

FINAL PLAT
SANDCREST 3RD
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "SANDCREST 3RD", an Addition to Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as A replat of all of Lots 1, 15, 16, 17, 18, 19,
and 20, Block A, together with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,
12, 13, 14, 15, 16, 17, 18, and 19, Block B, together with all of Lot 1, 2,
3, 4, 5, 6, 7, 8, 9, 10, Block C, together with all of Reserves "B", "C", "D",
"E", and "F", together with all of 26th St N, 26th Ct N, and Curtis St, all
as platted and dedicated in Sandcrest 2nd, an Addition to Wichita,
Sedgwick County, Kansas, together with that part of Reserve "A" as
platted in said Sandcrest 2nd described as follows: Beginning at the most
southerly corner common to said Reserve "A" and Lot 1 in said Block A;
thence northerly along a lot line common to said Reserve "A" and Lot 1 in
said Block A, being a curve to the right, having a central angle of
23°02'46" and a radius of 303.00 feet, an arc distance of 121.88 feet,
(having a chord length of 121.06 feet bearing N10°50'14"W), to the
northeast corner of Lot 1 in said Block A; thence N54°56'29"E, 18.74 feet
to a corner of said Reserve "A"; said corner also being the intersection of
the south right-of-way line of Sandcrest St as dedicated in Sandcrest, an
Addition to Wichita, Sedgwick County, Kansas with the west right-of-way
line of Curtis St as dedicated in said Sandcrest; thence southerly along a
line of said Reserve "A", said line also being the west right-of-way line of
Curtis St as dedicated in said Sandcrest, being a non-tangent curve to the
left, having a central angle of 25°29'01" and a radius of 288.00 feet, an
arc distance of 128.09 feet, (having a chord length of 127.04 feet bearing
S09°52'40"E), to a corner of said Reserve "A"; said corner also being the
intersection of the west right-of-way line of Curtis St as dedicated in said
Sandcrest with the north right-of-way line of Curtis Ct as dedicated in
said Sandcrest 2nd; thence S71°35'22"W along a line of said Reserve "A",
said line also being the north right-of-way line of said Curtis Ct, 8.36 feet
to the point of curvature of a tangent curve to the right in said line of
said Reserve "A"; thence westerly along said curve, said curve also being
the north right-of-way line of said Curtis Ct, through a central angle of
04°34'17" and having a radius of 84.00 feet, an arc distance of 6.70 feet,
(having a chord length of 6.70 feet bearing S73°52'30"W), to the point of
beginning, together with that part of said Reserve "A" lying east of
and abutting the following described line: Commencing at the southwest
corner of Lot 1 in said Block A, said southwest corner also being a point
on the north right-of-way line of said Curtis Ct; thence S00°46'54"E along
the southerly prolongation of the west line of said Lot 1, 32.00 feet to a
point on the south right-of-way line of said Curtis Ct, and for a point of
beginning; thence continuing S00°46'54"E along the southerly prolongation
of the west line of said Lot 1, 20.00 feet to a point on a line of said
Reserve "A", and for a point of termination, and lying south of and
abutting the south right-of-way line of said Curtis Ct, together with that
part of Curtis Ct as dedicated in said Sandcrest 2nd lying east of and
abutting the following described line: Beginning at the southwest corner of
Lot 1 in said Block A, said southwest corner also being a point on the
north right-of-way line of said Curtis Ct; thence S00°46'54"E along the
southerly prolongation of the west line of said Lot 1, 32.00 feet to a point
on the south right-of-way line of said Curtis Ct, and for a point of
termination, together with that part of Curtis St as dedicated in said
Sandcrest described as follows: Beginning at the southwest corner of said
Curtis St, said southwest corner also being the northeast corner of Curtis
Ct as dedicated in said Sandcrest 2nd; thence northerly along the west
right-of-way line of said Curtis St, said west right-of-way line also being
a line of Reserve "A" in said Sandcrest 2nd, being a curve to the right,
through a central angle of 04°15'01" and having a radius of 288.00 feet, an
arc distance of 21.36 feet, (having a chord length of 21.36 feet bearing
N20°29'40"W); thence N71°37'50"E, 64.00 feet to a point on the east
right-of-way line of Curtis St as dedicated in said Sandcrest; thence
southerly along the east right-of-way line of said Curtis St, being a
non-tangent curve to the left, through a central angle of 04°15'01" and
having a radius of 224.00 feet, an arc distance of 16.62 feet, (having a
chord length of 16.61 feet bearing S20°29'40"E), to the southeast corner
of said Curtis St, said southeast corner also being the northeast corner of
Curtis St as dedicated in said Sandcrest 2nd; thence S67°22'49"W along
the south line of said Curtis St as dedicated in said Sandcrest, said south
line also being the north line of Curtis St as dedicated in said Sandcrest
2nd, 64.00 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.

