Permit/Authorization	Issued By	Issued Date	Expiration Date
<a href="#">-</a>			
Public Notification			



Name Contact Type Mailing Address Email Address Note

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Intake</a>		Accepted	02/18/2025	Connor Boyd
	<a href="#">Plans Distribution</a>		Ready for Re...	02/18/2025	Connor Boyd
	<a href="#">Director</a>	Les Mangus			
	<a href="#">Engineering</a>	PEC Engineer			
	<a href="#">Fire</a>	Mike Roosevelt			
	<a href="#">Public Works</a>	Richard Lanzrath			
	<a href="#">Utility Companies</a>	Connor Boyd			
	<a href="#">Public Works-Stormwater...</a>	Matthew Perez			
	Transportation Engineer				
	Assistant Director				
	Subdivision Committee				
	Review Consolidation				
	City Council				
	Closure				
	Planning Commission				

Condition Status: Name Short Comments Status Apply Date Severity Action By

Application Comments: View ID Comment

Initiated by Product: ACA

Scheduled/Pending Inspections: Inspection Type Scheduled Date Inspector Status Comments

Resulted Inspections: Inspection Type Inspection Date Inspector Status Comments



# PRELIMINARY 4 CORNER GRADING PLAN TUSCANY ADDITION - PHASE 3

an Addition to Andover, Butler County, Kansas.



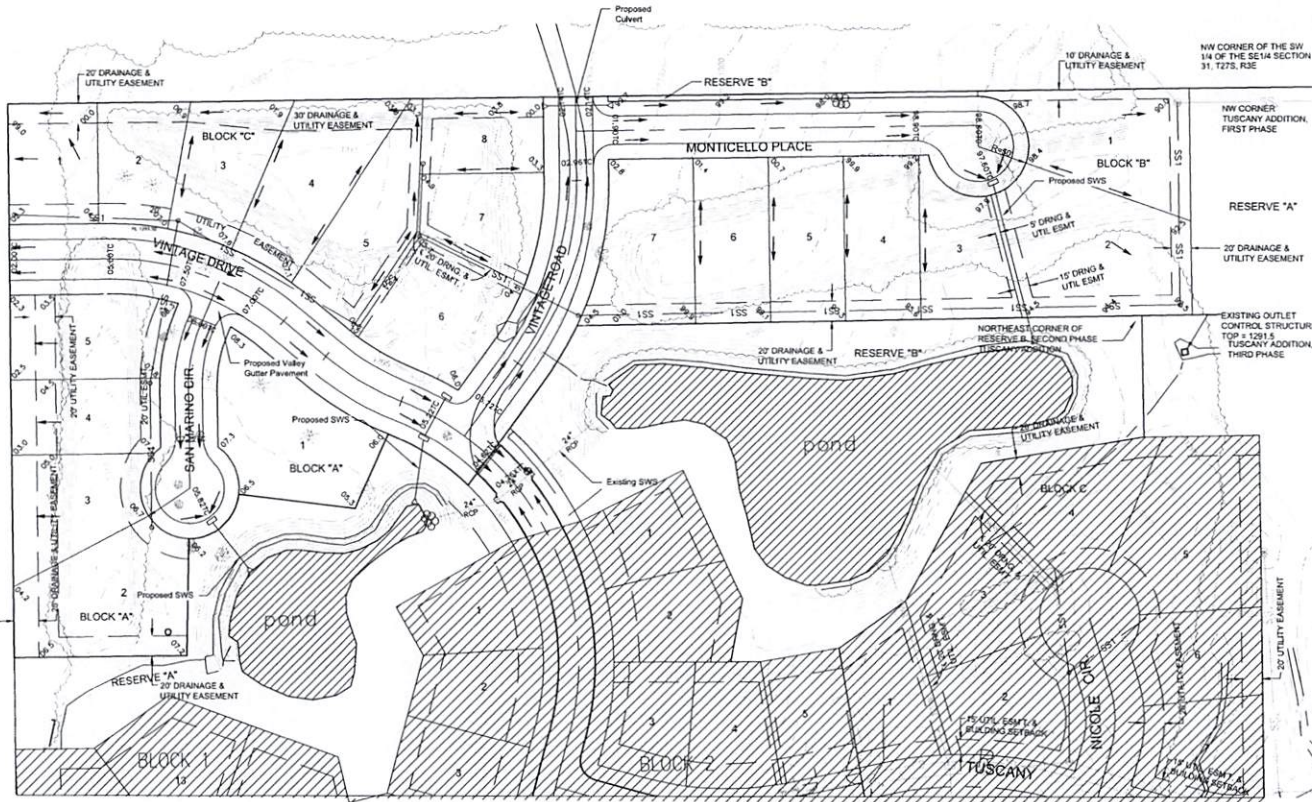
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EMPLOYEES, AGENTS, OR SUBCONTRACTORS.

