

PW-ENGINEERING 1-71
Arceli Rosas
FOR YOUR FILES

SANDCREST 2ND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "SANDCREST 2ND", 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 and for the construction and maintenance of all public utilities. The street, drainage, and utility easements are hereby granted as indicated for street purposes, for drainage purposes, sidewalks, 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. The waterline easement is hereby granted as indicated for the construction and maintenance of a public waterline system and related appurtenances. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, berms, drainage purposes, entry monuments, streets as confined to easements. Reserves "B" and "C" are hereby reserved for open space, landscaping, berms, drainage purposes, entry monuments, waterlines as confined to easement, and utilities as confined to easements. Reserve "D" is hereby reserved for open space, landscaping, drainage purposes, entry monuments, utilities, waterlines as confined to easement, and streets. Reserve "E" is hereby reserved for open space, landscaping, berms, drainage purposes, entry monuments, and utilities as confined to easements. Reserve "F" is 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. Reserves "A", "B", "C", "D", "E" and "F" 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. All abutters rights of access shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas.

Sandcrest, LLC, a Kansas limited liability company f/k/a RSRNHP, LLC, a Kansas limited liability company

Jay W. Russell, President of J. Russell Development and Management, Inc.

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2017, by Jay W. Russell, President of J. Russell Development and Management, Inc., Manager of Sandcrest, LLC, a Kansas limited liability company, f/k/a RSRNHP, LLC, a Kansas limited liability company, on behalf of the limited liability company.

My App't. Exp. _____

This plat of "SANDCREST 2ND", an Addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

David W. Foster, Chairman
Dale Miller, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2017.

Jeff Langwell, Mayor
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2017.

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

Entered on transfer record this _____ day of _____, 2017.
Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day of _____, 2017 at _____ o'clock _____ M; and is duly recorded.

Tonya Buckingham, Register of Deeds
Judy J. Paget, Deputy

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) do hereby certify that we have surveyed and platted "SANDCREST 2ND", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as All of Reserves "D" and "E", Sandcrest, an Addition to Wichita, Sedgwick County, Kansas, TOGETHER with that part of Government Lot 4 in the Northwest Quarter of Section 2, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, and that part of the Southwest Quarter of said Northwest Quarter lying within and being coincident with the following described tract of land: Beginning at the southwest corner of said Reserve "E", then N89°13'06"E along the south line of said Reserve "E", 193.48 feet to the southeast corner of said Reserve "E", said southeast corner also being a point on the west line of said Reserve "D"; then southerly along a segment of the west line of said Reserve "D", being a non-tangent curve to the left, through a central angle of 09°32'21" and having a radius of 179.00 feet, an arc distance of 29.80 feet, (having a chord length