

**City of Sedgwick
City Council Meeting
May 6, 2026**

TO: Mayor and City Council

SUBJECT: Plat Review – Sumac Addition

INITIATED BY: Administration

AGENDA: New Business

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

Background: The Planning and Zoning Commission met on Tuesday, April 14, 2026 to review the preliminary and final plat for Sumac Addition. The Commission approved both plats as presented with no recommended changes. This addition will bring twelve new doors to the city with construction starting fall of 2026.

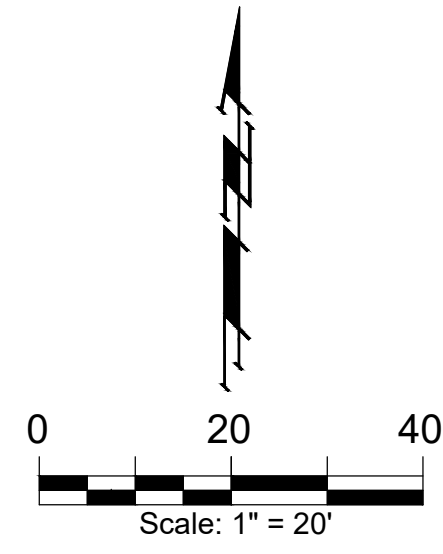
Financial Considerations: If approved, the next phase would be infrastructure development. The developer, Peace by Peace LLC plans to make infrastructure improvements without the utilization of special assessments.

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

Attachments: Final Plat

SUMAC ADDITION

SEDGWICK, SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1-6	A	1375.0

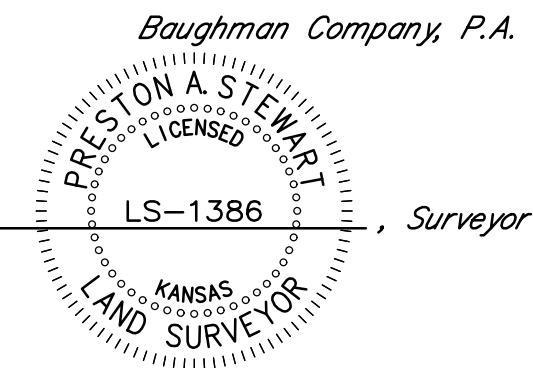
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "ALPHA" CAP (FOUND)
 - △ = #4 REBAR W/ "TILTS" CAP (FOUND)
 - = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
 - ⊗ = #5 REBAR W/ "GARBER" CAP (FOUND)
 - ⊗ = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
 - = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
 - = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
 - ⊠ = 60D NAIL (FOUND)(ORIGIN UNKNOWN)
 - ⊠ = BENCHMARK
- (D) = DESCRIBED
(M) = MEASURED
(P) = PLATTED
(CD) = CALCULATED PER DESCRIBED INFO.
(CM) = CALCULATED PER MEASURED INFO.

BENCHMARK:
 BM-#1: SQUARE CUT ON CONCRETE, NORTH SIDE OF SUELYNN DR., 34.7± NORTH AND 8.1± WEST OF NW CORNER, LOT 1, BLOCK A, SUMAC ADDITION. ELEV. = 1372.93 NAVD88
 BM-#2: SQUARE CUT ON TOP OF CURB, NORTH SIDE OF SUELYNN DR., 39.2± NORTH AND 9.8± EAST OF NE CORNER, LOT 6, BLOCK A, SUMAC ADDITION. ELEV. = 1374.43 NAVD88

NOTE:
 ALL LOTS WITHIN SUMAC ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid Sedgwick County) do hereby certify that we have surveyed and platted "SUMAC ADDITION", Sedgwick, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a portion of the Northwest Quarter of Section 3, Township 25 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on February 19, 2025 as follows: Commencing at the Northwest corner of the Northwest Quarter of Section 3, Township 25 South, Range 1 West of the 6th Principal Meridian; Thence with a bearing of South 00°59'19" East (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Northwest Quarter a distance of 1,220.24 feet for the point of beginning; Thence North 89°28'57" East a distance of 481.12 feet; Thence South 00°59'19" East parallel with the West line of said Northwest Quarter a distance of 100.84 feet; thence South 89°28'57" West a distance of 481.12 feet (481.25 feet per Record) to the West line of said Northwest Quarter; Thence North 00°59'19" West along the West line of said Northwest Quarter a distance of 100.84 feet to the point of beginning.

Existing public easements, dedications, building setbacks and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.



Preston A. Stewart, P.L.S.#1386, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and a Block to be known as "SUMAC ADDITION", Sedgwick, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Sedgwick, Kansas.