Baughman Company, P.A.

_____, Surveyor
Michael G. Conrey

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 3RD", 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. 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. Reserves "A" and "G" are hereby reserved
for open space, landscaping, berms, drainage purposes, entry monuments,
streets as confined to easement and utilities 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", "F" and "G" 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

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

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) 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, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____

We, the undersigned holders of mortgages on the
above described property, do hereby consent to this plat of "SANDCREST 3RD",
an Addition to Wichita, Sedgwick County, Kansas.

Emprise Bank

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____, 2017, by _____,
of Emprise Bank, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

This plat of "SANDCREST 3RD", 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 _____ day of _____, 2017.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
David W. Foster

_____, Secretary
Dale Miller

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

_____, Mayor
Jeff Longwell

_____, City Clerk
Karen Sublett

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.

_____, County Clerk
Kelly B. Arnold

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.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Judy J. Paget

SANDCREST 3RD

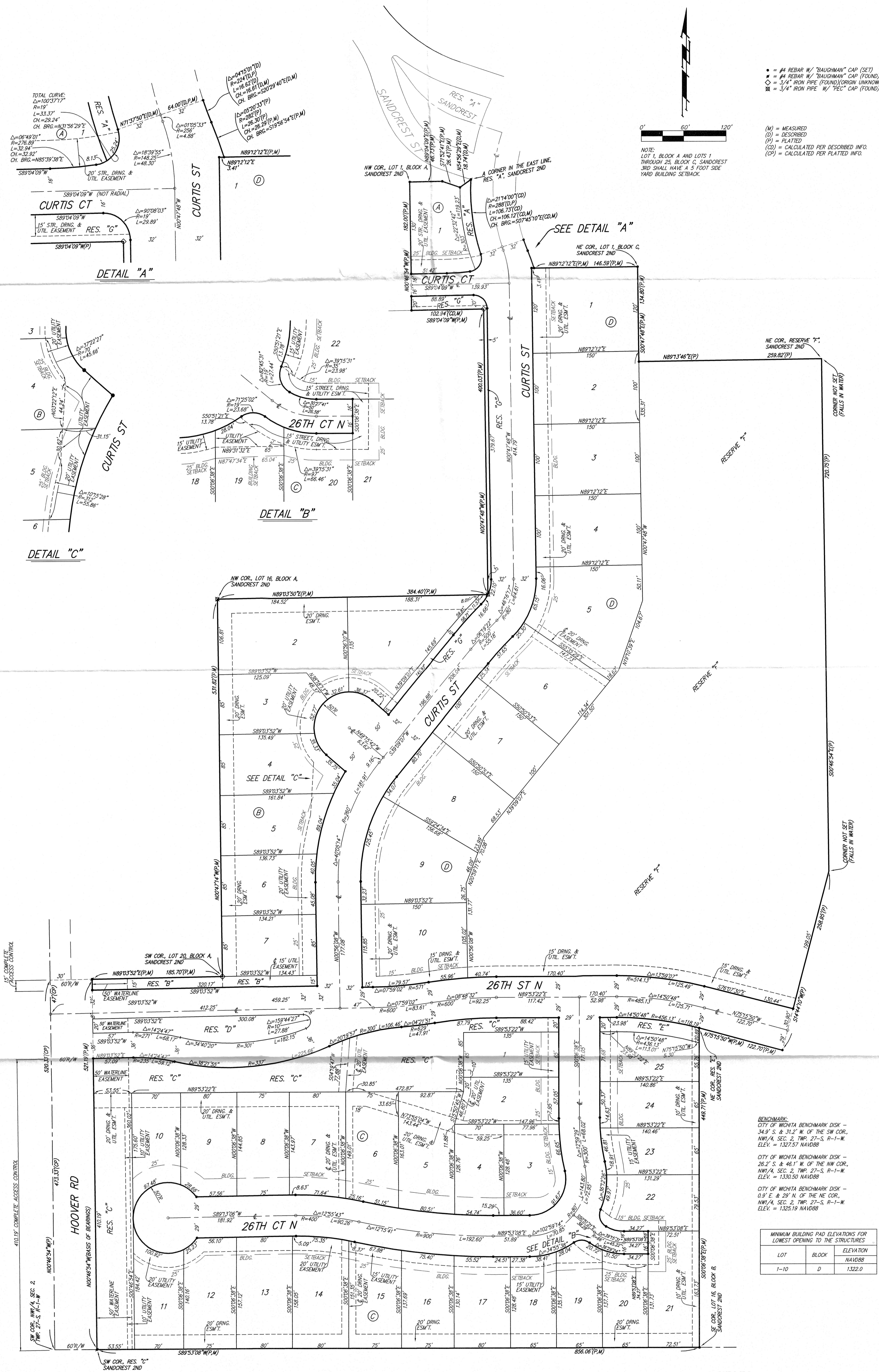
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Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-2721 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