8338 E. 21st Street North  
Suite 130  
Wichita, Kansas 67206

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PRELIMINARY  
DRAINAGE  
CONCEPT

JOB NO.:  
DATE:  
DESIGNED BY:  
DRAWN BY:  
DRAINAGE NUMBER  
SHEET  
NUMBER



BENCHMARK:  
CHISELED SQUARE ON THE TOP OF CURB ON  
THE SOUTH SIDE OF TUSCANY DR. 111' E. OF  
THE CENTERLINE OF MONTICELLO DR.  
ELEVATION = 1304.63 (NAVD83, G128)

BENCHMARK:  
CHISELED SQUARE ON THE TOP OF CURB ON  
THE EAST SIDE OF VINTAGE DR. 107' N. OF THE  
CENTERLINE OF TUSCANY DR.  
ELEVATION = 1304.49 (NAVD83, G128)

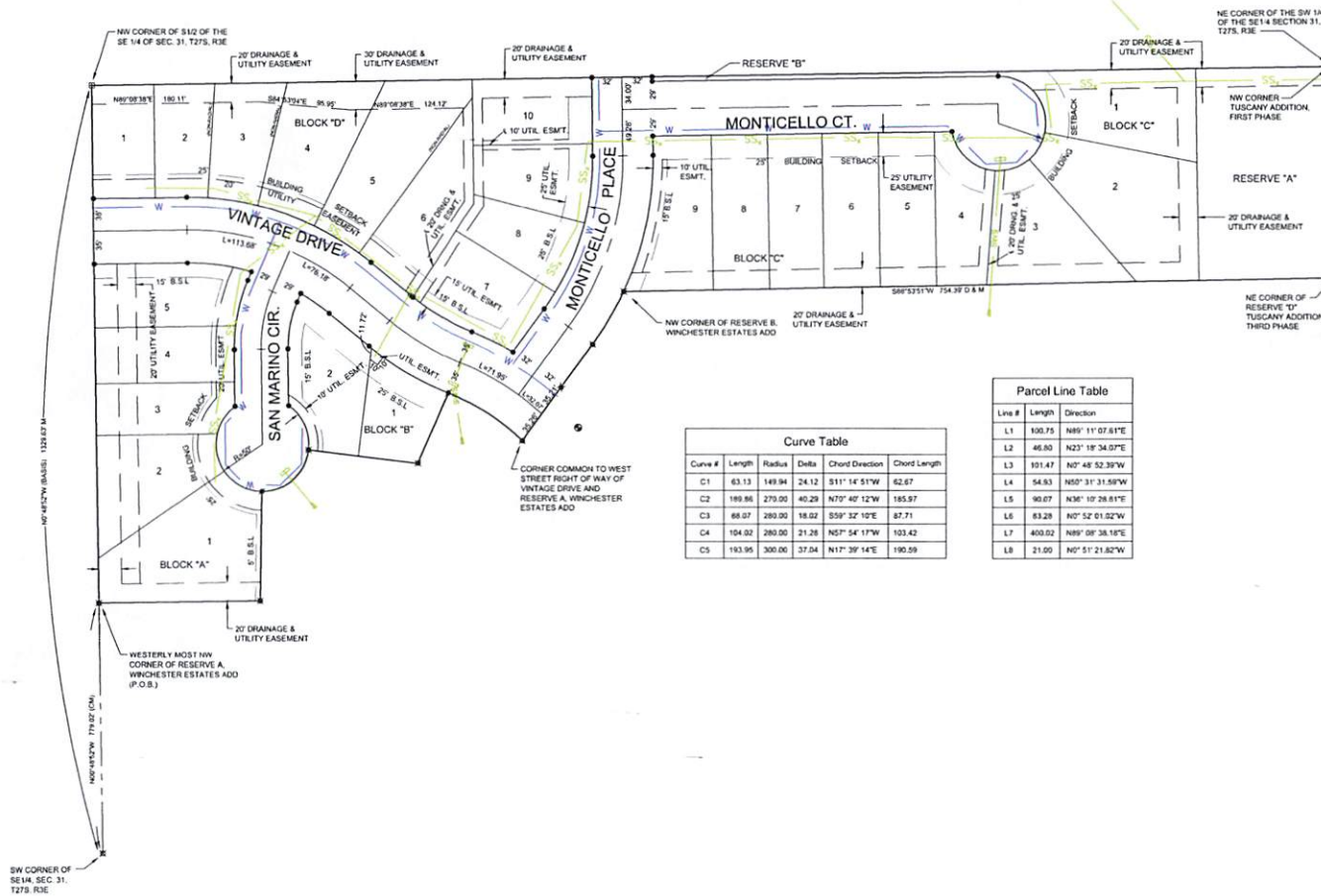
BLOCK	LOT NO.	ELEVATION (NAVD83, G128)
A	1, 2	1306.0
B	2, 3, 4, 5, 6, 7	1297.0





