

City of Sedgwick City Council Meeting May 7, 2025

TO: Mayor and City Council

SUBJECT: Plat Review – Cardinal 2nd Addition

INITIATED BY: Administration

AGENDA: New Business

Recommendation: It is recommended that city council approve the plat as presented.

<u>Background:</u> The Planning and Zoning Commission met on Tuesday, April 29, 2025 to review the preliminary and final plat for Cardinal 2nd Addition. The Commission approved both plats as presented with no recommended changes. Pending approval from the governing body, the developer anticipates utility and groundwork to take place in 2025 with the first grouping of houses being built in 2026.

<u>Financial Considerations</u>: If approved, the next phase would be infrastructure development. Baughman Company would receive bids for the infrastructure and present the bid tabulation to the governing body for approval and bonding of the project. Bonds would be issued for the water and sewer infrastructure installation and placed on special assessments according to the bond documentation for recapture.

Recommendations/Actions: It is recommended that the city council approve the plat as presented.

Attachments: Final Plat

CARDINAL 2ND ADDITION SEDGWICK, SEDGWICK COUNTY, KANSAS

State of Kansas) Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid Know all men by these presents that we, the undersigned, State of Kansas) county and state do hereby certify that we have surveyed and platted "CARDINAL" have caused the land in the surveyors certificate to be platted into Lots, a Block, a Sedgwick County) The foregoing instrument acknowledged before me, this_____ ADDITION", Sedawick, Sedawick County, Kansas and that the accompanying plat is a true Reserve, and Streets to be known as "CARDINAL 2ND ADDITION", Sedawick, Sedawick 2025, by James Sharbutt and Beth Sharbutt, as Member and and correct exhibit of the property surveyed, described as a tract of land in the North County, Kansas. The drainage and utility easements are hereby granted to the public as Member of Sharbutt Homes, LLC, a Kansas limited liability company, on behalf of the Half of the Northwest Quarter of Section 3, Township 25 South, Range 1 West of the indicated for drainage purposes and for the construction and maintenance of all public limited liability company. 6th P.M., Sedgwick County, Kansas described as follows: Beginning at a point on the utilities. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, South Line of said North Half and 718 feet east of the Southwest corner of said North lakes, utilities as confined to easements, and pipelines as confined to easement. Half, thence north coincident with the center line of Commercial Avenue, 200.00 feet; Reserves "B" and "C" are hereby reserved for open space, landscaping, drainage thence east parallel with the South Line of said North half 30.00 feet, to the southwest corner of Lot 3, Block A, Cardinal Addition, Sedawick, Sedawick County, Kansas; thence purposes, private streets, and utilities as confined to easements. Reserves "A", "B", and Notary Public continue east coincident with the south line of Lot 3, in said Block A, 150.00 feet to "C" shall be owned and maintained by the homeowners association for the addition. 324.15'(D) 325.55'(M) the southeast corner of Lot 3, in said Block A; thence north coincident with the east Compliance with any platted restrictions and applicable covenants affecting Reserve "A" N89°22'32"E My App't. Exp. ___ line of Lots 3, 2 and 1, in said Block A, 300.00 feet to the northeast corner of Lot 1, shall be binding on owners, successors, heirs or assigns. FEMA floodplain and regulatory in said Block A: thence west coincident with the north line of Lot 1. in said Block A. floodway boundaries are subject to periodic change and such change may affect the as extended west 180.00 feet to the centerline of Commercial Avenue; thence north intended land use within the subdivision. The Minimum