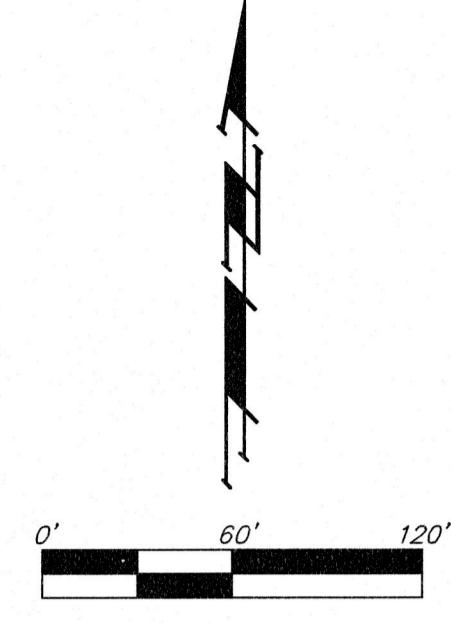
A:\Projects\Sandcrest 3rd Addition\17-06-4296\Plat\Drawings\Sandcrest 3rd - EdgRRK

SANDCREST 3RD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ◊ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ◊ = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- ⊗ = 3/4" IRON PIPE W/ "PEC" CAP (FOUND)



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

NOTE:
 LOT 1, BLOCK A AND LOTS 1 THROUGH 25, BLOCK C, SANDCREST 3RD SHALL HAVE A 3 FOOT SIDE YARD BUILDING SETBACK.

BENCHMARK:
 CITY OF WICHITA BENCHMARK DISK - 34.9' S. & 31.2' W. OF THE SW COR., NW/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/4, SEC. 2, TWP. 27-S, R-1-W. ELEV. = 1330.50 NAVD88
 CITY OF WICHITA BENCHMARK DISK - 03' E. & 39' N. OF THE NE COR., NW/4, SEC. 2, TWP. 27-S, R-1-W. ELEV. = 1325.19 NAVD88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1-10	D	1322.0