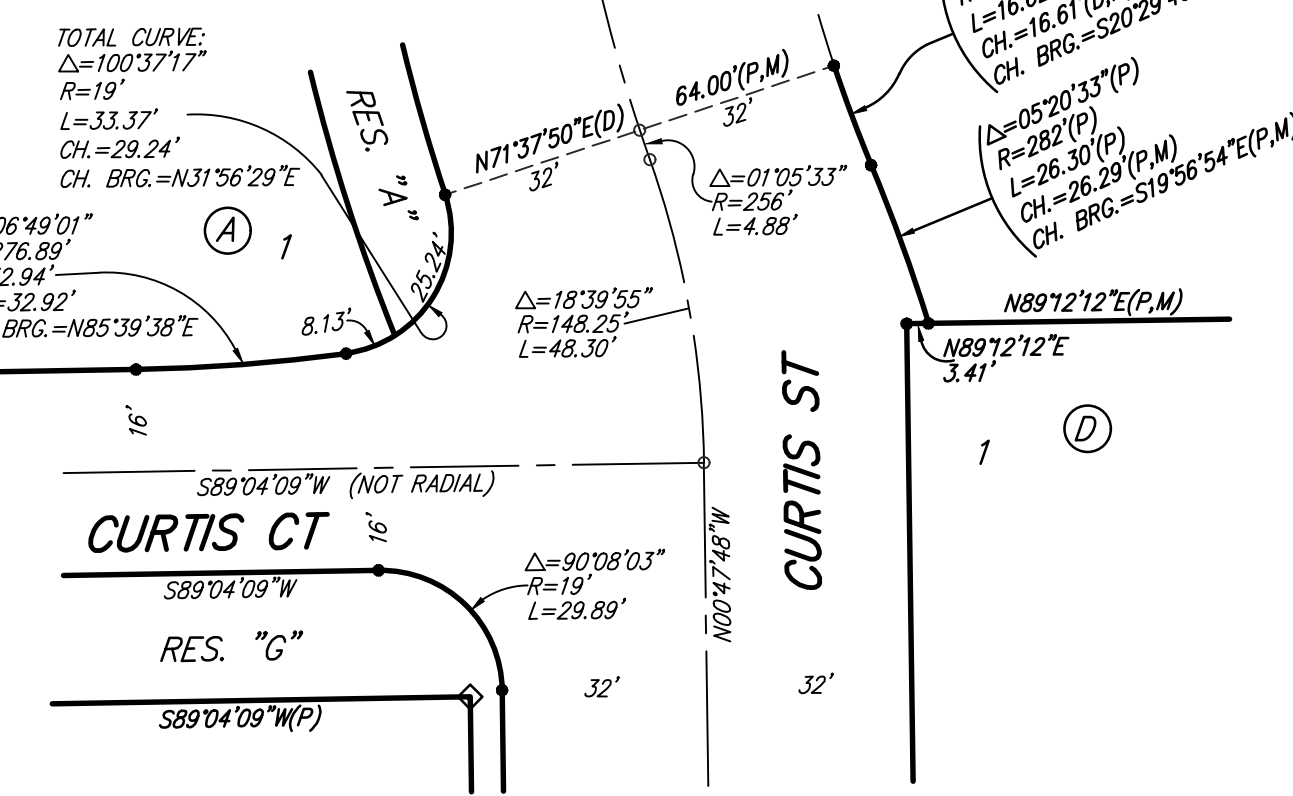
