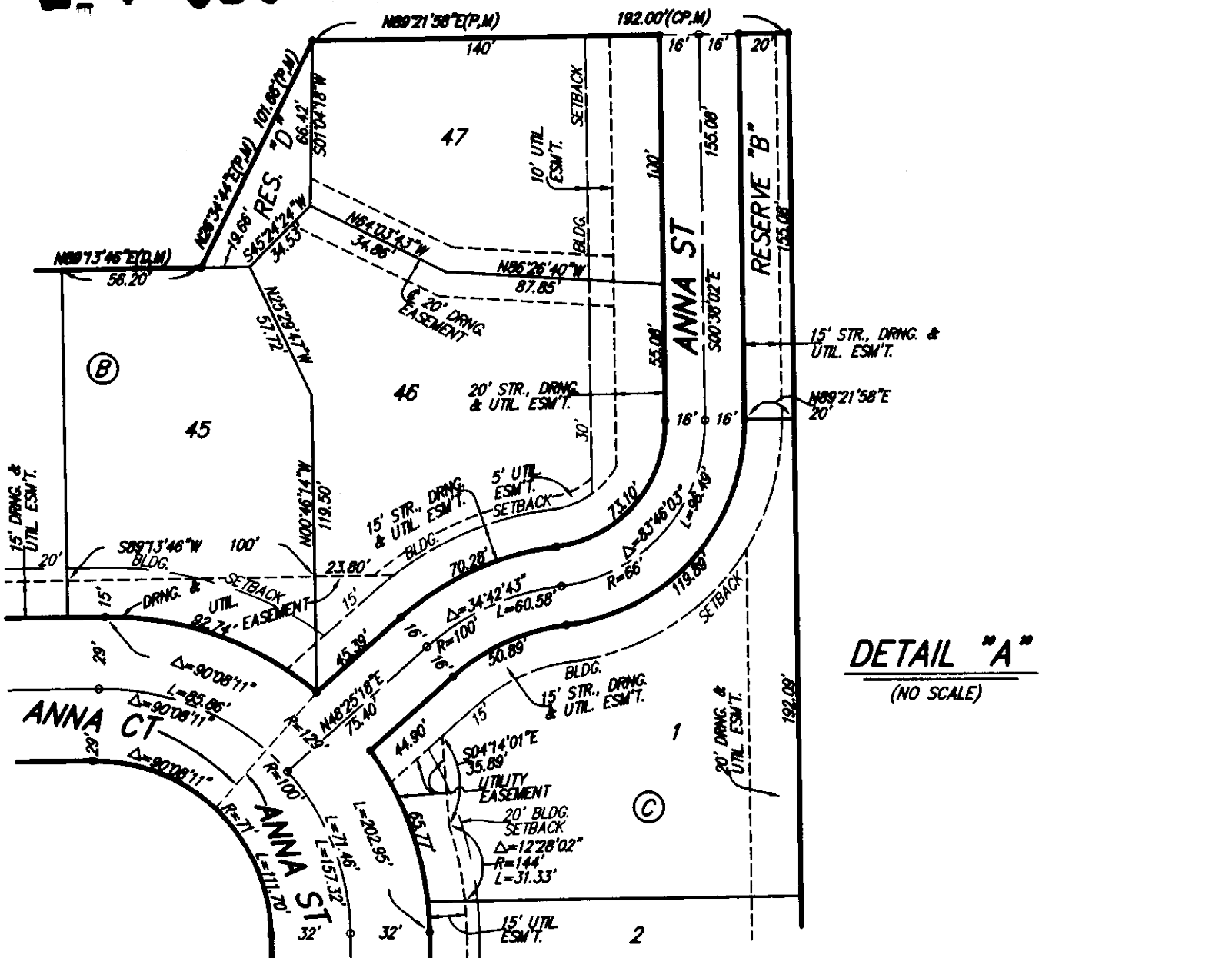


# SANDCREST 4TH

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Sedgwick County  
 Register of Deeds - Torie Buckingham  
 Doc. # 47111-10 Pg. 28775190  
 Record # 2088274  
 Pages Recorded: 1  
 Recording Fee: \$32.00  
 Author: Shane Buchanan  
 Date Recorded: 06/06/2018 02:21:49 PM