Building Pad Elevations for the coincident with the centerline of said Commercial Avenue, 68.55 feet to a point 760 This plat of "CARDINAL 2ND ADDITION", Sedgwick County, lowest opening to the structures shall be as indicated on the face of the plat. feet South of the North line of said North Half; thence East parallel with the North line Kansas has been submitted to and approved by the Sedgwick Planning Commission, Sharbutt Homes, LLC of said North Half, 330 feet; thence North parallel with the West line of said North Sedgwick, Sedgwick County, Kansas. Half, 300 feet; thence East parallel with the North line of said North Half, 324.15 feet RESERVE "A" a Kansas limited liability company to the Westerly right-of-way line of the AT&SF Railroad; thence Southeasterly along said right-of-way line to a point on the South line of said North Half; thence West Dated this _____, 2025. 992.3 feet to the place of beginning, except the west 30 feet thereof for road rights of way of record. James Sharbutt Existing public easements, dedications, building Connie Stout setbacks and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended. Beth Sharbutt Baughman Company, P.A. _ , Secretary Paige Jones We the undersigned holders of a mortgage on the above described This plat approved and all dedications shown hereon property, do hereby consent to this plat of "CARDINAL ADDITION", Sedgwick, Sedgwick accepted by the Governing Body of the City of Sedgwick, Kansas, this _____day _ , Surveyor County, Kansas. Preston A. Stewart, P.L.S.#1386 Peoples Bank and Trust Company City of Sedawick 330.00'(D) N89°27'14"E Bryan Chapman 300.00'(CD) 299.89'(M) N89°27'14"E N89°08'37"E 152.65' 15' State of Kansas) 15' DRNG. & UTIL. ESM'T ___, City Clerk Sedgwick County) The foregoing instrument acknowledged before me, this _____ Shelia Agee HYMER DR day of ______, 2025, by ____ of Peoples Bank RESERVE "C" (PRIVATE STREET) L=126.37'and Trust Company, on behalf of the bank. △=206°52′24" This plat is approved pursuant to K.S.A. 12-401. _ , Notary Public NE COR., LOT 1, BLOCK A, SETBACK ___, City Attorney (D) = DESCRIBEDReviewed in accordance with K.S.A. 58-2005 on this —— day (M) = MEASUREDRESERVE "A" (P) = PLATTED(CD) = CALCULATED PER DESCRIBED INFO. (CM) = CALCULATED PER MEASURED INFO. (CP) = CALCULATED PER PLATTED INFO. — — N89°08'37"Е EXCEPTION ● = #4 REBAR W/ "BAUGHMAN" CAP (SET) ◎ = #4 REBAR W/ "ALPHA" CAP (FOUND) - €20' DRAINAGE & UTILITY EASEMENT Ø = #4 REBAR W/ "TTLS" CAP (FOUND) Tricia L. Robello, P.S. #1246 = #5 REBAR (FOUND)(ORIGIN UNKNOWN) Deputy County Surveyor \triangle = #5 REBAR W/ "MACON" CAP (FOUND) $\Phi = 3/4$ " IRON PIPE (FOUND)(ORIGIN UNKNOWN) Sedgwick County, Kansas Date of Preparation: April 10, 2025 Entered on transfer record this _____ day MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES SE COR., LOT 3, BLOCK A, BLOCK CARDINAL ADDITION __ , County Clerk -+---* NA VD88 Kelly B. Arnold 1375.0 1-14 A Q 20' UTILITY EASEMENT RAILROAD State of Kansas) RESERVE "B" (PRIVATE STREET) SUELYNN DR Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____day of _____, 2025 at ____o'clock __M; <u>BENCHMARK:</u> and is duly recorded. BM-#1: SQUARE CUT ON BACK NORTHEAST CORNER OF CONCRETE SLAB OF SANITARY SEWER LIFT STATION, 4.7'± NORTH AND 69.6'± EAST OF SE CORNER, LOT 3 SETBACK _ , Register of Deeds BUILDING BLOCK 3, HAUG SUBDIVISION, SEDGWICK, SEDGWICK NW COR., NW1/4, SEC. 3, TWP. 25-S, R-1-W RESERVE "A" COUNTY, KANSAS. Tonya Buckingham ELEV. = 1374.72 NAVD88 BM-#2: 60-D STEP NAIL, EAST FACE OF LIGHT POLE, NORTHWEST CORNER OF HYMER DRIVE AND COMMERCIAL AVENUE, 55.9'± NORTH AND 4.3'± EAST OF NE CORNER, LOT 3, BLOCK 2, HAUG SUBDIVISION, SEDGWICK, Kenly Zehring SEDGWICK COUNTY, KANSAS. ELEV. = 1374.95 NAVD88 4 — — — <u>20' DRAINAGE</u> & <u>UTILITY EASEMENT</u> FINAL PLAT 673.88 **CARDINAL 2ND ADDITION** 963.77'(M) S89°08'37"W April 10, 2025 993.77'(CM,P) 992.3'(D) S89°08'37"W 1022.65'(M,P)

NE COR., RESERVE "A" .

