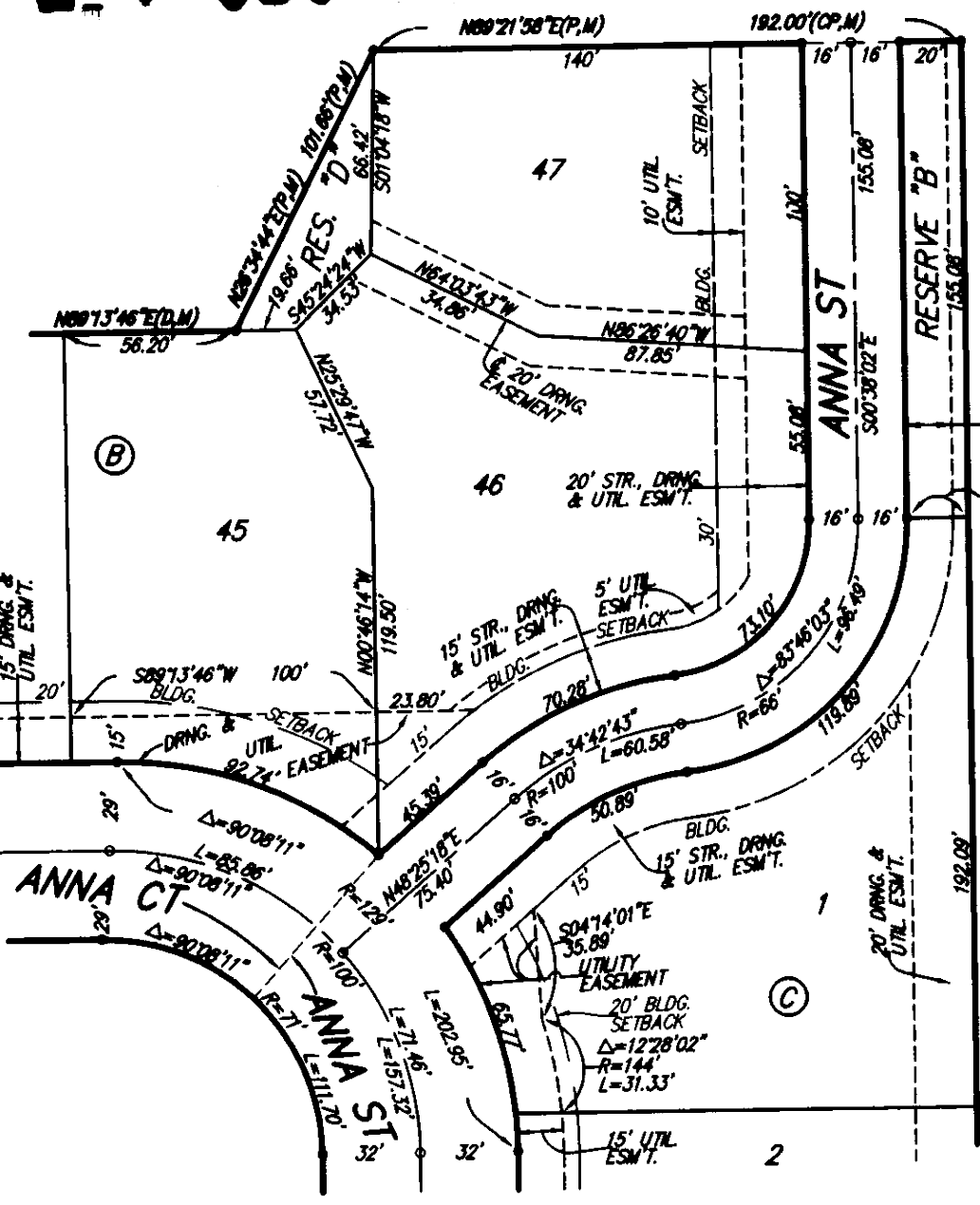




DETAIL "A"
(NO SCALE)

SANDCREST 4TH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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