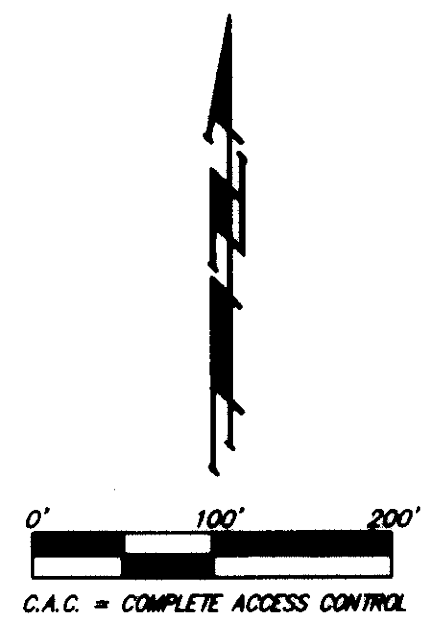


**BENCHMARK:**  
 CITY OF WICHITA BENCHMARK DISK -  
 34.9' S. & 31.2' W. OF THE SW COR.  
 NW 1/4, SEC. 2, TWP. 27-S, R-1-W.  
 ELEV. = 1327.57 NAVD88

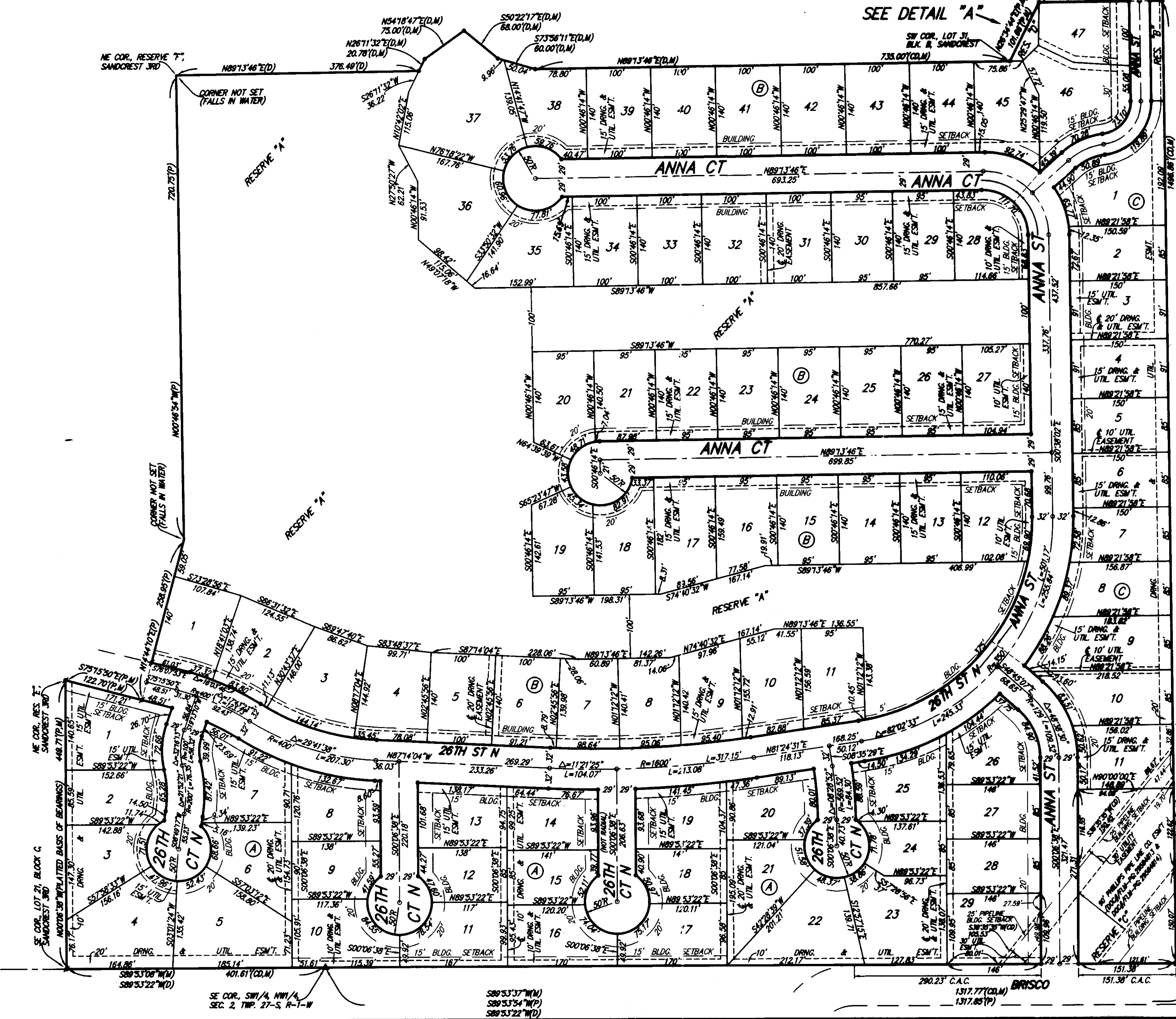
CITY OF WICHITA BENCHMARK DISK -  
 26.2' S. & 46.1' W. OF THE NW COR.  
 NW 1/4, SEC. 2, TWP. 27-S, R-1-W.  
 ELEV. = 1330.50 NAVD88

