

PRELIMINARY PLAT

CARDINAL 2ND ADDITION

SEDGWICK, SEDGWICK COUNTY, KANSAS

BILLY J CLARK LIVING TRUST
232 S GLENDALE ST,
WICHITA, KS 67218
ZONED "R-1"

MACHENRY PROPERTIES LLC
PO BOX 346
SEDGWICK, KS 67135
ZONED "R-1"

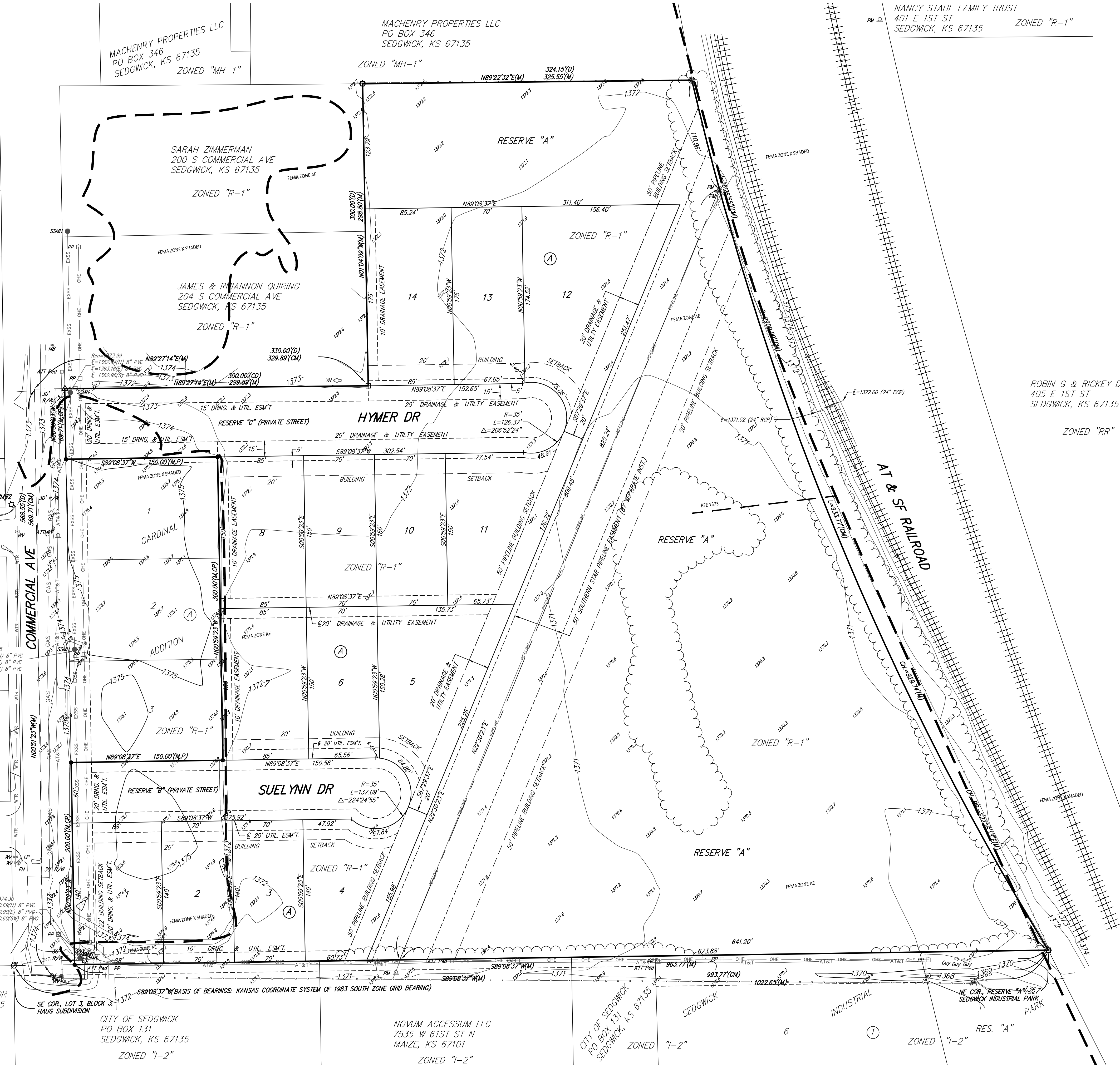
TYLER MOSIMAN
PO BOX 221
SEDGWICK, KS 67135
ZONED "R-1"

MARSHALL L HOLDEMAN
2113 N HALSTEAD RD
HALSTEAD, KS 67056
ZONED "R-1"

CRYSTAL RUEDA & BONNIE COX
PO BOX 312
SEDGWICK, KS 67135-0312
ZONED "R-1"

HAUG
ZONED "I-1"

JES LLC
100 E INDUSTRIAL DR
SEDGWICK, KS 67135
ZONED "I-2"



● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
⊙ = #4 REBAR W/ "ALPHA" CAP (FOUND)
⊖ = #4 REBAR W/ "TILE" CAP (FOUND)
⊠ = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
△ = #5 REBAR W/ "MACON" CAP (FOUND)
⊙ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
☆ = BECHMARK