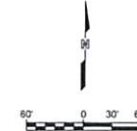
# UTILITY PLAN TUSCANY 5TH ADDITION

Final Planned Unit Development Replat of Fourth Phase & Plan  
an Addition to Andover, Butler County, Kansas.



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	63.13	149.94	24.12	S11° 14' 51"W	62.67
C2	189.86	270.00	40.28	N70° 40' 12"W	185.97
C3	68.07	280.00	18.02	S59° 32' 10"E	87.71
C4	104.02	280.00	21.28	N57° 54' 17"W	103.42
C5	193.95	300.00	37.04	N17° 39' 14"E	190.59

Line #	Length	Direction
L1	800.75	N89° 11' 07.61"E
L2	46.80	N23° 18' 34.07"E
L3	101.47	N0° 48' 52.39"W
L4	54.83	N50° 31' 31.58"W
L5	90.07	N36° 10' 28.61"E
L6	83.28	N0° 52' 01.02"W
L7	400.02	N89° 08' 38.18"E
L8	21.00	N0° 51' 21.82"W



DWG FILE: T41-2402756 SURVEY BASE  
PROJECT NO: T41-2402756  
MARCH 11, 2025





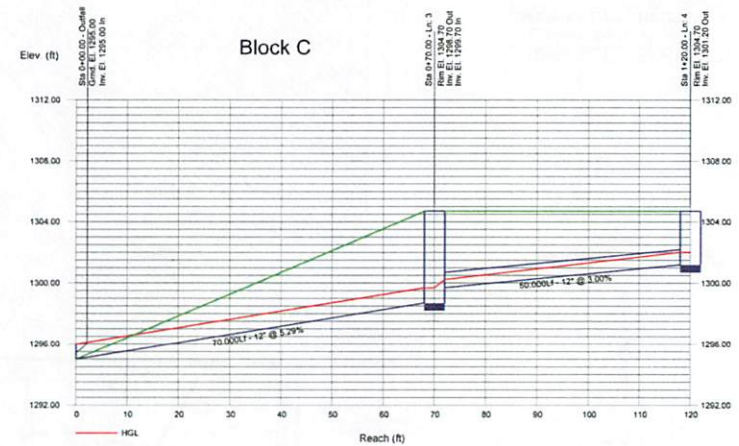
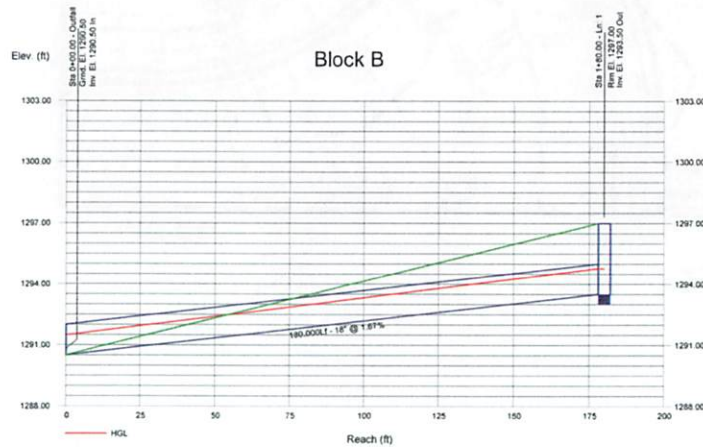
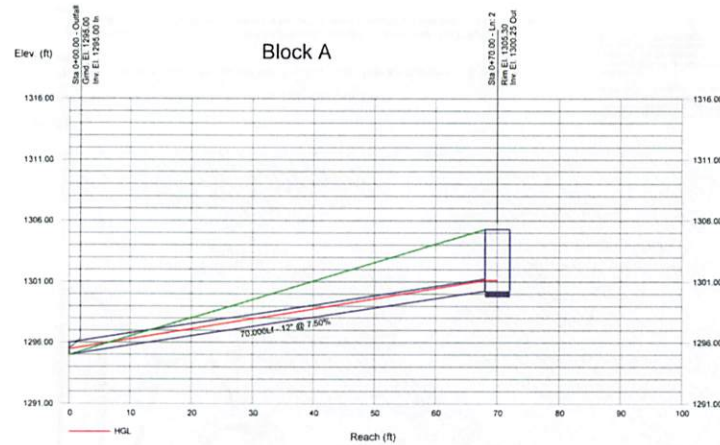