CITY OF WICHITA BENCHMARK DISK -  
 09' E. & 29' W. OF THE NE COR.  
 NW 1/4, SEC. 2, TWP. 27-S, R-1-W.  
 ELEV. = 1325.19 NAVD88

LOT	BLOCK	ELEVATION NAVD88
1-47	B	1322.0



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
  - △ = 1" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- (M) = MEASURED  
 (D) = DESCRIBED  
 (P) = PLATTED  
 (C) = CALCULATED PER DESCRIBED INFO.  
 (CP) = CALCULATED PER PLATTED INFO.



State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
 Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and  
 platted "SANDCREST 4TH", an Addition to Wichita, Sedgwick County, Kansas  
 and that the accompanying plat is a true and correct exhibit of the  
 property surveyed, described as follows: That part of the Southwest  
 Quarter of the Northwest Quarter and that part of the Southeast Quarter  
 of the Northwest Quarter of Section 2, Township 27-South, Range 1 West  
 of the Sixth Principal Meridian, Sedgwick County, Kansas, together with that  
 part of Government Lots 3 and 4 in said Northwest Quarter described as  
 follows: Beginning at the southeast corner of Sandcrest 3rd, an Addition to  
 Wichita, Sedgwick County, Kansas, said southeast corner also being on  
 the south line of the Southwest Quarter of said Northwest Quarter; thence  
 N00°06'38"W along the east line of Block C and along the east line of  
 Reserve "E" in said Sandcrest 3rd, 449.71 feet to the northeast corner of  
 said Reserve "E", said northeast corner also being a point on the south  
 right-of-way line of 26th St N as dedicated in said Sandcrest 3rd; thence  
 S75°15'50"E along the south right-of-way line of said 26th St N, 122.70  
 feet to the southeast corner of said 26th St N; thence N14°44'10"E along  
 the east line of said 26th St N and along the most southerly segment of  
 the east line of Reserve "E" in said Sandcrest 3rd, 258.95 feet to a  
 deflection corner in the east line of said Reserve "E"; thence N00°46'54"W  
 along the most northerly segment of the east line of said Reserve "E",  
 720.75 feet to the northeast corner of said Reserve "E", said northeast  
 corner also being a point on the south line of Reserve "J" as platted in  
 Sandcrest, an Addition to Wichita, Sedgwick County, Kansas; thence  
 N89°13'46"E along the south line of said Reserve "J", 1291.63 feet to the  
 southeast corner of said Reserve "J", said southeast corner also being the  
 southwest corner of Lot 31, Block B, in said Sandcrest; thence continuing  
 N89°13'46"E along the south line of said Lot 31, 90.46 feet to a deflection  
 corner in said south line; thence S63°56'40"E along the south line of said  
 Lot 31, 58.80 feet to the most southerly southeast corner of said Lot 31,  
 said most southerly southeast corner also being a point on the southwest  
 right-of-way line of Wavcrest Cir as dedicated in said Sandcrest; thence  
 southerly, southeasterly, and easterly along said southwest right-of-way  
 line, being a non-tangent curve to the left, through a central 102°25'55"  