SEDGWICK INDUSTRIAL PARK

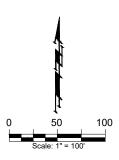
BAUGHMAN COMPANY

315 Ellis St. Wichita, KS 67211 316-262-7271 BaughmanCo.com

S89°08'37"W

CARDINAL 2ND ADDITION SEDGWICK, SEDGWICK COUNTY, KANSAS

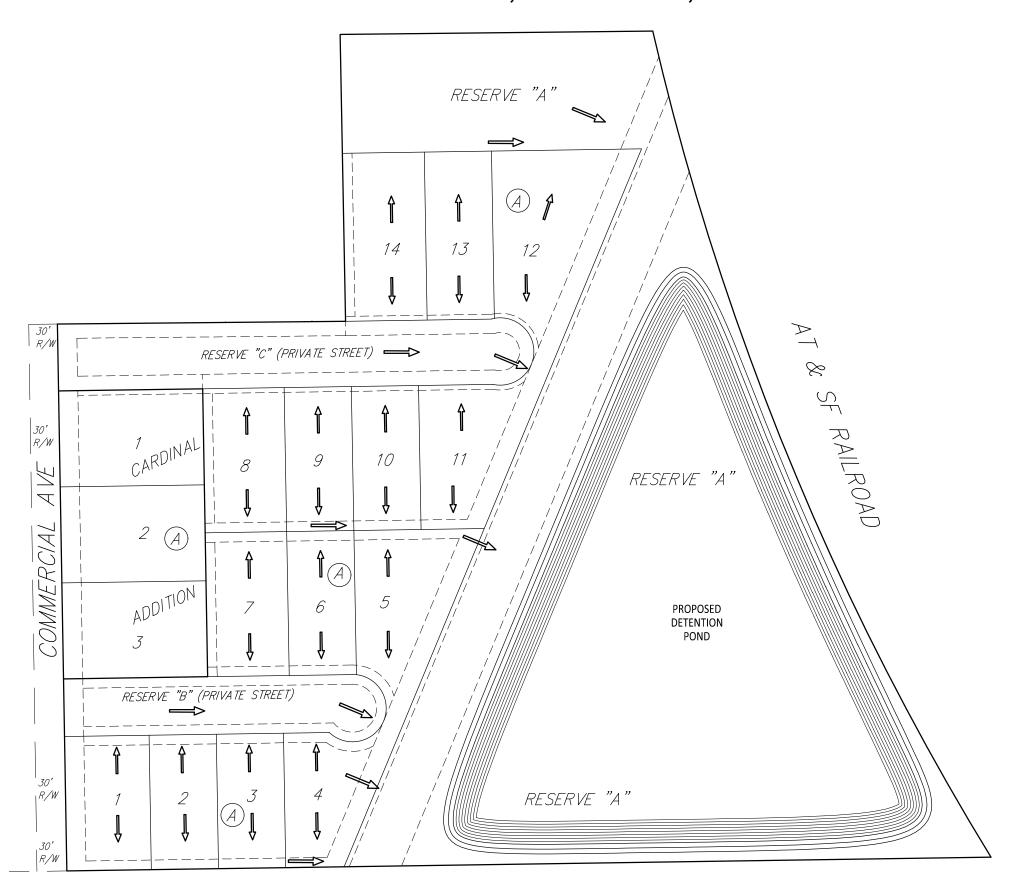


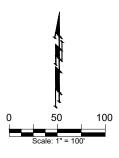


April 23, 2025



CARDINAL 2ND ADDITION SEDGWICK, SEDGWICK COUNTY, KANSAS





April 23, 2025

