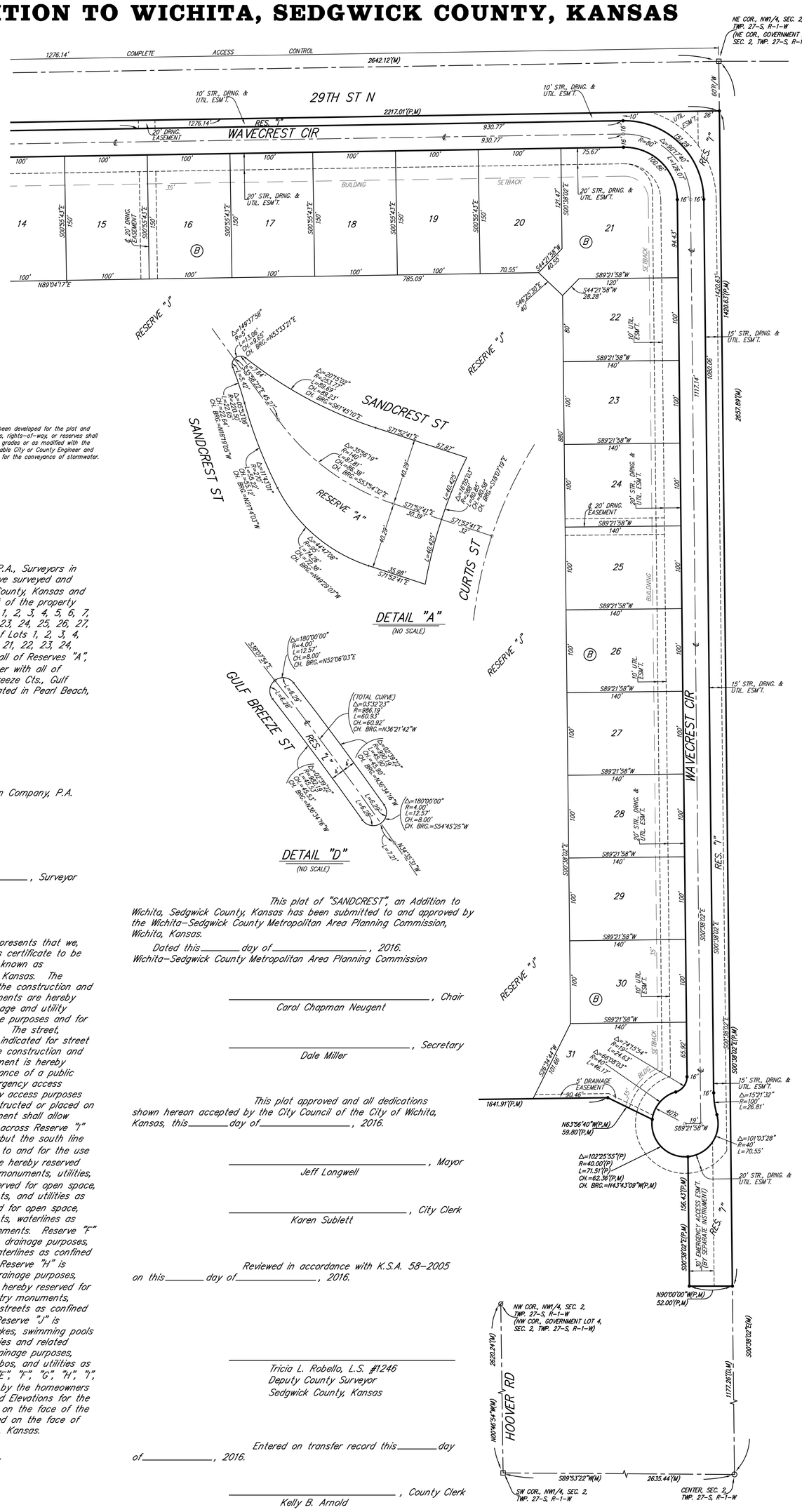
SANDCREST
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



0' 60' 120'

℄ = CENTERLINE
P.C. = POINT OF CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE

● = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = #5 REBAR W/ "CARRER" CAP (FOUND)
Ø = #4 REBAR (FOUND)
○ = 1/2" IRON PIPE (FOUND)

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

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1–31	B	1322.0

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

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.

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "SANDCREST", an Addition to 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 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, and 33, 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, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31, Block B, together with all of Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", and "K", together with all of Pearl Beach St., Curtis St., Gulf Breeze Cts., Gulf Breeze Cir., and Wavecrest Cir., all as platted and dedicated in Pearl Beach, 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.

_____, 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", 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. The waterline easement is hereby granted as indicated for the construction and maintenance of a public waterline system and related appurtenances. The emergency access easement is hereby granted as indicated for emergency access purposes and no fences or any other obstructions shall be constructed or placed on or within this easement. The emergency access easement shall allow emergency access to or from Wavecrest Cir. over and across Reserve "I" to or from the future street right–of–way that shall abut the south line of said Reserve "I". The streets are hereby dedicated to and for the use of the public. Reserves "A", "B", "C", "K", and "L" are hereby reserved for open space, landscaping, drainage purposes, entry monuments, utilities, and streets. Reserve "D", "G", and "M" are hereby reserved for open space, landscaping, berms, drainage purposes, entry monuments, and utilities as confined to easements. Reserve "E" is hereby reserved for open space, landscaping, berms, drainage purposes, entry monuments, waterlines as confined to easement, and utilities as confined to easements. Reserve "F" is hereby reserved for open space, landscaping, berms, drainage purposes, entry monuments, streets as confined to easement, waterlines as confined to easement, and utilities as confined to easements. Reserve "H" is hereby reserved for open space, landscaping, berms, drainage purposes, and utilities as confined to easements. Reserve "I" is hereby reserved for open space, landscaping, berms, drainage purposes, entry monuments, emergency access purposes as confined to easement, streets as confined to easement, and utilities as confined to easement. Reserve "J" is hereby reserved for open space, landscaping, berms, lakes, swimming pools and related facilities, 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", "G", "H", "I", "J", "K", "L", and "M" 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.

RSRNHP, LLC,
a Kansas limited liability company

_____, Agent
Jay W. Russell, President
of J Russell Development
and Management Inc

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this_____day of_____, 2016, by Jay W. Russell, President of J Russell Development and Management Inc, Agent for RSRNHP, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp._____

This plat of "SANDCREST", 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_____, 2016.
Wichita–Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Carol Chapman Neugent

_____, 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_____, 2016.

_____, Mayor
Jeff Longwell

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58–2005 on this_____day of_____, 2016.

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

Entered on transfer record this_____day of_____, 2016.

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2016 at_____o'clock___M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Judy J. Paget

SANDCREST

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