 and a radius of 40.00 feet, an arc distance of 71.51 feet, (having a chord  
 length of 62.36 feet bearing S43°43'09"E), to the intersection with a  
 deflection corner in the west line of Reserve "J" as platted in said  
 Sandcrest; thence S00°38'02"E along a segment of the west line of said  
 Reserve "J", 156.43 feet to the most southerly southwest corner of said  
 Reserve "J"; thence S90°00'00"E along the south line of said Reserve "J",  
 52.00 feet to the southeast corner of said Reserve "J", said southeast  
 corner also being a point on the east line of said Northwest Quarter;  
 thence S00°38'02"E along the east line of said Northwest Quarter, 1177.26  
 feet to the southeast corner of said Northwest Quarter; thence  
 S89°53'22"W along the south line of said Northwest Quarter, 1718.38 feet to  
 the point of beginning, TOGETHER with all of Lot 31, Block B, in said  
 Sandcrest, TOGETHER with that part of said Wavcrest Cir and that part of  
 said Reserve "J" lying south of and abutting the following described line:  
 Beginning at the northeast corner of said Lot 31; thence N89°21'58"E along  
 prolongation of the north line of said Lot 31, 52.00 feet to a point on the  
 east line of said Reserve "J", and for a point of termination, and TOGETHER  
 with that part of said Reserve "J" described as follows: Commencing at  
 the northeast corner of Reserve "J" in said Sandcrest 3rd, said northeast  
 corner also being a point on the south line of said Reserve "J"; thence  
 N89°13'46"E along the south line of said Reserve "J", 376.49 feet for a  
 point of beginning; thence N26°11'32"E, 20.78 feet; thence N54°16'47"E,  
 75.00 feet; thence S50°22'17"E, 68.00 feet; thence S73°56'11"E, 60.00 feet  
 to a point on the south line of said Reserve "J"; thence S89°13'46"W along  
 the south line of said Reserve "J", 178.63 feet to the point of beginning.  
 Existing public easements, building setbacks,  
 access controls, and dedications, if any being  
 vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Northwest Quarter of  
 Section 2, Township 27 South, Range 1 West of  
 the Sixth Principal Meridian, Sedgwick County, Kansas.  
 Baughman Company, P.A.

This plat of "SANDCREST 4TH", an Addition  
 to Wichita, Sedgwick County, Kansas has been submitted to and approved  
 by the Wichita-Sedgwick County Metropolitan Area Planning Commission,  
 Wichita, Kansas.  
 Dated this 22 day of MARCH, 2018.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

Joseph A. Johnson, Chairman  
Dale Miller, Secretary

This plat approved and all dedications  
 shown hereon prepared by the City Council of the City of Wichita,  
 Kansas, this 22nd day of MARCH, 2018.

Jeff Longwell, Mayor, City of Wichita  
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005  
 on this 22nd day of MARCH, 2018.

Tricia L. Robello, PS #1246  
 Deputy County Surveyor  
 Sedgwick County, Kansas

Entered on transfer record this 06th  
 day of June, 2018.

