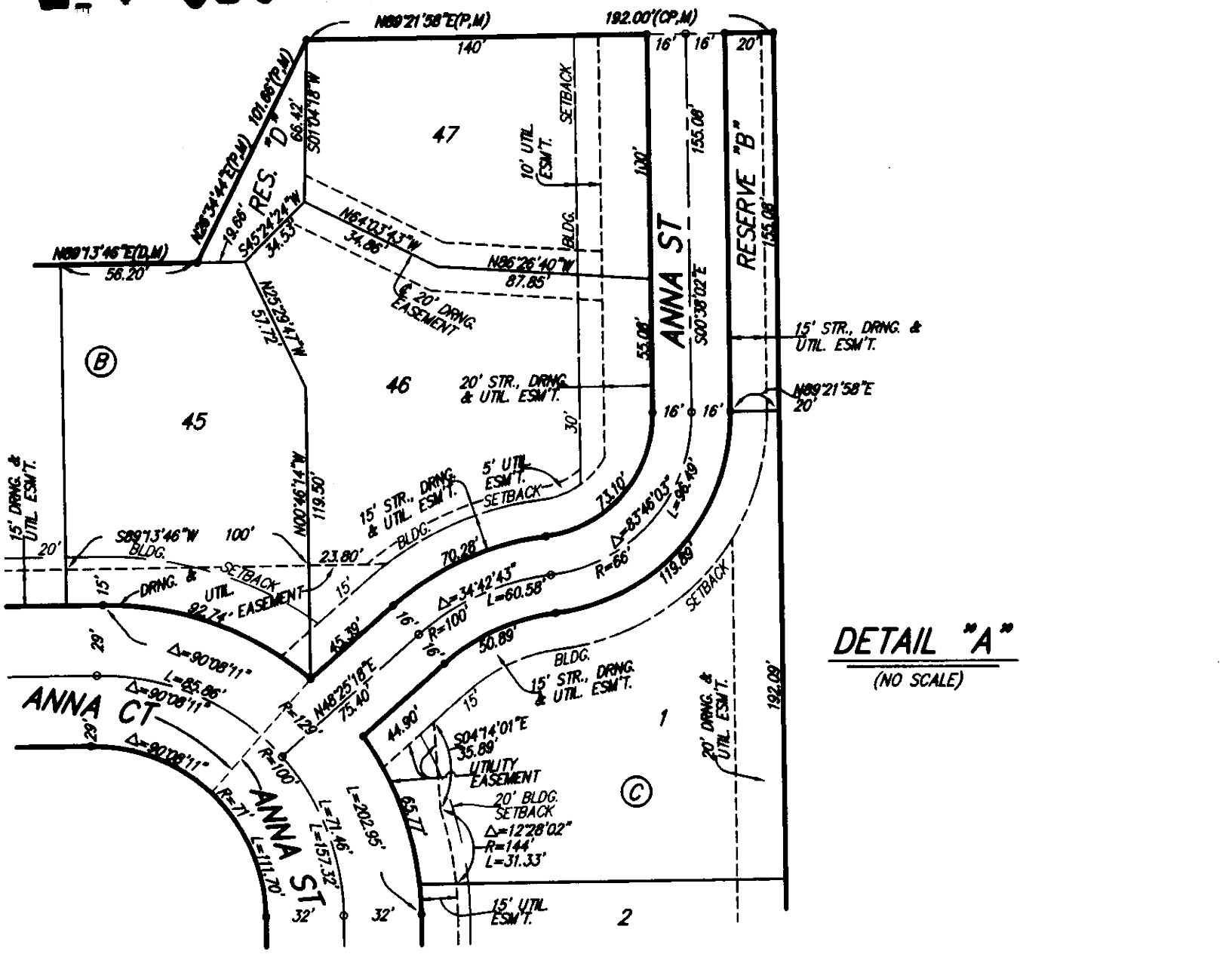


# SANDCREST 4TH

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Sedgwick County  
 Register of Deeds - Torie Buckingham  
 Doc. # 47111-10 Pg. 28775190  
 Record # 2088274  
 Pages Recorded: 1  
 Recording Fee: \$32.00  
 Author: Shane D. Baughman  
 Date Recorded: 06/06/2018 02:21:49 PM



