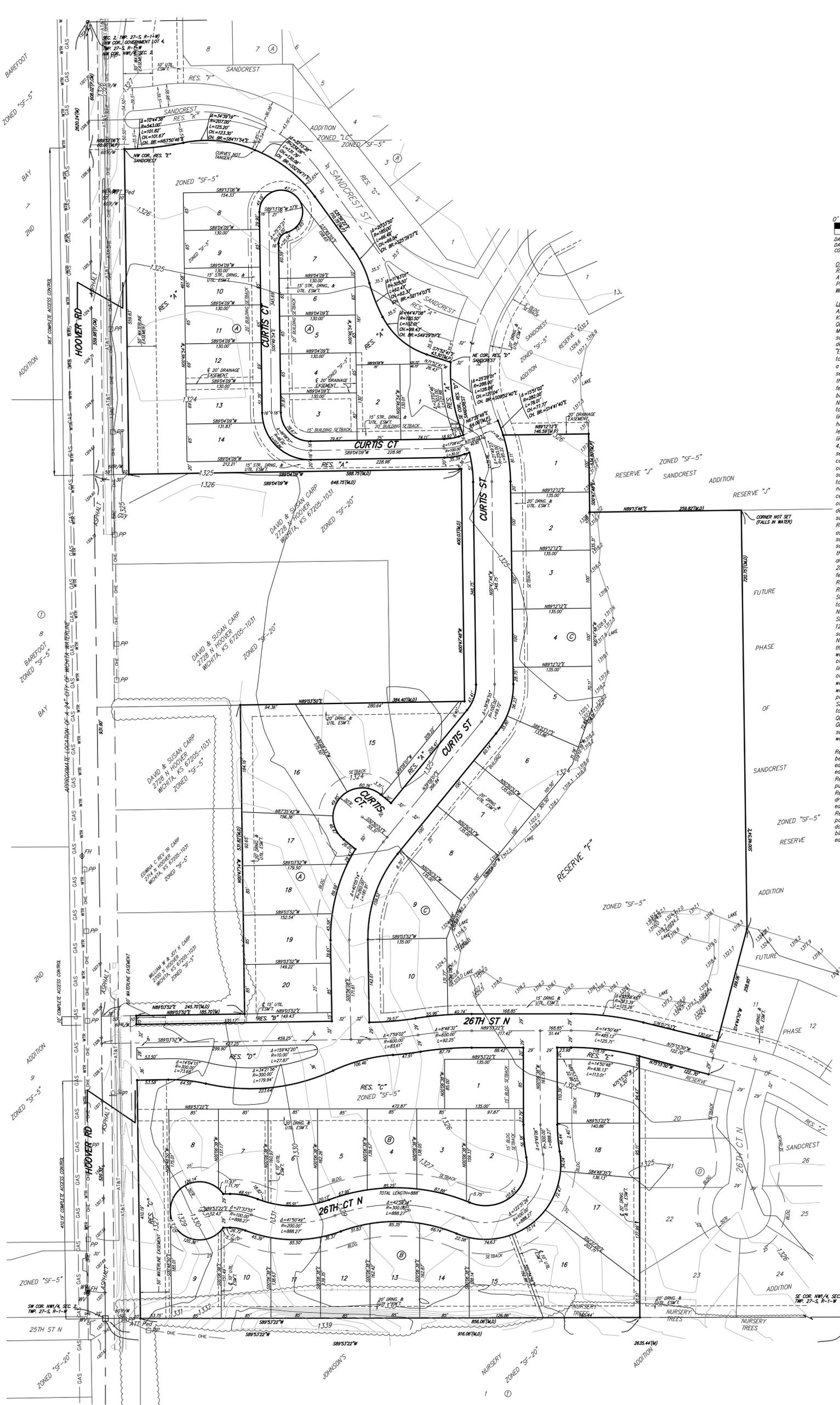


PRELIMINARY PLAT  
**SANDCREST 2ND**  
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 24 OCTOBER 2016  
 DATE OF TOPOGRAPHY: 20 MARCH 2012, 21 SEPTEMBER 2016  
 CONTOUR INTERVALS = 1 FOOT