# SUPPLEMENTARY DESIGN INFORMATION TUSCANY ADDITION FOURTH PHASE

an Addition to Andover, Butler County, Kansas.

## Notes:

1. SWS analysis performed using Hydraulow Storm Sewers Extension for AutoCAD Civil3D.
2. HGL starting elevations were set to match the static pool of the existing outflow pond.



Design Storm	$t_c = 15$ min		Block A		Block B		Block C	
	C	i (in/hr)	Q (cfs)	A (acre)	Q (cfs)	A (acre)	Q (cfs)	A (acre)
2 Year	0.46	3.34	1.35	0.88	3.26	2.12	1.67	1.09
10 Year	0.59	4.81	2.50	0.88	6.02	2.12	3.09	1.09
25 Year	0.66	5.63	3.27	0.88	7.88	2.12	4.05	1.09
100 Year	0.73	6.83	4.39	0.88	10.57	2.12	5.43	1.09



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REV.	DATE	DESCRIPTION	BY

CITY OF ANDOVER  
KANSAS

TUSCANY ADDITION - PHASE 4  
FINAL PUD

PRELIMINARY  
DRAINAGE  
CONCEPT

JOB NO.:  
DATE:  
DESIGNED BY:  
DRAWN BY:

SCALE IS ONE INCH ON  
ORIGINAL DRAWING.  
IF NOT ONE INCH ON THIS SHEET,  
ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER

SHEET  
NUMBER



# TUSCANY ADDITION

## Fifth Phase Final Planned Unit Development Plan, A Replat of Tuscany Addition Fourth Phase, an Addition to Andover, Butler County, Kansas.

Lying in a portion of the SE1/4 of Section 31, Township 27 South, Range 3 East of the 6th  
Principal Meridian, Andover, Butler County, Kansas, and being part of the Tuscany Addition  
Preliminary Planned Unit Development Plan.

### GENERAL PROVISIONS & PARCEL PROVISIONS

1. All utilities shall be installed underground. Easements shall be determined on the final PUD plat & plan. Utilities are permitted to cross well easements underground.

#### 2. Street Requirements:

##### A. Public Streets:

- The pavement section for public streets shall meet the City of Andover Standards.
- Right of way and pavement widths for public street are as follows:  
70' right of way - 37' roadway width (back of curb to back of curb) with curb and gutter.  
64' right of way - 35' roadway width (back of curb to back of curb) with curb and gutter.  
55' right of way - 28' roadway width (back of curb to back of curb) with curb and gutter.
- There shall not be gated access on public streets.

3. **Cul-de-sacs:** All cul-de-sacs shall have a minimum property line diameter of 100 feet. Maximum length for a cul-de-sac shall not exceed 500 feet or seven times the average lot width. All cul-de-sacs shall have a minimum curb diameter of 70 feet.

3. **Drainage:** An overall grading and drainage plan shall be provided as a separate instrument based on a hydrology study. This 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 plat & plan which shall include a minimum foundation opening elevation for each lot and elevations of any grading for drainage purposes and/or curb elevations.

4. **Signs:** Signs for all residential parcels designating the name of the development shall be permitted in reserves at the entrances to the overall project and to the proposed parcels. The maximum size shall be as per zoning regulations.

5. **Restrictive Covenants:** Shall be filed with the final PUD plat & plan for each parcel.

6. **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 proposed development is located in a vacant urban area along an arterial street. The proposed single-family lots adjoin the similar neighboring lots.