Katy B. Arnold

State of Kansas) SS This is to certify that this plat has been  
 filed for record in the office of the Register of Deeds, this 6th day  
 of June, 2018 at 10:00 o'clock P.M. and is duly recorded.

Torie Buckingham, Register of Deeds  
Judy J. Popel, Deputy

**Michael G. Conroy**  
 Michael G. Conroy, Surveyor  
 License # 18-971

Know all men by these presents that we,  
 the undersigned, have caused the land in the surveys certificate to be  
 platted into Lots, Blocks, Streets, and Reserves to be known as  
 "SANDCREST 4TH", an Addition to Wichita, Sedgwick County, Kansas. The  
 utility easements are hereby granted as indicated for the construction and  
 maintenance of all public utilities. The drainage easements are hereby  
 granted as indicated for drainage purposes. The drainage and utility  
 easements are hereby granted as indicated for drainage purposes and for  
 the construction and maintenance of all public utilities. No signs, light poles, private drainage  
 systems, masonry trash enclosures or other structures shall be located  
 within public utility easements unless permitted by the Public Works  
 Department of the appropriate governing body. The streets are hereby  
 dedicated to and for the use of the public. Access controls shall be as  
 depicted on the face of the plat and are hereby granted to the City of  
 Wichita, Kansas. Reserves "A" and "D" are hereby reserved for open  
 space, landscaping, berms, lakes, parking, recreational water activities and  
 related appurtenances, boat docks and ramps, playgrounds, drainage  
 purposes, sidewalks, hike and bike trails, recreational areas, gazebos, and  
 utilities as confined to easements. Reserve "B" is hereby reserved for  
 open space, landscaping, berms, drainage purposes, streets as confined to  
 easement, and utilities as confined to easement. Reserve "C" is hereby  
 reserved for open space, landscaping, berms, drainage purposes, gazebos,  
 playground, sidewalks, pipelines as confined to easement, and utilities as  
 confined to easement. Reserves "A", "B", "C", and "D" shall be owned  
 and maintained by the homeowners' association for the addition. The  
 Minimum Building Pad Elevations for the lowest opening to the structures  
 shall be as indicated on the face of the plat.

**NOTE:**  
 No fences, trees, structures, or landscaping is permitted within the pipeline easement area. The owners of Lot 26, Block A, Lot 11, Block C, and Reserve "C" will need to seek approval for improvements crossing the pipeline easement with an encroachment agreement from each pipeline company. Encroachment Agreements shall be obtained from the pipeline companies with requirements. Upon acceptance and execution the Encroachment Agreement is to be recorded in the Office of the Sedgwick County Register of Deeds.

**NOTE:**  
 The 20 foot building setbacks approved for this plat are an approved adjustment from the Zoning Code due to specific construction and grading limitations. The approved adjustment shall not be construed as being applicable to subsequent plats.

**NOTE:**  
 A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain of established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

**CITY ENGINEER'S NOTE:**  
 The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all of times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be amply advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

Joy W. Russell, President of J. Russell Development and Management, Inc.  
Sandcrest, LLC, a Kansas limited liability company 1/1/18  
RSRWAP, LLC, a Kansas limited liability company

We, the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "SANDCREST 4TH", an Addition to Wichita, Sedgwick County, Kansas.  
 Emprise Bank

Lori J. Newell, SR. Vice President  
 LORI J. NEWELL 4/26/18

State of Kansas) SS The foregoing instrument acknowledged before me, this 22nd day of March, 2018, by Shane Buchanan, Surveyor of Emprise Bank, on behalf of the bank.

Karla S. Wildeman, Notary Public  
 My App'l. Exp. 2/28/20

State of Kansas) SS The foregoing instrument acknowledged before me, this 22nd day of March, 2018, by Joy W. Russell, President of J. Russell Development and Management, Inc., Manager of Sandcrest, LLC, a Kansas limited liability company, 1/1/18, and Shane Buchanan, a Kansas limited liability company, on behalf of the limited liability company.

Judith M. Terhune, Notary Public  
 My App'l. Exp. 11-7-21