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

**LEGAL DESCRIPTION:**  
 All of Reserves "D" and "E", Sandcrest, an Addition to Wichita, Sedgwick County, Kansas, TOGETHER with that part of Government Lot 4 in the Northwest Quarter of Section 2, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, and that part of the Southwest Quarter of said Northwest Quarter lying within and being coincident with the following described tract of land: Beginning at the southwest corner of said Reserve "E"; thence N89°13'06"E, along the south line of said Reserve "E", 193.48 feet to the southeast corner of said Reserve "E"; said southeast corner also being a point on the west line of said Reserve "D"; thence southerly along a segment of the west line of said Reserve "D", being a non-tangent curve to the left, through a central angle of 09°32'21" and having a radius of 179.00 feet, an arc distance of 29.80 feet, (having a chord length of 29.77 feet bearing S03°59'16"W), to a deflection corner in said west line; thence N89°13'06"E along a segment of the west line of said Reserve "D", 38.00 feet to the point of curvature of a non-tangent curve to the right in said west line; thence northerly along said curve, through a central angle of 141°1'28" and having a radius of 121.00 feet, an arc distance of 29.97 feet, (having a chord length of 29.89 feet bearing N08°18'49"E), to a deflection corner in said west line; thence N89°13'06"E along a segment of the west line of said Reserve "D", 43.10 feet to a deflection corner in said west line; thence S35°56'22"E along a segment of the west line of said Reserve "D", 164.59 feet to a deflection corner in said west line; thence S00°46'54"E along a segment of the west line of said Reserve "D", 207.18 feet to the southwest corner of said Reserve "D"; said southwest corner also being the point of curvature of a non-tangent curve to the right in the south line of said Reserve "D"; thence northerly, easterly, southeasterly, and southerly along said curve, through a central angle of 199°12'21" and having a radius of 50.00 feet, an arc distance of 173.84 feet, (having a chord length of 98.60 feet bearing S72°07'35"E), to a deflection corner in said south line; thence S62°31'25"E along a segment of the south line of said Reserve "D", 102.53 feet to the southeast corner of said Reserve "D"; said southeast corner also being the southwest corner of Curtis St as dedicated in said Sandcrest; thence N67°22'49"E along the south line of said Curtis St, 64.00 feet to the southeast corner of said Curtis St; said southeast corner also being the point of curvature of a non-tangent curve to the right in the west line of Reserve "J" in said Sandcrest; thence southerly along said curve, through a central angle of 05°20'33" and having a radius of 282.00 feet, an arc distance of 26.30 feet, (having a chord length of 26.29 feet bearing S19°56'54"E), to the most westerly southwest corner of said Reserve "J"; thence N89°12'12"E along a segment of the south line of said Reserve "J", 146.59 feet to a deflection corner in said south line; thence S00°46'54"E along a segment of the south line of said Reserve "J", 134.80 feet to the most southerly southwest corner of said Reserve "J"; thence N89°13'46"E along the south line of said Reserve "J", 259.82 feet; thence S00°46'54"E, 720.75 feet; thence S14°44'10"W, 258.95 feet; thence N75°15'50"W, 122.70 feet; thence S00°06'38"E, 449.77 feet to a point on the south line of said Northwest Quarter; thence S89°53'22"W along the south line of said Northwest Quarter, 868.06 feet to a point 50.00 feet normally distant east of the west line of said Northwest Quarter; thence N00°46'54"W parallel with the west line of said Northwest Quarter, 531.90 feet; thence N89°04'17"E parallel with the north line of said Northwest Quarter, 384.30 feet; thence N00°46'54"W parallel with the west line of said Northwest Quarter, 400.00 feet; thence S89°04'17"W parallel with the north line of said Northwest Quarter, 580.00 feet to a point 50.00 feet normally distant east of the west line of said Northwest Quarter; thence N00°46'54"W parallel with the west line of said Northwest Quarter, 481.73 feet to the intersection with the westerly extension of the south line of Reserve "E" in said Sandcrest; thence N89°13'06"E along said westerly extension, 10.00 feet to the point of beginning.