Peace by Piece, LLC
 a Kansas limited liability company

Matthew Crabtree, Member
 Kimberly Crabtree, Member

State of Kansas) SS The foregoing instrument acknowledged before me, this day of _____, 2026, by Matthew Crabtree and Kimberly Crabtree, as Member and Member of Peace by Piece, LLC, a Kansas limited liability company, on behalf of the limited liability company.

My App't. Exp. _____, Notary Public

This plat of "SUMAC ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Sedgwick Planning Commission, Sedgwick, Sedgwick County, Kansas.

Dated this _____ day of _____, 2026.
 Seth Queen, Chair
 Jenessa Baldenow, Secretary

This plat approved and all dedications shown hereon accepted by the Governing Body of the City of Sedgwick, Kansas, this _____ day of _____, 2026.

Bryan Chapman, Mayor
 Shelia Agee, City Clerk

This plat is approved pursuant to K.S.A. 12-401.
 Date signed: _____, 2026.

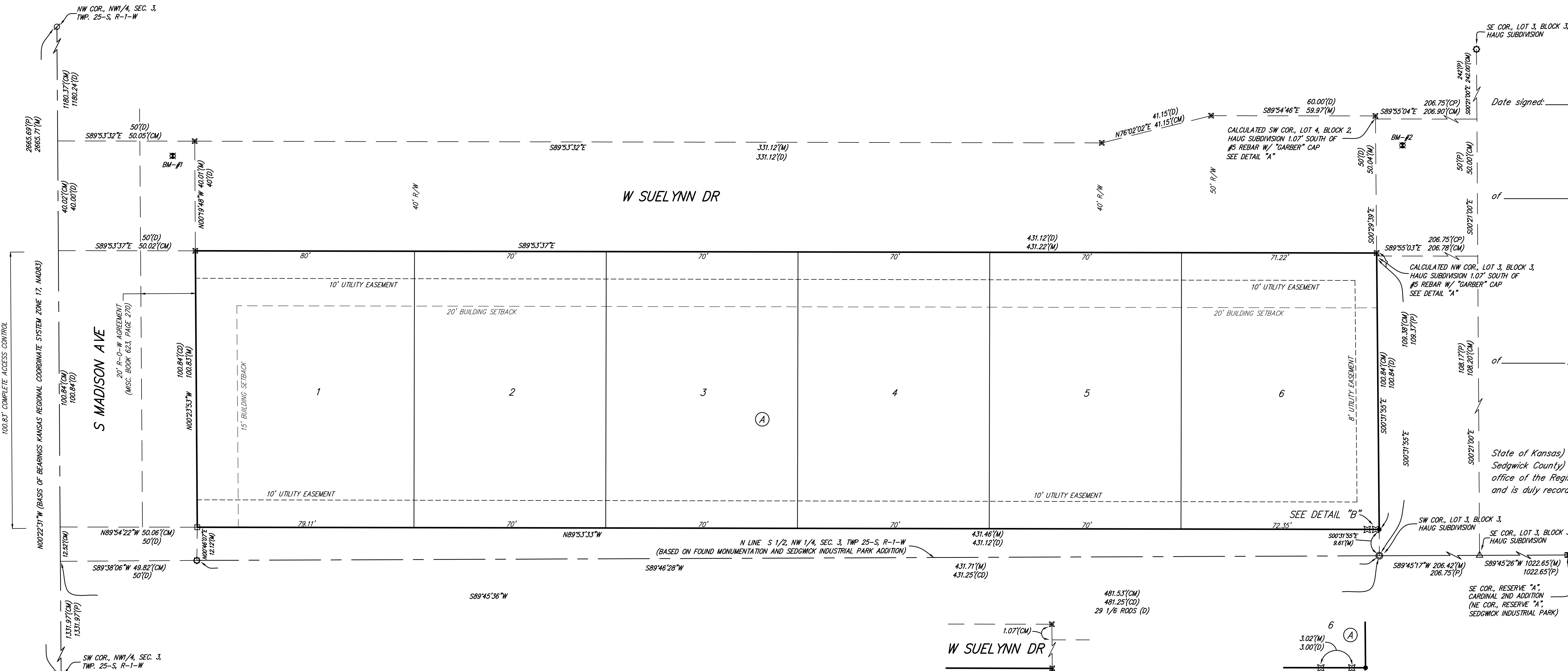
Jennifer Hill, City Attorney
 Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2026.

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

Entered on transfer record this _____ day of _____, 2026.
 Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2026 at _____ o'clock _____ M. and is duly recorded.

Tonya Buckingham, Register of Deeds
 Kenly Zehring, Deputy



SUMAC ADDITION

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

E:\Projects\Sumac Addition_26-02-P173\FinalDrawings\Sumac Addition_Mylar.dwg