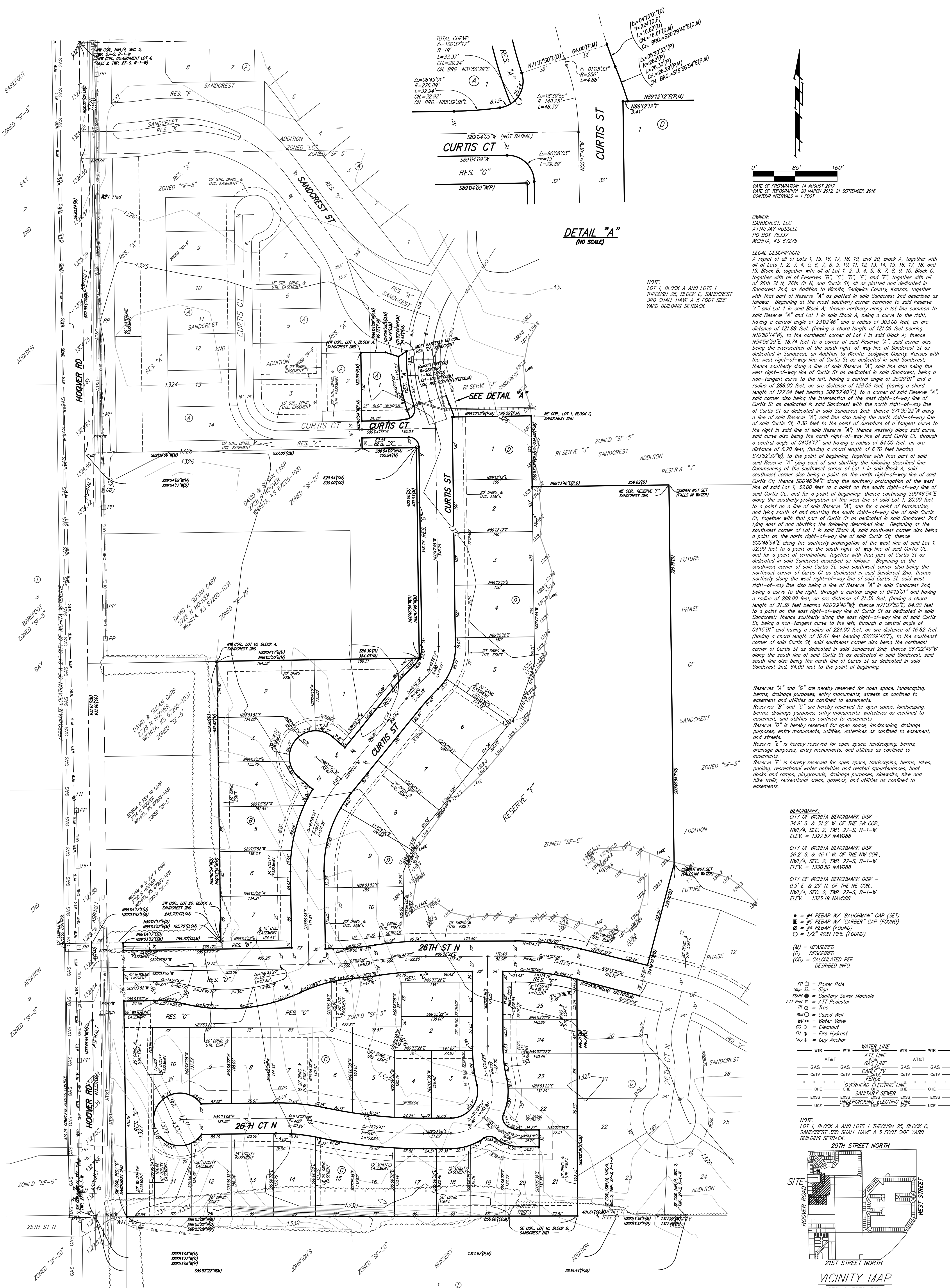


