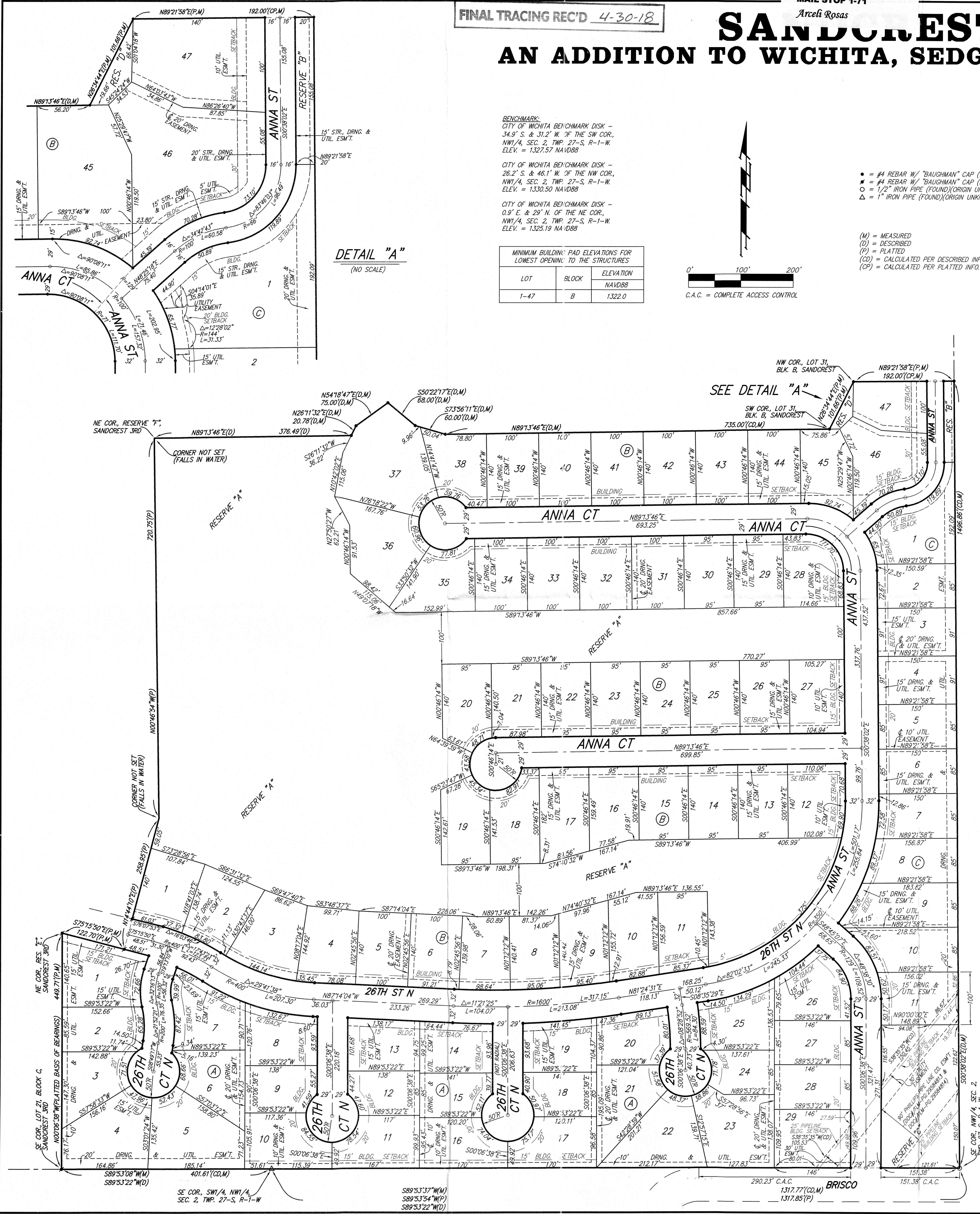


FINAL TRACING REC'D 4-30-18

Arcefi Rosas

# SANDCREST 4TH

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



DETAIL "A"  
(NO SCALE)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1-47	B	NAVD88 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  
(CD) = CALCULATED PER DESCRIBED INFO.  
(CP) = CALCULATED PER PLATTED INFO.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in and Sedgwick 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 "F" in said Sandcrest 3rd, 258.95 feet to a deflection corner in the east line of said Reserve "F"; thence N00°46'54"W along the most northerly segment of the east line of said Reserve "F", 720.75 feet to the northeast corner of said Reserve "F"; 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 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, 59.80 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 Wavecrest 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°23'55" 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 "I" as platted in said Sandcrest; thence S00°38'02"E along a segment of the west line of said Reserve "I", 156.43 feet to the most southerly southwest corner of said Reserve "I"; thence S90°00'00"E along the south line of said Reserve "I", 52.00 feet to the southeast corner of said Reserve "I"; 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, 1719.38 feet to the point of beginning, TOGETHER with all of Lot 31, Block B, in said Sandcrest, TOGETHER with that part of said Wavecrest Cir and that part of said Reserve "I" 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 "I"; and for a point of termination, and TOGETHER with that part of said Reserve "I" described as follows: Commencing at the northeast corner of Reserve "I" 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°18'47"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 \_\_\_\_\_ day of \_\_\_\_\_, 2018,  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chairman  
Joseph A. Johnson

\_\_\_\_\_, 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 \_\_\_\_\_, 2018.

\_\_\_\_\_, Mayor  
Jeff Langwell

\_\_\_\_\_, City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_, County Clerk  
Kelly 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Tanya Buckingham

\_\_\_\_\_, Deputy  
Judy J. Paget

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

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 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. 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 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.

Sandcrest, LLC, a Kansas limited liability company 1/4 RSRNHP, LLC, a Kansas limited liability company

NOTE: No fences, trees, structures, or landscaping is permitted within the pipeline easement area. The owners of Lot 29, 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 at 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. This 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 at 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 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 similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

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

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Jay W. Russell, President of J. Russell Development and Management, Inc., Manager of Sandcrest, LLC, a Kansas limited liability company, 1/4 RSRNHP, LLC, a Kansas limited liability company, on behalf of the limited liability company.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

**Baughman Company, P.A.**  
315 Ellis St. Wichita, KS 67211 P 316-262-1249 F 316-262-1049  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE