

S.C. ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D 1-14-20

CITY HALL - ENGINEERING
MAIL STOP 1-71

Arceli Rosas
FOR YOUR FILES

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 "S.C. ADDITION", Wichita, Sedgwick County, Kansas and that the
accompanying plat is a true and correct exhibit of the property surveyed,
described as and being a replat of all of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10,
11, 12, 13 and 14, Block A, Sandcrest 2nd, an Addition to Wichita,
Sedgwick County, Kansas, TOGETHER with that part of Curtis Ct. as
dedicated in said Sandcrest 2nd, lying generally west and northwest of
and abutting the west line of Curtis Ct. as dedicated in Sandcrest 3rd,
an Addition to Wichita, Sedgwick County, Kansas.

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.



Michael G. Conrey, P.S. #9771, Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, and Streets to be known as "S.C. ADDITION",
Wichita, Sedgwick County, Kansas. The utility easements are hereby
granted to the public as indicated for the construction and maintenance
of all public utilities. The drainage easements are hereby granted to
the public as indicated for drainage purposes. The street, drainage,
and utility easements are hereby granted to the public as indicated for
street purposes, for drainage purposes, and for the construction and
maintenance of all public utilities. No private drainage systems shall be
located within public drainage easements unless a Residential Drainage
Relief Permit is obtained from the City of Wichita Public Works &
Utilities Department. The streets are hereby dedicated to and for the
use of the public.

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., Manager

This plat of "S.C. ADDITION", 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 _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission

Charles A. Warren, Chair

Scott Knebel, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2020.

Brandon J. Whipple, Mayor,
City of Wichita

Karen Sublett, City Clerk

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this 13th day of January, 2020, 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.

LUNETTE A. JAUBER, Notary Public

My App't. Exp. 09-30-2022

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2020.

We, the undersigned holders of mortgages on the
above described property, do hereby consent to this plat of "S.C. ADDITION",
Wichita, Sedgwick County, Kansas.

Emprise Bank, Senior Vice President
Lori J. Newell, 01-13-2020

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 13th day of January, 2020, by Lori J. Newell,
Senior Vice President of Emprise Bank, on behalf of the bank.

LUNETTE A. JAUBER, Notary Public

My App't. Exp. 09-30-2022

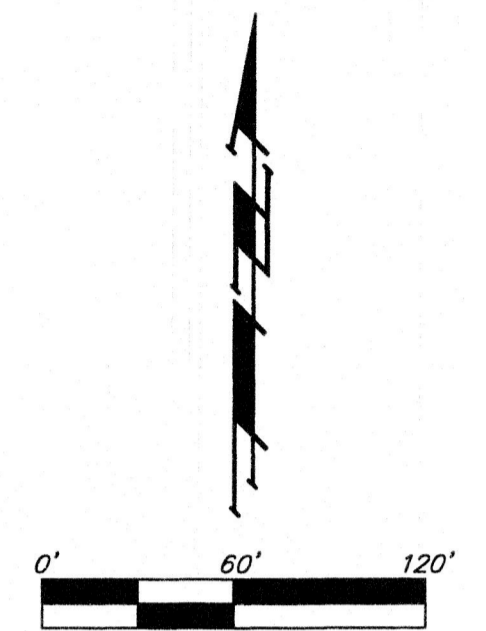
Entered on transfer record this _____ day
of _____, 2020.

Kelly B. Arnold, County Clerk

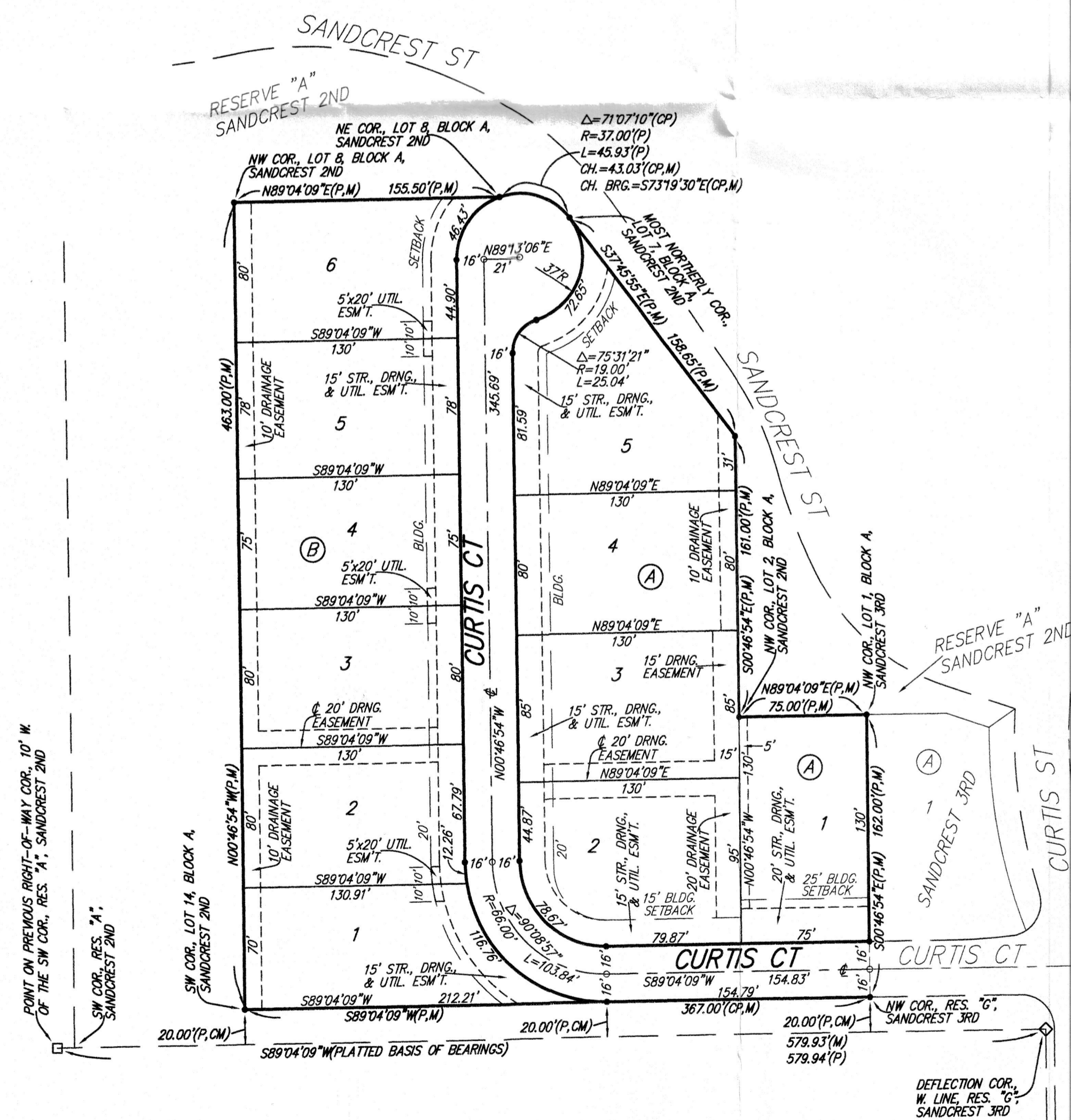
State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2020 at _____ o'clock _____ M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy



NOTE:
LOTS 1 THROUGH 5, BLOCK A, AND LOTS 1
THROUGH 5, BLOCK B, S.C. ADDITION SHALL
HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.



DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage
easements, rights-of-way, and reserves shall remain at established grades
(unless modified with the approval of the City Engineer) and shall be
unobstructed to allow for the conveyance of stormwater in accordance with the
Stormwater Manual. The maintenance of all drainageways and drainage facilities
in backyard drainage easements and reserves shall be the responsibility of the
property owner, and shall be enforced by the Homeowners' Association and be
provided for in the Homeowners' Association covenants. The property owner
shall provide a copy of the Individual Lot Grading Plan and the Individual Lot
Grading Plan Certificate pertaining to such owner's lot to any person installing a
lawn, landscaping, fencing, or other improvements or structures and require them
to maintain the grade levels shown on the Individual Lot Grading Plan Certificate.