Reserves "A", "B", & "C" are 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 "D" is hereby reserved for open space, landscaping, drainage purposes, entry monuments, utilities, and streets.  
 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.

**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 □ = Sign  
 SSM □ = Sanitary Sewer Manhole  
 ATT Ped □ = ATT Pedestal  
 TR □ = Tree  
 Well □ = Cased Well  
 WV □ = Water Valve  
 CD □ = Cleanout  
 FH □ = Fire Hydrant  
 Guy □ = Guy Anchor

WTR = WATER LINE  
 AT&T = ATT LINE  
 GAS = GAS LINE  
 CABLE TV = CABLE TV  
 COV = COV  
 CHE = OVERHEAD ELECTRIC LINE  
 EXSS = SANITARY SEWER  
 UGE = UNDERGROUND ELECTRIC LINE

**NOTE:**  
 LOTS 1 THROUGH 14, BLOCK A, SANDCREST 2ND SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.



**VICINITY MAP**  
 SEC. 2, T27S, R1W

**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 2ND**  
 21 October 2016

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

Project: Sandcrest 2nd Addition, 1608-P221 VPLA Drawings: Sandcrest 2nd, P.dwg-RKR

# FINAL PLAT

# SANDCREST 2ND

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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 2ND", 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 streets are hereby dedicated to and for the use of the public. Reserves "A", "B", & "C" are 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 "D" is hereby reserved for open space, landscaping, drainage purposes, entry monuments, utilities, and streets. Reserve "E" is hereby reserved for open space, landscaping, berms, drainage purposes, entry monuments, and utilities as confined to easements. Reserves "A", "B", "C", "D", "E" and "F" 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

\_\_\_\_\_, 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 \_\_\_\_\_, 2016, by Jay W. Russell, President of  
J. Russell Development and Management, Inc., Manager of RSRNHP, LLC, a  
Kansas limited liability company, on behalf of the limited liability company.

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

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

This plat of "SANDCREST 2ND", 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

\_\_\_\_\_, 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 \_\_\_\_\_, 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) 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 \_\_\_\_\_, 2016 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Tonya Buckingham