7. **Homeowners Association:** A Homeowner's Association will be created for this Addition and will be responsible for the Maintenance of open space, reserves, parking areas, signs, logos, berm, landscaping, buffer areas, drainage channels, swales, hedge rows within adjacent arterial street right of ways. Failure to properly maintain the areas listed above shall give the City of Andover the right to properly maintain the areas listed and to assess the cost of maintenance to the property owner.

#### 8. Phasing Schedule:

- Utilities to be installed in one phase.
- Development of structures in this addition will be developed in one phase.

9. Only residential users will be allowed within this PUD.

**Sidewalks:** An 8 foot sidewalk is proposed along the north side of Vintage Drive and a 5 foot sidewalk along the east side of Monticello Place.

10. No development shall occur on parcels without paved access.

11. The reserve uses shall be as listed in the Owner's Certificate on this sheet. The Reserves are to be owned and maintained by Winchester Developers, LLC, their successors and/or assigns, until such time that a homeowners association is charged with the responsibility.

12. All streets shall be public. Sanitary sewer, waterlines, storm sewers, detention ponds, and streets are to be public financed utilizing assessments if and where bonded indebtedness will permit.

13. **Cross Lot Drainage:** Surface stormwater drainage is permitted over and across all parcels. Underground drainage systems are to be located within drainage easements.

14. **Setbacks** are as indicated in parcel descriptions. For all lots the front yards are 25 ft., Corner lots at street intersections shall have one 25 foot front yard setback and a 15 foot front yard setback on the other street as shown. Lots with 15 foot setbacks abutting the right-of-way of collector street, Vintage Drive, shall not be permitted access to collector street. Access is permitted over all other 15 foot setbacks with the provision that a garage fronting the 15 foot setback shall have a 25 foot setback. For all lots the side yards are 5 ft.

#### PARCEL NO. 2b

PART OF PRELIMINARY P.U.D. PARCEL NO. 2b

Proposed Zoning - R-2 Single-Family Residential District

Proposed Uses - Single-family dwellings, open space and all uses permitted in proposed reserves

Gross parcel area - 8.4+- acres

Open Area - 0.8+- acres

Street ROW - 2.3+- acres

Net parcel area - 7.1+- acres (gross area less street right-of-way)

Dwelling units - 28

Net density - 3.88 DU/Acre

Gross density - 2.77 DU/Acre

Maximum bldg. coverage - 3500 S.F. or 35% of lot area

Maximum bldg. height - 35 ft.

Minimum Setbacks - Front 25' and 15' as shown, Rear 25', Side 5'

Parking ratio - 2.0 / D.U.

Minimum Lot Width on cul-de-sac bulb - 49 feet measured along building setback line

Minimum Lot Width on all other lots - 55 feet measured along building setback line

Minimum Lot Area - 7,000 square feet

State of Kansas)  
SS  
Sedgewick County)

We, Garver, LLC, Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and plotted "TUSCANY ADDITION", Fifth Phase Final Planned Unit Development Plan, a Replat of Tuscany Addition Fourth Phase, an Addition to Andover, Butler County, Kansas, that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Tuscany Addition Fourth Phase, an Addition to Andover, Butler County, Kansas.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

(SEAL)

Garver, LLC.

Professional Surveyor  
William K. Clevenger

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "TUSCANY ADDITION", Fifth Phase Final Planned Unit Development Plan, a Replat of Tuscany Addition Fourth Phase, an Addition to Andover, Butler County, Kansas. The drainage & utility easements are hereby granted to the public for drainage purposes and for public and utility easements. The utility easements are hereby granted for public and franchised utilities. Reserve "A" is hereby reserved for open space, irrigation, walls, signage, logos, benches, picnic tables, gazebos, recreation facilities, playground equipment, walls, lighting, landscaping, ponds, drainage, drainage structures, and utilities confined to easements. Reserve "B" is hereby reserved for open space, irrigation, walls, landscaping and utilities. The Reserves are to be owned and maintained by Air Capital Industrial Park, LLC, their successors and/or assigns. A homeowner's association shall be created for this Final Planned Unit Development plan and plat for the maintenance of open space, reserves, signs, logos, berm, landscaping, buffer areas, drainage, channels, and swales. Said document shall be received by the City and recorded with the Butler County Register of Deeds. Failure of the Homeowner's Association(s) to properly maintain the areas listed above shall give the City the right to properly maintain the areas listed and to assess the cost of maintenance to the property owners. A drainage plan has been developed for this plat and all drainage easements, right-of-way, or reserves shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

Air Capital Industrial Park, LLC

Member

Louis Robell

State of Kansas)  
SS  
Sedgewick County)

The foregoing instrument acknowledged before me, this \_\_\_\_ day of

\_\_\_\_\_, 2025, by Louis Robell, Member of Air Capital Industrial Park, LLC, on behalf of the company.