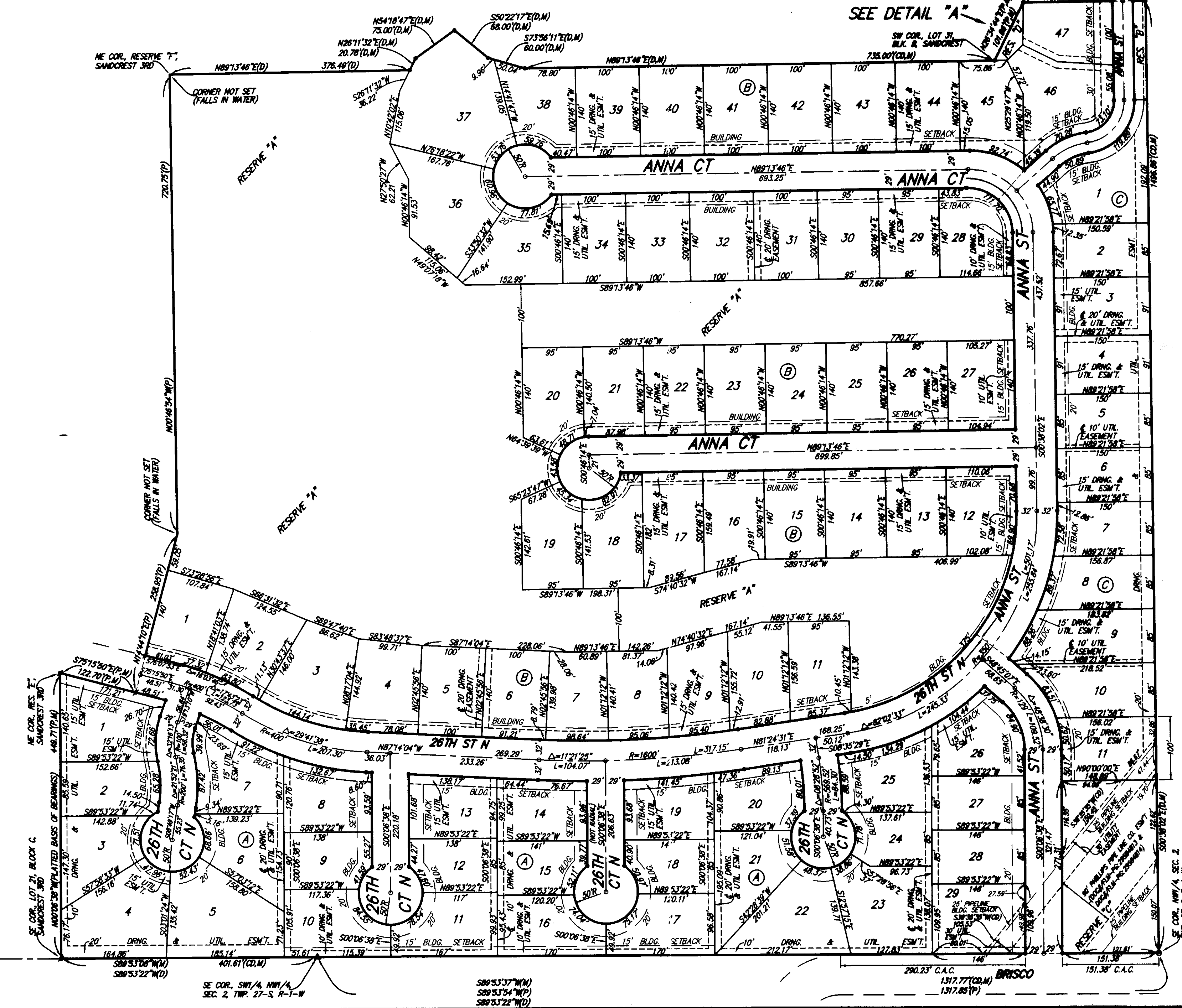
LOT	BLOCK	ELEVATION
1-47	B	1322.0

MINIMUM BUILDING: PAD ELEVATIONS FOR
LOWEST OPENING: TO THE STRUCTURES

• = #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)

(N) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED PER DESCRIBED INFO.
(CP) = CALCULATED PER PLATTED INFO.

C.A.C. = COMPLETE ACCESS CONTROL



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. 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 as 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.

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
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 "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 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 "F" as platted in said
Sandcrest; thence S00°38'02"E along a segment of the west line of said
Reserve "F"; 156.43 feet to the most southerly southwest corner of said
Reserve "F"; thence S80°00'00"E along the south line of said Reserve "F",
52.00 feet to the southeast corner of said Reserve "F"; 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 "F" 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 "F", and for a point of termination, and TOGETHER
with that part of said Reserve "F" described as follows: Commencing at
the northeast corner of Reserve "F" 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, 68.00 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.

Michael G. Conroy
Michael G. Conroy, 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, 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 I/A/O
RSRHH, LLC, a Kansas limited liability company

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

Sedgwick County Register of Deeds - Tonge Buckingham
Doc # P11m-Pg: 28775190
Recording Fee: \$32.00
Authorized: **Shirley Buckingham**
Date Recorded: 06/06/2018 02:21:49 PM
Recorder: 1

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 26 day of MARCH, 2018.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Joseph A. Johnson, Chairman
Dale Miller, Secretary
Dale Miller
Karen Sublett, City Clerk

This plat approved and all dedications
shown hereon prepared by the City Council of the City of Wichita,
Kansas, this 26 day of MARCH, 2018.

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

Reviewed in accordance with K.S.A. 58-2005
on this 27 day of MARCH, 2018.

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

Entered on transfer record this 27 day of June, 2018.

Kelly B. Arnold

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this 26 day
of June, 2018 at 10:20 o'clock P.M. and is duly recorded.

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

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
4/26/18

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this 26 day of June, 2018, by Michael G. Conroy,
Surveyor, of Emprise Bank, on behalf of the bank.

KARLA S. WILDEMAN, Notary Public
My App't. Exp. 2/28/20

JUDITH M. TERHUNE, Notary Public
My App't. Exp. 11-7-21

JUDITH M. TERHUNE, Notary Public
My App't. Exp. 11-7-21

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P316-262-7271 F316-262-0149
BACHMAN INCORPORATED | BACHMAN INCORPORATED | BACHMAN INCORPORATED | BACHMAN INCORPORATED | BACHMAN INCORPORATED

PC 270-1