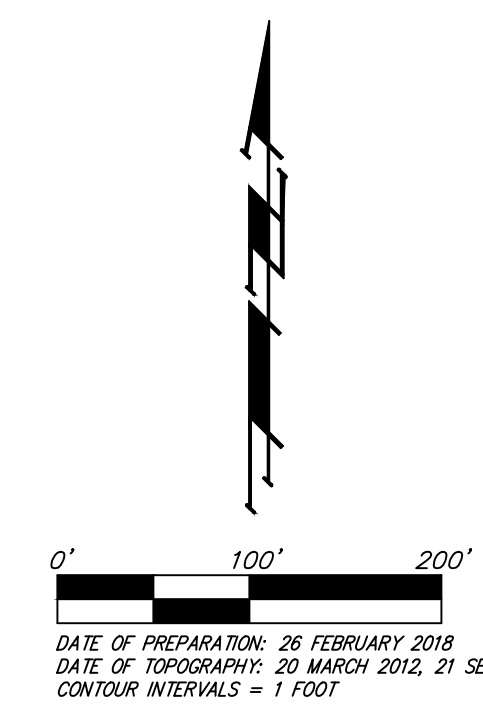


PRELIMINARY PLAT  
**SANDCREST 4TH**  
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 26 FEBRUARY 2018  
 DATE OF TOPOGRAPHY: 20 MARCH 2012, 21 SEPTEMBER 2016, 10 FEBRUARY 2018  
 CONTOUR INTERVALS = 1 FOOT

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

LEGAL DESCRIPTION:  
 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, 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 2nd, 258.95 feet to a deflection corner in the east line of said Reserve "F"; thence N00°48'54"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"; 1291.83 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, 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°29'55" 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 S30°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 C, 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 "J" 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°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.