(SEAL)

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 "TUSCANY ADDITION", Fifth Phase Final Planned Unit Development Plan, a Replat of Tuscany Addition Fourth Phase, an Addition to Andover, Butler County, Kansas.

Legacy Bank, N.A.

Executive Vice President

Rex Reynolds

State of Kansas)  
SS  
Sedgewick County)

The foregoing instrument acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,

2025, by Rex Reynolds, Executive Vice President of Legacy Bank, N.A., on behalf of the Bank, \_\_\_\_\_, Notary Public

My appointment expires \_\_\_\_\_.

State of Kansas)  
SS  
City of Andover)

This plat of "TUSCANY ADDITION", Fifth Phase Final Planned Unit Development Plan, a Replat of Tuscany Addition Fourth Phase, an Addition to Andover, Butler County, Kansas, has been submitted to and approved by the Andover City Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

Andover City Planning Commission

Chair

Vance Garwood

ATTEST:

Secretary

Gary Israel

State of Kansas)  
SS  
City of Andover)

All dedications shown on this plat are accepted by the City Council

of the City of Andover, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 2025.

At the Direction of the City Council

Mayor

Ronnie Price

ATTEST:

City Clerk

Dana Engstrom

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_ day of \_\_\_\_\_, 2025.

(SEAL)

Appointed Surveyor

Butler County, Kansas  
Geraki E. Olson, PLS 1516

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

County Clerk

Tatum Stafford

State of Kansas)  
SS  
Butler County)

This is to certify that this plan and plat has been filed for record in the office of the

Register of Deeds, this \_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_ o'clock \_\_\_\_ M., and is duly recorded.

Book \_\_\_\_ Page \_\_\_\_.

Register of Deeds

Jacque Roberts

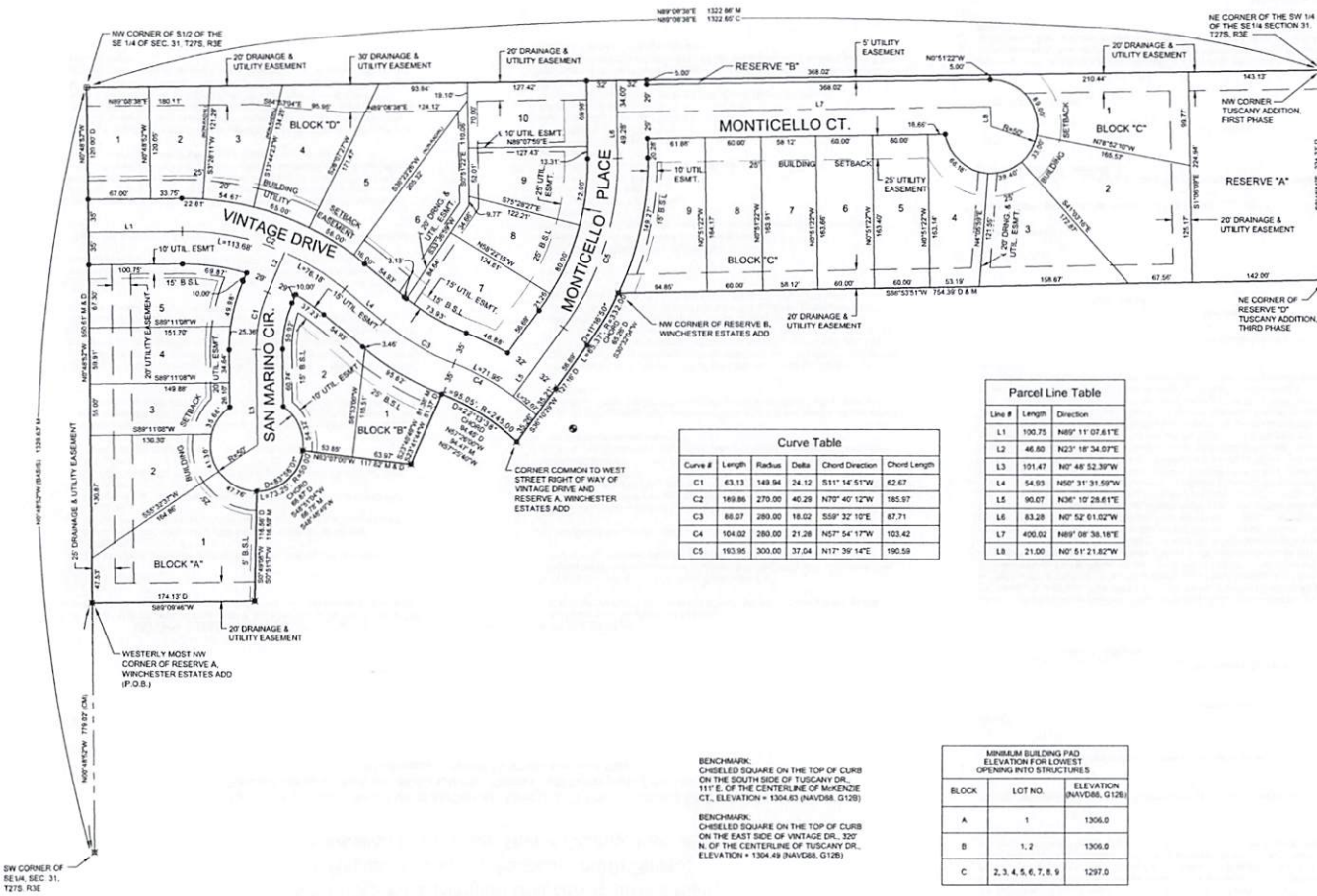
(SEAL)