of 29.77 feet bearing S03°59'16"W, to a deflection corner in said west line, then N89°13'06"E along a segment of the west line of said Reserve "D", 58.00 feet to the point of curvature of a non-tangent curve to the right in said west line, then northerly along said curve, through a central angle of 14°11'28" and having a radius of 121.00 feet, an arc distance of 29.97 feet, (having a chord length of 29.89 feet bearing N06°18'49"E), to a deflection corner in said west line; then N89°13'06"E along a segment of the west line of said Reserve "D", 43.10 feet to a deflection corner in said west line; then S35°56'22"E along a segment of the west line of said Reserve "D", 164.59 feet to a deflection corner in said west line; then S00°46'54"E along a segment of the west line of said Reserve "D", 207.18 feet to the southwest corner of said Reserve "D", said southwest corner also being the point of curvature of a non-tangent curve to the right in the south line of said Reserve "D"; then northerly, northeasterly, easterly, southeasterly, and southerly along said curve, through a central angle of 199°12'21" and having a radius of 50.00 feet, an arc distance of 173.84 feet, (having a chord length of 98.60 feet bearing S72°07'35"E), to a deflection corner in said south line; then S62°31'25"E along a segment of the south line of said Reserve "D", 102.53 feet to the southeast corner of said Reserve "D"; said southeast corner also being the southwest corner of Curtis St as dedicated in said Sandcrest; then N67°22'49"E along the south line of said Curtis St, 64.00 feet to the southeast corner of said Curtis St, said southeast corner also being the point of curvature of a non-tangent curve to the right in the west line of Reserve "J" in said Sandcrest; then southerly along said curve, through a central angle of 05°20'33" and having a radius of 282.00 feet, an arc distance of 26.30 feet, (having a chord length of 26.29 feet bearing S19°56'54"E), to the most westerly southwest corner of said Reserve "J"; then N89°12'12"E along a segment of the south line of said Reserve "J", 146.59 feet to a deflection corner in said south line; then S00°47'48"E along a segment of the south line of said Reserve "J", 134.80 feet to the most southerly southwest corner of said Reserve "J"; then N89°13'46"E along the south line of said Reserve "J", 258.82 feet; then S00°46'54"E, 720.75 feet; then S14°44'10"W, 258.95 feet; then N75°15'50"W, 122.70 feet; then S00°06'38"E, 449.77 feet to a point on the south line of said Northwest Quarter; then S89°53'22"W along the south line of said Northwest Quarter, 866.06 feet to a point 50.00 feet normally distant east of the west line of said Northwest Quarter as measured parallel with the west line of said Northwest Quarter; then N89°04'17"E parallel with the north line of said Northwest Quarter, 195.70 feet; then N00°46'54"W parallel with the west line of said Northwest Quarter, 531.90 feet; then N89°04'17"E parallel with the north line of said Northwest Quarter, 384.30 feet; then N00°46'54"W parallel with the west line of said Northwest Quarter, 400.00 feet; then S89°04'17"W parallel with the north line of said Northwest Quarter, 580.00 feet to a point 50.00 feet normally distant east of the west line of said Northwest Quarter; then N00°46'54"W parallel with the west line of said Northwest Quarter, 431.73 feet to the intersection with the westerly extension of the south line of Reserve "E" in said Sandcrest; then N89°13'06"E along said westerly extension, 10.00 feet to the point of beginning.