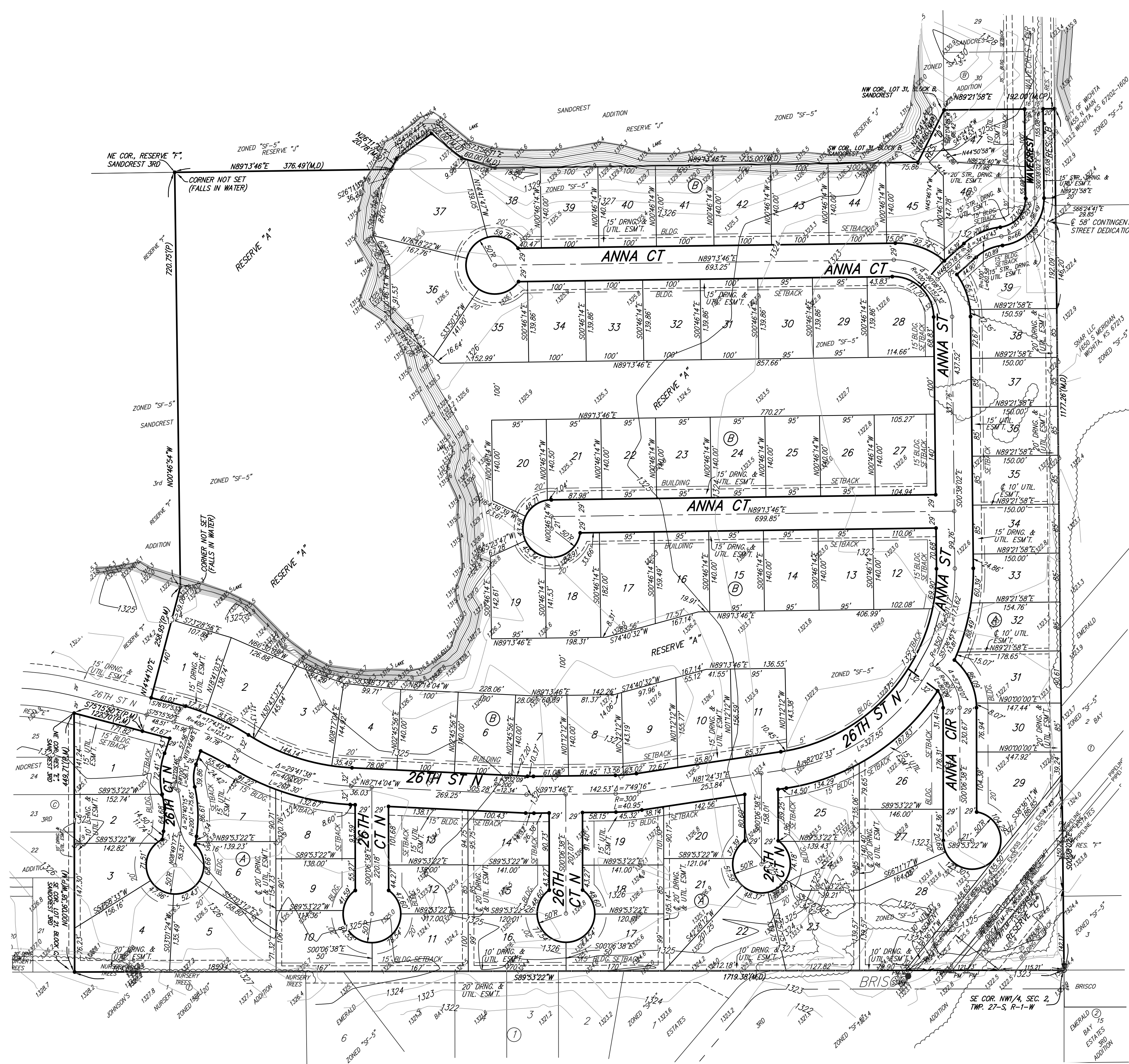
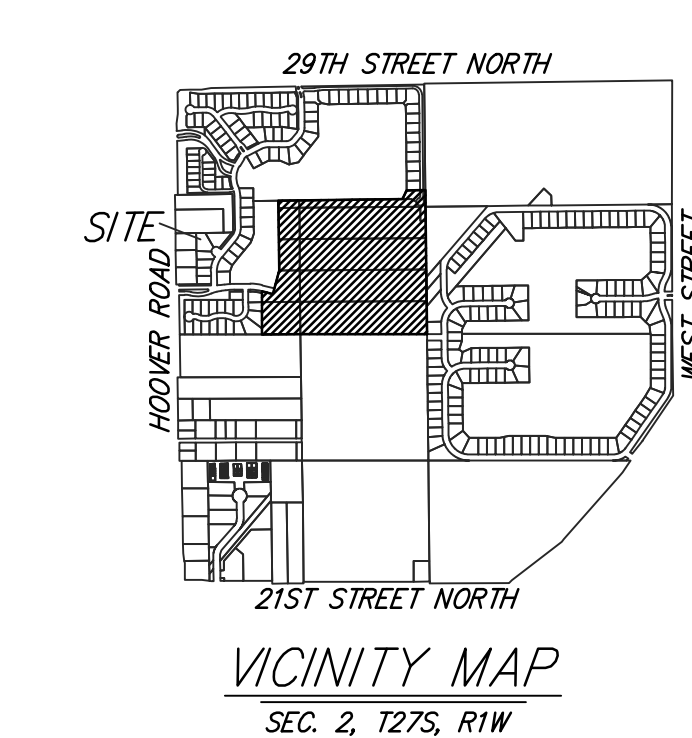
BENCHMARK:  
 CITY OF WICHITA BENCHMARK DISK - 34.9' S. & 31.2' W. OF THE SW COR., NW1/4, SEC. 2, TWP. 27-S, R-1-W. ELEV. = 1327.57 NAVD88  
 CITY OF WICHITA BENCHMARK DISK - 26.2' S. & 46.1' W. OF THE NW COR., NW1/4, SEC. 2, TWP. 27-S, R-1-W. ELEV. = 1330.50 NAVD88  
 CITY OF WICHITA BENCHMARK DISK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

Reserves "A" & "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 easements.  
 Reserve "C" is hereby reserved for open space, landscaping, berms, drainage purposes, sidewalks, pipelines as confined to easement, and utilities as confined to easements.