# TUSCANY ADDITION

Fifth Phase Final Planned Unit Development Plan,  
A Replat of Tuscany Addition Fourth Phase,  
an Addition to Andover, Butler County, Kansas.

Lying in a portion of the SE 1/4 of Section 31, Township 27 South, Range 3 East of the 6th  
Principal Meridian, Andover, Butler County, Kansas, and being part of the Tuscany Addition  
Preliminary Planned Unit Development Plan.



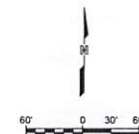
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	63.13	149.94	24.12	S11°14'51"W	62.67
C2	169.86	279.00	40.29	N70°40'12"W	185.97
C3	88.07	299.00	18.02	S59°32'10"E	87.71
C4	104.82	299.00	21.28	N57°54'17"W	103.42
C5	163.95	309.00	37.04	N17°39'14"E	190.59

Line #	Length	Direction
L1	100.75	N89°11'07.61"E
L2	46.80	N23°18'34.07"E
L3	101.47	N0°48'31.59"W
L4	54.93	N0°31'31.59"W
L5	90.07	N36°10'28.61"E
L6	83.38	N0°52'01.52"W
L7	400.02	N89°08'38.18"E
L8	21.00	N0°51'21.82"W

BLOCK	LOT NO.	ELEVATION (NAVD83, G128)
A	1	1306.0
B	1, 2	1306.0
C	2, 3, 4, 5, 6, 7, 8, 9	1297.0

BENCHMARK:  
CHISELED SQUARE ON THE TOP OF CURB  
ON THE SOUTH SIDE OF TUSCANY DR.  
111' E. OF THE CENTERLINE OF MCKENZIE  
CT. (ELEVATION = 1304.63 (NAVD83, G128))

BENCHMARK:  
CHISELED SQUARE ON THE TOP OF CURB  
ON THE EAST SIDE OF VINTAGE DR. 320'  
N. OF THE CENTERLINE OF TUSCANY DR.  
(ELEVATION = 1304.49 (NAVD83, G128))



(BASIS) = Kansas Coordinate System of 1983.  
South Zone Grid Bearing.  
M = Modified  
D = Described  
B.S.L. = Building Setback Line

#### SURVEY MARKER LEGEND

- CONCRETE MONUMENT (FOUND - ORIGIN UNKNOWN)
- 5/8" REBAR W/ GARVER CAP (FOUND)
- 5/8" REBAR W/ POE CAP (FOUND)
- STANDARD BUTLER COUNTY ALUMINUM CAP (FOUND)
- 5/8" REBAR (FOUND - ORIGIN UNKNOWN)
- 5/8" REBAR W/ GARVER CAP (SET)
- MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER
- BENCHMARK