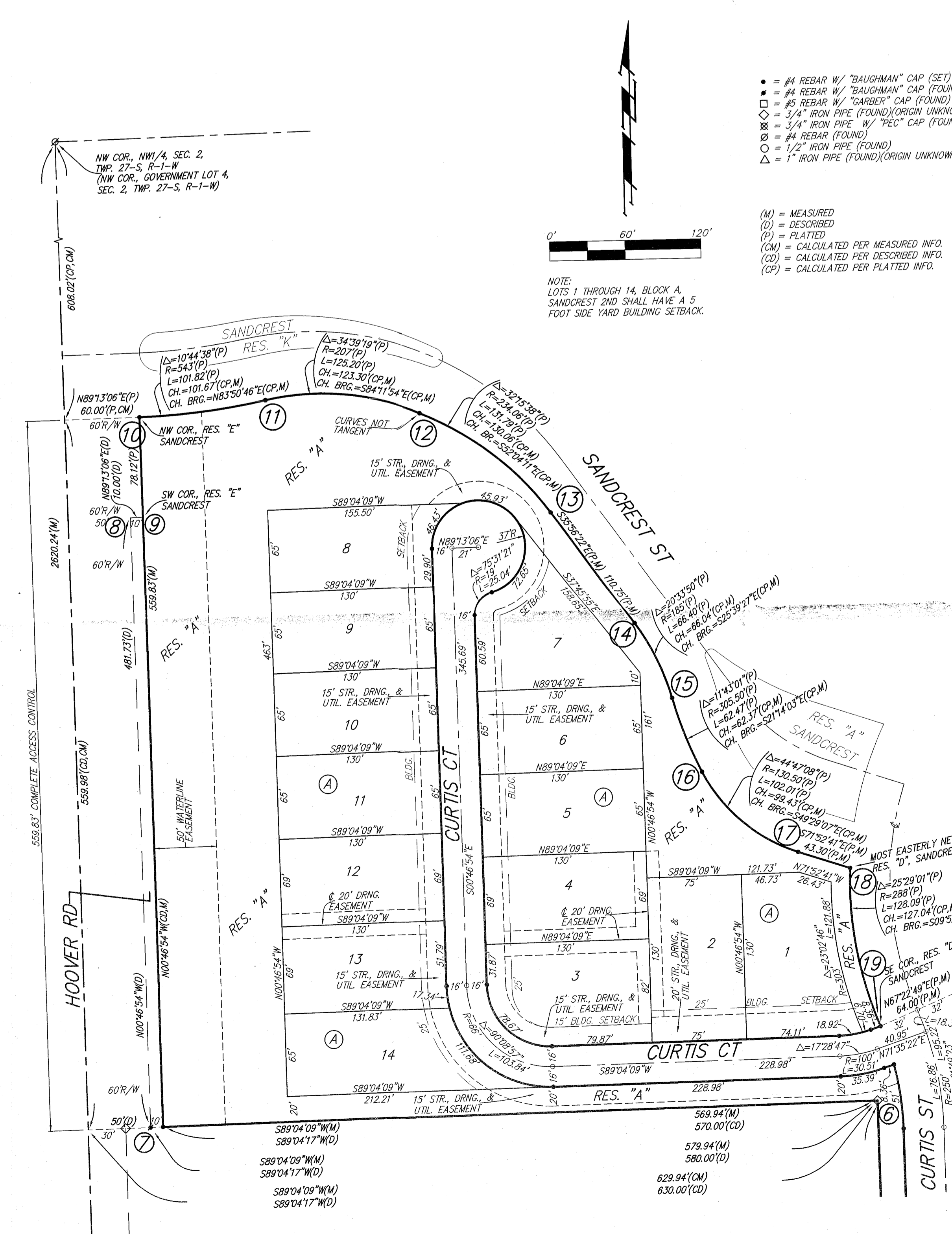
Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended. All being situated in the Northwest Quarter of Section 2, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Michael G. Conroy, Surveyor