Legend:  
 PP = Power Pole  
 Sp = Sign  
 SSM = Sanitary Sewer Manhole  
 ATT Ped = ATT Pedestal  
 TR = Tree  
 CW = Cased Well  
 W = Water Tower  
 CO = Cleanout  
 FH = Fire Hydrant  
 GA = Guy Anchor

Legend:  
 WTR = WATER LINE  
 AT&T = ATT LINE  
 GAS = GAS LINE  
 CoTV = CoTV  
 FENCE  
 OHE = OVERHEAD ELECTRIC LINE  
 EXSS = EXPOSED SANITARY SEWER  
 UGE = UNDERGROUND ELECTRIC LINE

Legend:  
 (M) = MEASURED  
 (D) = DESCRIBED  
 (CO) = CALCULATED PER DESCRIBED INFO.  
 (CP) = CALCULATED PER PLAT  
 (P) = PLATTED



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 4TH**  
 26 February 2018

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

E:\Projects\Sandcrest 4th Addition\_18-01-P351\Plat Drawings\Sandcrest 4th\_P.dwg:RRK

# FINAL PLAT

## SANDCREST 4TH

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

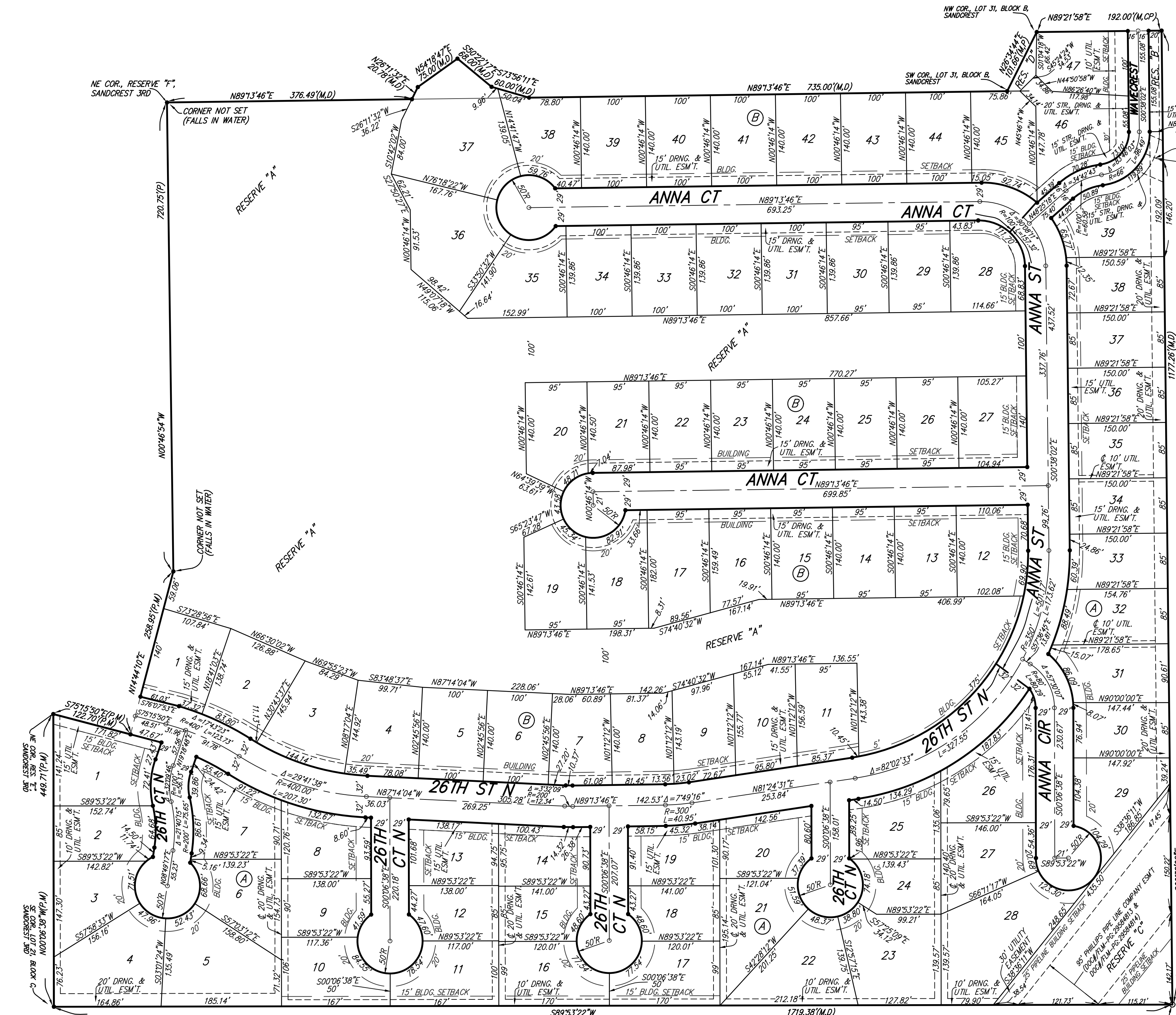
BENCHMARK:  
CITY OF WICHITA BENCHMARK DISK -  
34.9' S. & 31.2' W. OF THE SW COR.,  
NW1/4, SEC. 2, TWP. 27-S, R-1-W.  
ELEV. = 1327.57 NAVD88