PRELIMINARY PLAT
SANDCREST 3RD
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



OWNER:
 SANDCREST, LLC
 ATTN: JAY RUSSELL
 PO BOX 75337
 WICHITA, KS 67275

LEGAL DESCRIPTION:
 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", "F", "G", "H", "I", "J", "K", "L", "M", and "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 230°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\"/>

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, 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.

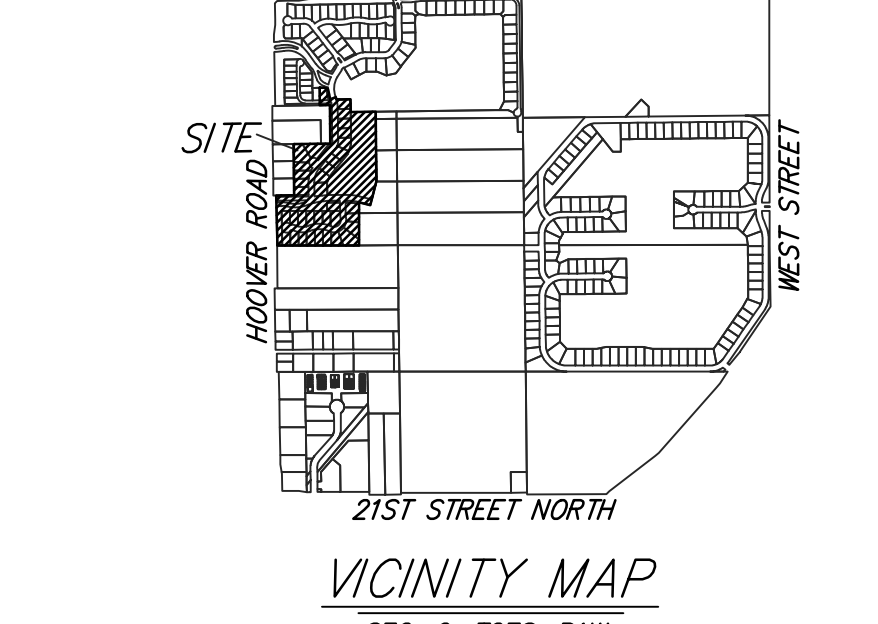
BENCHMARK:
 CITY OF WICHITA BENCHMARK DISK - 34.9' S. & 31.2' W. OF THE SW COR., NW1/4, SEC. 2, TWP. 27-S, R-1-W. ELEV. = 1327.57 NAVD88
 CITY OF WICHITA BENCHMARK DISK - 26.2' S. & 46.1' W. OF THE NW COR., NW1/4, SEC. 2, TWP. 27-S, R-1-W. ELEV. = 1330.50 NAVD88
 CITY OF WICHITA BENCHMARK DISK - 0.9' E. & 29' N. OF THE NE COR., NW1/4, SEC. 2, TWP. 27-S, R-1-W. ELEV. = 1325.19 NAVD88

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 ● = #5 REBAR W/ "CARBER" CAP (FOUND)
 ○ = #4 REBAR (FOUND)
 ○ = 1/2" IRON PIPE (FOUND)

(M) = MEASURED
 (D) = DESCRIBED
 (CD) = CALCULATED PER DESCRIBED INFO

PP □ = Power Pole
 Sign Δ = Sign
 SSMH ● = Sanitary Sewer Manhole
 ATT Ped ○ = ATT Pedestal
 TR ○ = Tree
 Well ○ = Cased Well
 WV = Water Valve
 CD ○ = Cleanout
 FR ● = Fire Hydrant
 Guy S = Guy Anchor

NOTE:
 LOT 1, BLOCK A AND LOTS 1 THROUGH 25, BLOCK C, SANDCREST 3RD SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.



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.

SANDCREST 3RD
 11 AUG 2017

Baughman Company, P.A.
 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

FINAL PLAT

SANDCREST 3RD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state 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 "C" 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 "D" are hereby reserved for open space, landscaping, berms, drainage purposes, entry monuments, waterlines as confined to easement, and utilities as confined to easements. 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

_____, (Title)

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

_____, 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 _____, 201____.
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.