We, the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "SANDCREST 2ND", an Addition to Wichita, Sedgwick County, Kansas. Emprise Bank

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2017, by _____ of Emprise Bank, on behalf of the bank.

My App't. Exp. _____



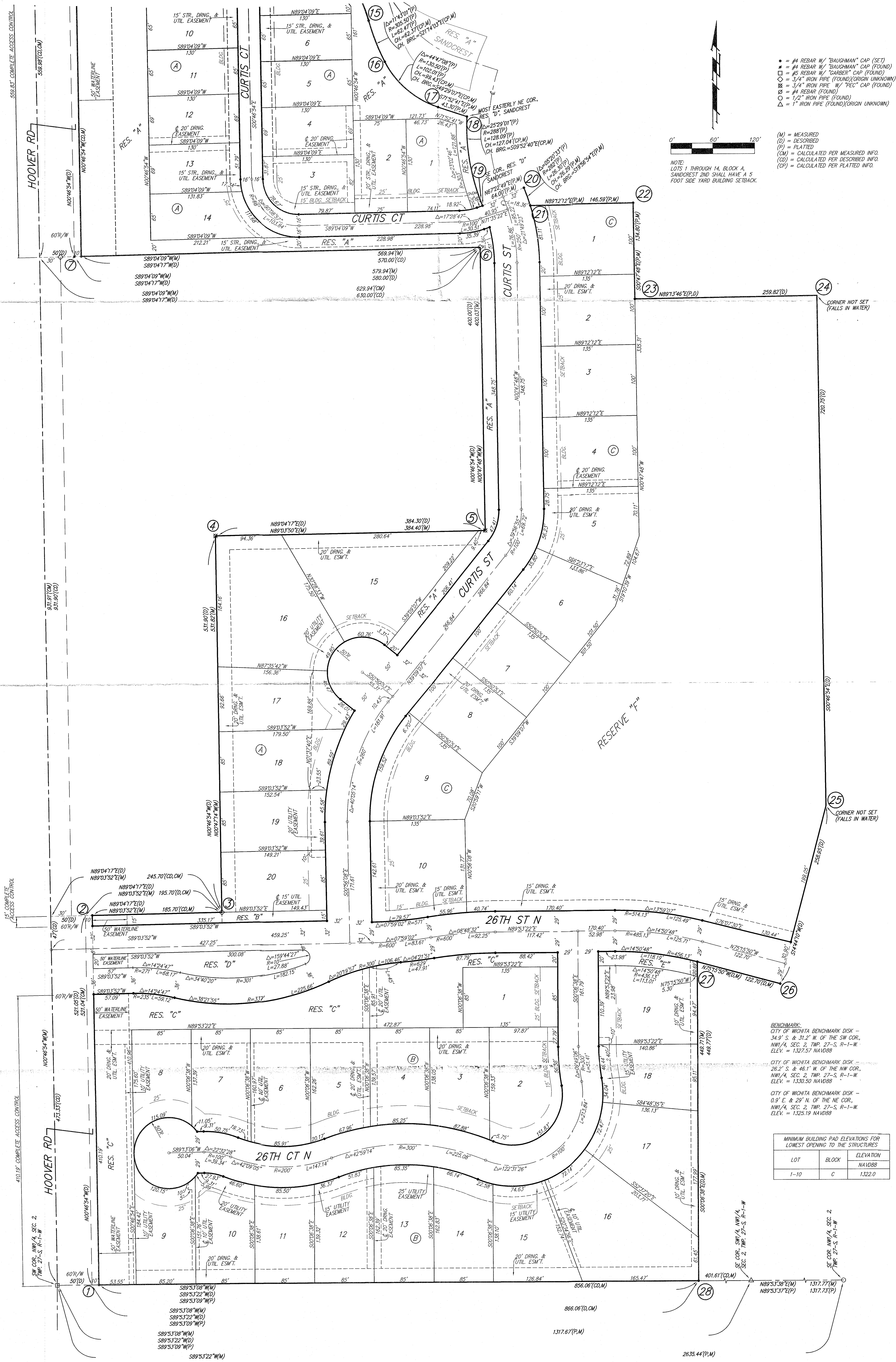
MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION
1-10	C	1322.0

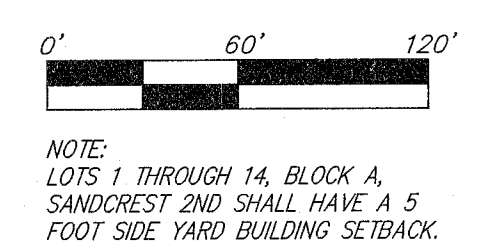
BAUGHMAN COMPANY, P.A.
315 E. 10th St., Wichita, KS 67211 P 316-262-7111 F 316-262-0149
www.baughmanpa.com

SANDCREST 2ND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SFT)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "GARBES" CAP (FOUND)
- = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- ⊗ = 3/4" IRON PIPE W/ "PEC" CAP (FOUND)
- ⊙ = #4 REBAR (FOUND)
- = 1/2" IRON PIPE (FOUND)
- △ = 1" IRON PIPE (FOUND) (ORIGIN UNKNOWN)



NOTE: LOTS 1 THROUGH 14, BLOCK A, SANDCREST 2ND SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.

(M) = MEASURED
 (D) = DESCRIBED
 (P) = PLATTED
 (CM) = CALCULATED PER MEASURED INFO.
 (CD) = CALCULATED PER DESCRIBED INFO.
 (CP) = CALCULATED PER PLATTED INFO.

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 -
 0.9' E. & 29' N. OF THE NE COR.
 NW 1/4, SEC. 2, TWP. 27-S, R-1-W.
 ELEV. = 1325.19 NAVD88

LOT	BLOCK	NAVD88 ELEVATION
1-10	C	1322.0

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	NAVD88 ELEVATION
1-10	C	1322.0

NOTE:
 A drainage plan has been developed for the plot and all drainage easements, rights-of-way, or reserves shall remain at established grade or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.