\_\_\_\_\_, Deputy  
Judy J. Paget

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and  
platted "SANDCREST 2ND", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as All of Reserves "D" and "E", Sandcrest, an Addition to Wichita, Sedgwick County, Kansas, TOGETHER with that part of Government Lot 4 in the Northwest Quarter of Section 2, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, and that part of the Southwest Quarter of said Northwest Quarter lying within and being coincident with the following described tract of land: Beginning at the southwest corner of said Reserve "E"; thence N89°13'06"E along the south line of said Reserve "E", 193.48 feet to the southeast corner of said Reserve "E"; said southeast corner also being a point on the west line of said Reserve "D"; thence southerly along a segment of the west line of said Reserve "D", being a non-tangent curve to the left, through a central angle of 09°32'21" and having a radius of 179.00 feet, an arc distance of 29.80 feet, (having a chord length of 29.77 feet bearing S03°59'16"W), to a deflection corner in said west line; thence N89°13'06"E along a segment of the west line of said Reserve "D", 58.00 feet to the point of curvature of a non-tangent curve to the right in said west line; thence northerly along said curve, through a central angle of 14°11'28" and having a radius of 121.00 feet, an arc distance of 29.97 feet, (having a chord length of 29.89 feet bearing N06°18'49"E), to a deflection corner in said west line; thence N89°13'06"E along a segment of the west line of said Reserve "D", 43.10 feet to a deflection corner in said west line; thence S35°56'22"E along a segment of the west line of said Reserve "D", 164.59 feet to a deflection corner in said west line; thence S00°46'54"E along a segment of the west line of said Reserve "D", 207.18 feet to the southwest corner of said Reserve "D", said southwest corner also being the point of curvature of a non-tangent curve to the right in the south line of said Reserve "D"; thence northerly, northeasterly, easterly, southeasterly, and southerly along said curve, through a central angle of 199°12'21" and having a radius of 50.00 feet, an arc distance of 173.84 feet, (having a chord length of 98.60 feet bearing S72°07'35"E), to a deflection corner in said south line; thence S62°31'25"E along a segment of the south line of said Reserve "D", 102.53 feet to the southeast corner of said Reserve "D", said southeast corner also being the southwest corner of Curtis St as dedicated in said Sandcrest; thence N67°22'49"E along the south line of said Curtis St, 64.00 feet to the southeast corner of said Curtis St, said southeast corner also being the point of curvature of a non-tangent curve to the right in the west line of Reserve "J" in said Sandcrest; thence southerly along said curve, through a central angle of 05°20'33" and having a radius of 282.00 feet, an arc distance of 26.30 feet, (having a chord length of 26.29 feet bearing S19°56'54"E), to the most westerly southwest corner of said Reserve "J"; thence N89°12'12"E along a segment of the south line of said Reserve "J", 146.59 feet to a deflection corner in said south line; thence S00°47'48"E along a segment of the south line of said Reserve "J"; 134.80 feet to the most southerly southwest corner of said Reserve "J"; thence N89°13'46"E along the south line of said Reserve "J", 259.82 feet; thence S00°46'54"E, 720.75 feet; thence S14°44'10"W, 258.95 feet; thence N75°15'50"W, 122.70 feet; thence S00°06'38"E, 449.77 feet to a point on the south line of said Northwest Quarter; thence S89°53'22"W along the south line of said Northwest Quarter, 866.06 feet to a point 50.00 feet normally distant east of the west line of said Northwest Quarter; thence N00°46'54"W parallel with the west line of said Northwest Quarter, 521.05 feet to a point 2099.90 feet south of the north line of said Northwest Quarter as measured parallel with the west line of said Northwest Quarter; thence N89°04'17"E parallel with the north line of said Northwest Quarter, 195.70 feet; thence N00°46'54"W parallel with the west line of said Northwest Quarter, 531.90 feet; thence N89°04'17"E parallel with the north line of said Northwest Quarter, 384.30 feet; thence N00°46'54"W parallel with the west line of said Northwest Quarter, 400.00 feet; thence S89°04'17"W parallel with the north line of said Northwest Quarter, 580.00 feet to a point 50.00 feet normally distant east of the west line of said Northwest Quarter; thence N00°46'54"W parallel with the west line of said Northwest Quarter, 481.73 feet to the intersection with the westerly extension of the south line of Reserve "E" in said Sandcrest; thence N89°13'06"E along said westerly extension, 10.00 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