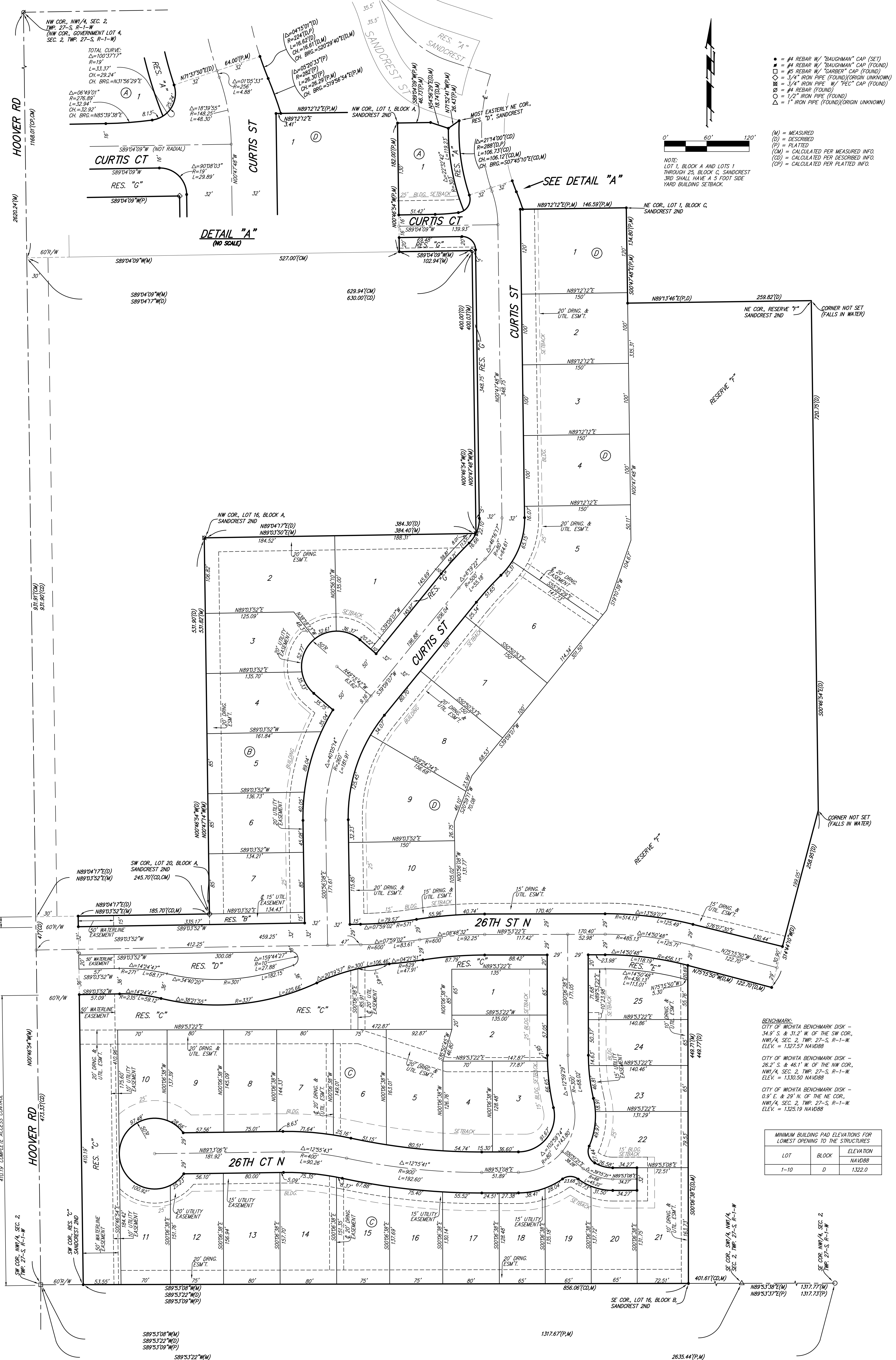
_____, County Clerk
Kelly B. Arnold

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

FINAL PLAT SANDCREST 3RD 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

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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
		NAVD88
1-10	D	1322.0

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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.