**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

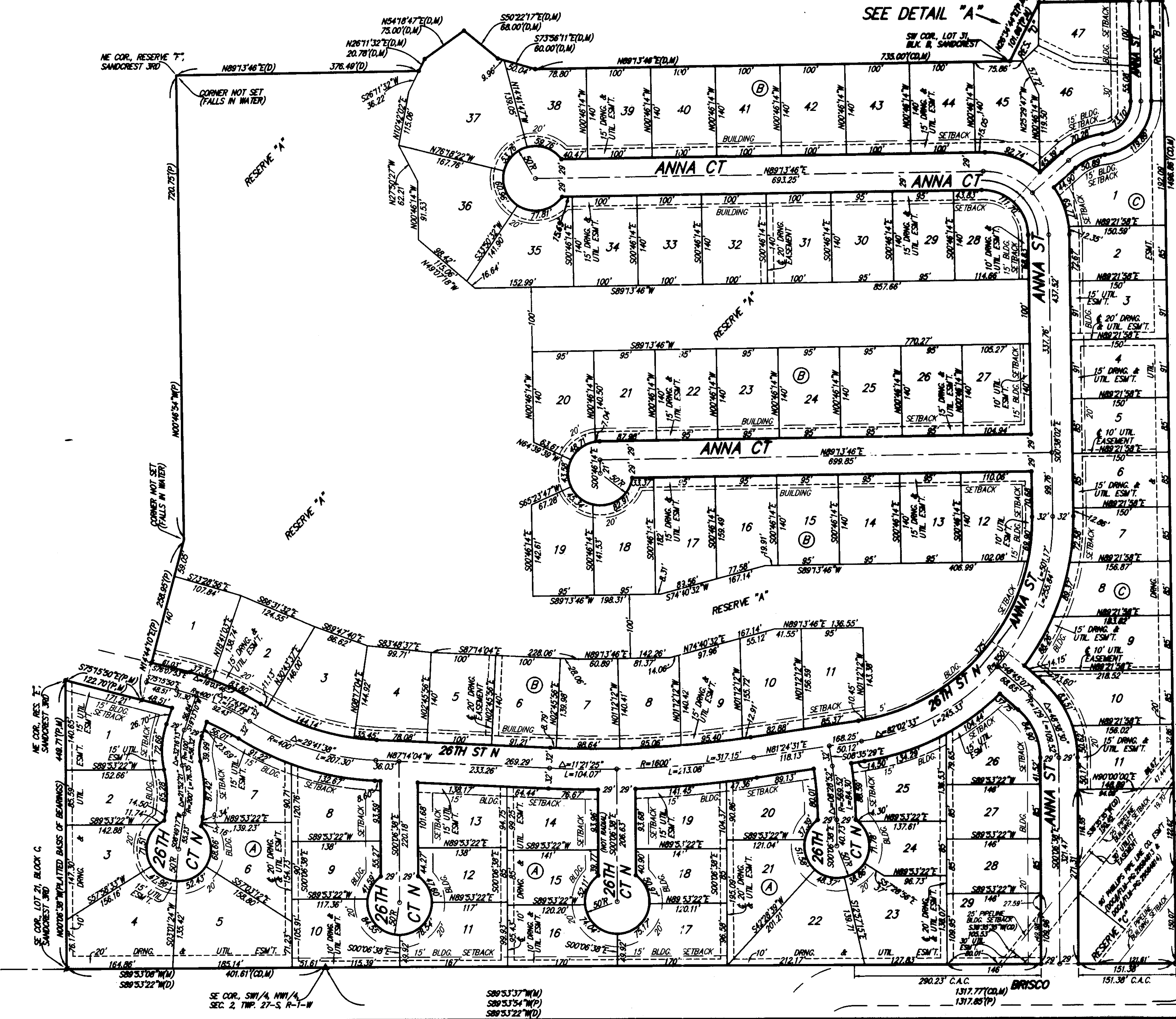
CITY OF WICHITA BENCHMARK DISK -  
 09' E. & 29' N. OF THE NE COR.  
 NW 1/4, SEC. 2, TWP. 27-S, R-1-W.  
 ELEV. = 1325.19 NAVD88

• = #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  
 (C) = CALCULATED PER DESCRIBED INFO.  
 (CP) = CALCULATED PER PLATTED INFO.

LOT	BLOCK	ELEVATION NAVD88
1-47	B	1322.0

C.A.C. = COMPLETE ACCESS CONTROL



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

Joseph A. Johnson, Chairman  
 Dale Miller, Secretary  
 Jeff Longwell, Mayor, City of Wichita  
 Karen Sublett, City Clerk

This plat approved and all dedications shown hereon prepared by the City Council of the City of Wichita, Kansas, this 22nd day of MARCH, 2018.

Revised in accordance with K.S.A. 58-2005 on this 22nd day of MARCH, 2018.

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

Entered on transfer record this 06th day of June, 2018.  
 Kaly 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 6th day of June, 2018 at 10:00 o'clock P.M. and is duly recorded.

Torie Buckingham, Register of Deeds  
 Judy J. Popel, Deputy

State of Kansas) SS 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 "E" in said Sandcrest 3rd, 258.85 feet to a deflection corner in the east line of said Reserve "E"; thence N00°46'54"W along the most northerly segment of the east line of said Reserve "E", 720.75 feet to the northeast corner of said Reserve "E", 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 "J" as platted in said Sandcrest; thence S00°38'02"E along a segment of the west line of said Reserve "J", 156.43 feet to the most southerly southwest corner of said Reserve "J"; thence S90°00'00"E along the south line of said Reserve "J", 52.00 feet to the southeast corner of said Reserve "J", 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 "J" 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 "J", and for a point of termination, and TOGETHER with that part of said Reserve "J" described as follows: Commencing at the northeast corner of Reserve "E" 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, 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.

**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. The approved adjustment shall not be construed as being applicable to subsequent plats.

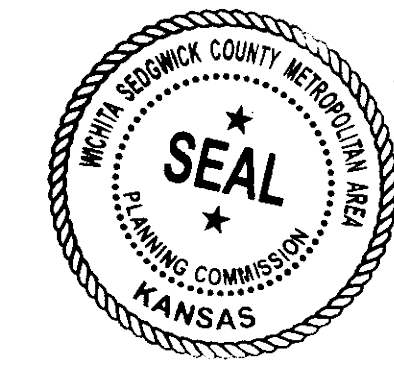
**NOTE:**  
 A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain as established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater in accordance with 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 amply advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

Sandcrest, LLC, a Kansas limited liability company 1/1/18  
 RSRWHP, LLC, a Kansas limited liability company

Michael G. Conroy, Surveyor  
 Michael G. Conroy

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



Joseph A. Johnson, Chairman  
 Dale Miller, Secretary

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

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

Kaly B. Arnold

Torie Buckingham, Register of Deeds  
 Judy J. Popel, Deputy

Lori J. Newell, SR. Vice President  
 Lori J. Newell

Karla S. Wildeman, Notary Public  
 Karla S. Wildeman

Judith M. Terhune, Notary Public  
 Judith M. Terhune

Baughman Company, P.A.  
 1315 Ellis St., Wichita, KS 67211 P 316-262-0149