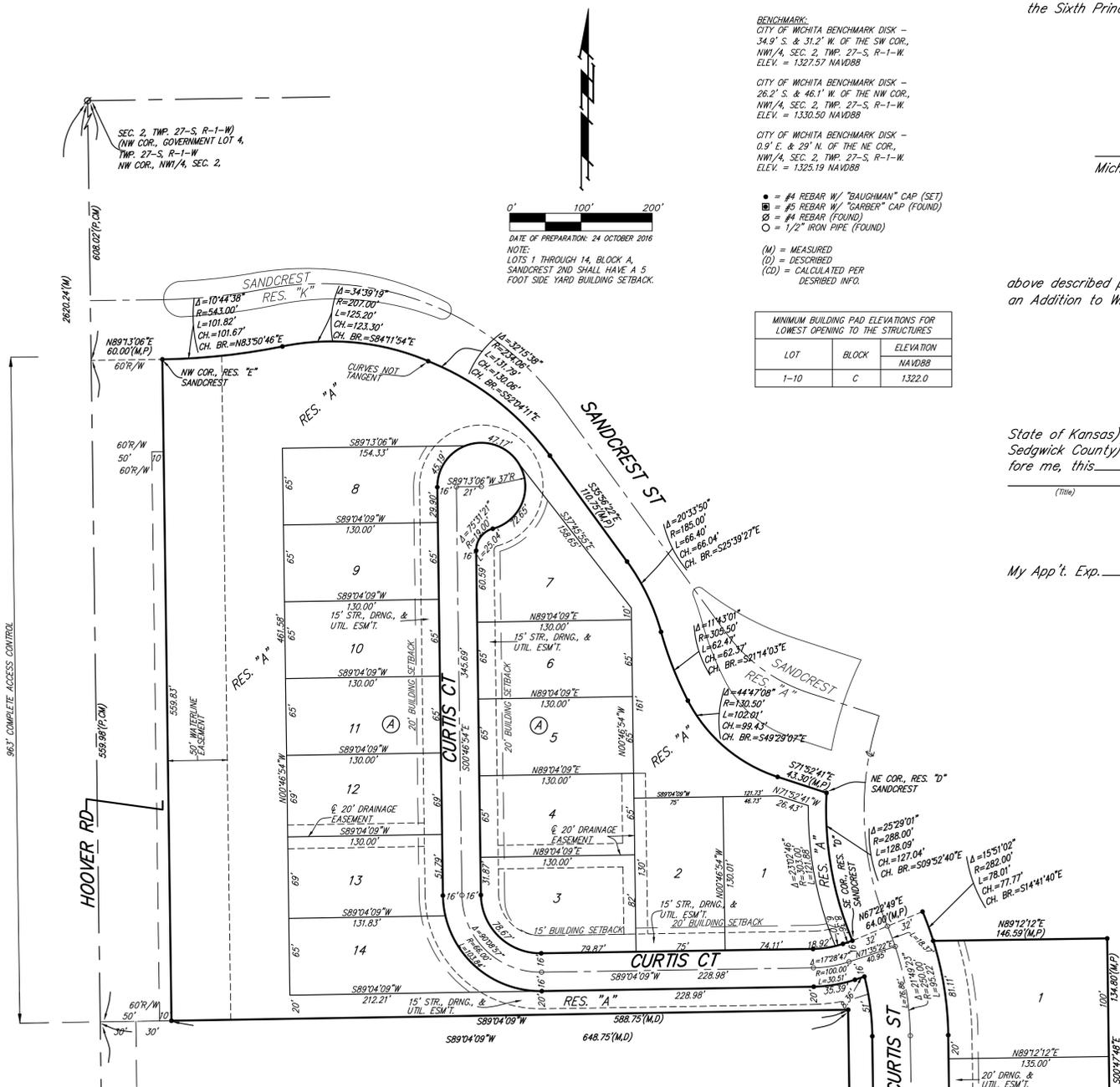
We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "SANDCREST 2ND", an Addition to Wichita, Sedgwick County, Kansas.

Emprise Bank

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_,  
Sedgwick County) \_\_\_\_\_ of Emprise Bank, on behalf of the bank.

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

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



**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/ "GARBER" CAP (FOUND)  
• #4 REBAR (FOUND)  
• 1/2" IRON PIPE (FOUND)

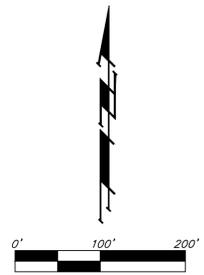
(M) = MEASURED  
(D) = DESCRIBED  
(CD) = CALCULATED PER DESCRIBED INFO.