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

| MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES |       |                  |
|--|-------|------------------|
| LOT  | BLOCK | ELEVATION NAVD88 |
| 1-47   | B     | 1,322.0          |

DATE OF PREPARATION: 26 FEBRUARY 2018



SE COR. NW1/4, SEC. 2,  
TWP. 27-S, R-1-W

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) do hereby certify that we have surveyed and  
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 in said Sandcrest 3rd, 449.71  
feet to the northeast corner of said Block C, 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, 122.20 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  
2nd, 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°59'40"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 Wavercrest  
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 "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 C, in said Sandcrest, TOGETHER with that part of said Wavercrest  
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 "J" 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°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.

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 contingent street  
dedication shall become effective in the event that the City of Wichita  
determines a need for the right-of-way for any street related purposes.  
This contingent street dedication shall be a covenant running with the  
land and shall be binding on all heirs and subsequent owners of all parts  
of said property covered by said dedication. The streets are hereby  
dedicated to and for the use of the public. Reserves "A" and "D" are  
hereby reserved for open space, landscaping, berms, lakes, parking,  
recreational water activities and related amenities, 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 easements. Reserve "C" is hereby reserved for open space,  
landscaping, berms, drainage purposes, sidewalks, pipelines as confined to  
easement, and utilities as confined to easements. 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  
RSRHP, LLC, a Kansas limited liability company

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

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

Joseph A. Johnson, Chairman  
Dale Miller, Secretary

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 Longwell, City of Wichita  
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.

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 \_\_\_\_\_, 2018 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy

State of Kansas) SS The foregoing instrument acknowledged before me,  
Sedgwick County) this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Joy W. Russell, President of  
J. Russell Development and Management, Inc., Manager of Sandcrest, LLC, a  
Kansas limited liability company; I/A/O RSRHP, 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 4TH",  
an Addition to Wichita, Sedgwick County, Kansas.  
Emprise Bank

\_\_\_\_\_, (Title)

State of Kansas) SS The foregoing instrument acknowledged before me,  
Sedgwick County) this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_,  
(Title) of Emprise Bank, on behalf of the bank.

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

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

NOTE:  
A drainage plan has been developed for the plot 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.

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.

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)  
○ = 1/2" IRON PIPE (FOUND)  
(M) = MEASURED  
(D) = DESCRIBED  
(P) = PLATTED  
(C) = CALCULATED PER DESCRIBED INFO.  
(CP) = CALCULATED PER PLATTED INFO.

**SANDCREST 4TH**  
26 February 2018

**Baughman Company, P.A.**  
Baughman  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
E:\Projects\Sandcrest 4th Addition\_18-01-P351\Plat Drawings\Sandcrest 4th P.dwg-RKR