LOT	BLOCK	ELEVATION NAVD88
1-10	C	1322.0

# FINAL PLAT

## SANDCREST 2ND

### 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

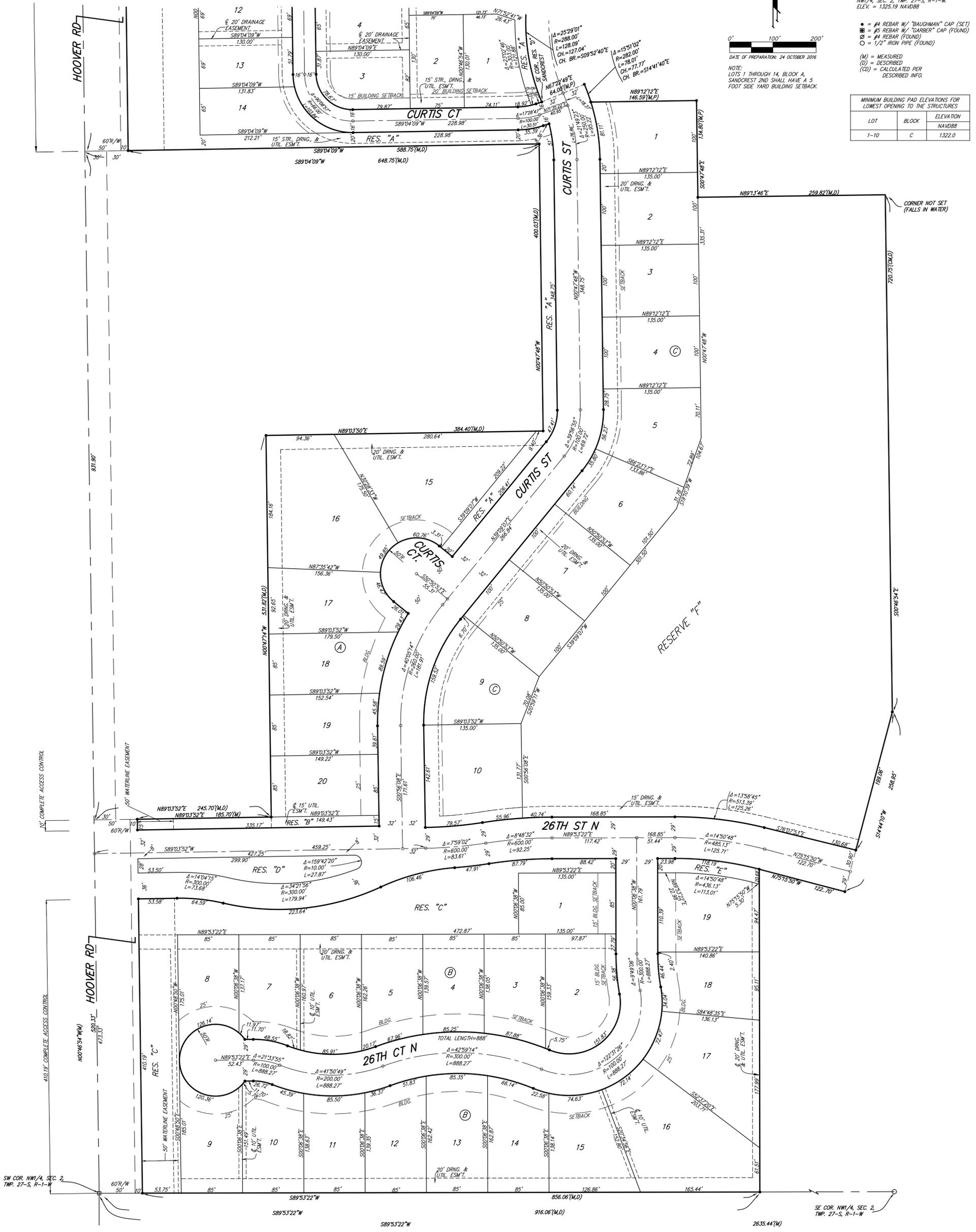
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)  
 ⊠ = #5 REBAR W/ "GARBER" CAP (FOUND)  
 ⊙ = #4 REBAR (FOUND)  
 ○ = 1/2" IRON PIPE (FOUND)

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

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1-10	C	1322.0

DATE OF PREPARATION: 24 OCTOBER 2016

NOTE:  
 LOTS 1 THROUGH 14, BLOCK A, SANDCREST 2ND 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 2ND**  
 PAGE 2 OF 2 21 October 2016

**Baughman Company, P.A.**  
 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149

Baughman  
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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