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

OWNER/DEVELOPER:
SHARBUTT HOMES, LLC
ATTN: JAMES SHARBUTT
509 E 1ST STREET
SEDGWICK, KS 67135

LEGAL DESCRIPTION:
A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS, BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTH HALF AND 718 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTH HALF, THENCE NORTH COINCIDENT WITH THE CENTER LINE OF COMMERCIAL AVENUE, 200.00 FEET; 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, SEDGWICK, SEDGWICK COUNTY, KANSAS; THENCE CONTINUE EAST COINCIDENT WITH THE SOUTH LINE OF LOT 3, IN SAID BLOCK A, 150.00 FEET TO THE SOUTHEAST CORNER OF LOT 3, IN SAID BLOCK A; THENCE NORTH COINCIDENT WITH THE EAST LINE OF LOTS 3, 2 AND 1, IN SAID BLOCK A, 300.00 FEET TO THE NORTHEAST CORNER OF LOT 1, IN SAID BLOCK A; THENCE WEST COINCIDENT WITH THE NORTH LINE OF LOT 1, IN SAID BLOCK A, AS EXTENDED WEST 180.00 FEET TO THE CENTERLINE OF COMMERCIAL AVENUE; THENCE NORTH COINCIDENT WITH THE CENTERLINE OF SAID COMMERCIAL AVENUE, 65.55 FEET TO A POINT 760 FEET SOUTH OF THE NORTH LINE OF SAID NORTH HALF; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTH HALF, 324.15 FEET 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 992.3 FEET TO THE PLACE OF BEGINNING, EXCEPT THE WEST 30 FEET THEREOF FOR ROAD RIGHTS OF WAY OF RECORD.

BENCHMARK:
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, BLOCK 3, HAUG SUBDIVISION, SEDGWICK, SEDGWICK COUNTY, KANSAS. ELEV. = 1374.72 NAVD88

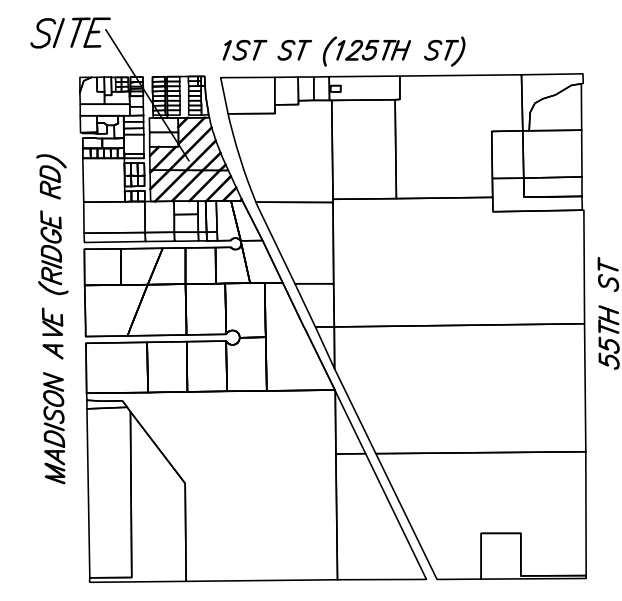
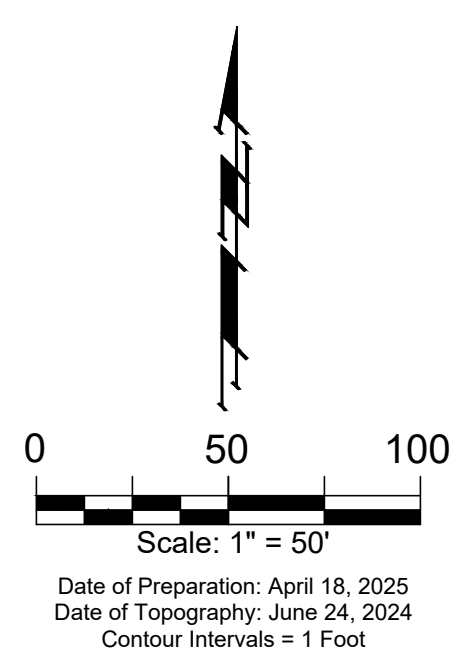
BM-#2:
60-D STEP NAIL, EAST FACE OF LIGHT POLE, NORTHWEST CORNER OF HYMER DRIVE AND COMMERCIAL AVENUE, 55.9± NORTH AND 4.1± EAST OF NE CORNER, LOT 3, BLOCK 2, HAUG SUBDIVISION, SEDGWICK, SEDGWICK COUNTY, KANSAS. ELEV. = 1374.95 NAVD88

NOTE:
RESERVE "A" IS HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, LAKES, DRAINAGE PURPOSES, UTILITIES AS CONFINED TO EASEMENTS, AND PIPELINES AS CONFINED TO EASEMENT.

RESERVES "B" & "C" ARE HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, DRAINAGE PURPOSES, PRIVATE STREETS, AND UTILITIES AS CONFINED TO EASEMENT.

NOTE:
FEMA FLOODPLAIN BOUNDARIES ARE SCALED PER LOCATION PER THE PRELIMINARY FEMA FIRM PANEL 316 OF 375, FOR HARVEY COUNTY, KANSAS, MAP NUMBER 20079C0316F AND LOMR-F CASE NO. 24-07-0682A.

AT&T LINE
GAS LINE
PIPELINE
CABLE TV
FENCE
OVERHEAD ELECTRIC LINE
SANITARY SEWER
STORMWATER SEWER
TREE ROW DRIP LINE
WATER LINE



PRELIMINARY PLAT
CARDINAL 2ND ADDITION
April 18, 2025

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

FINAL PLAT

CARDINAL 2ND ADDITION

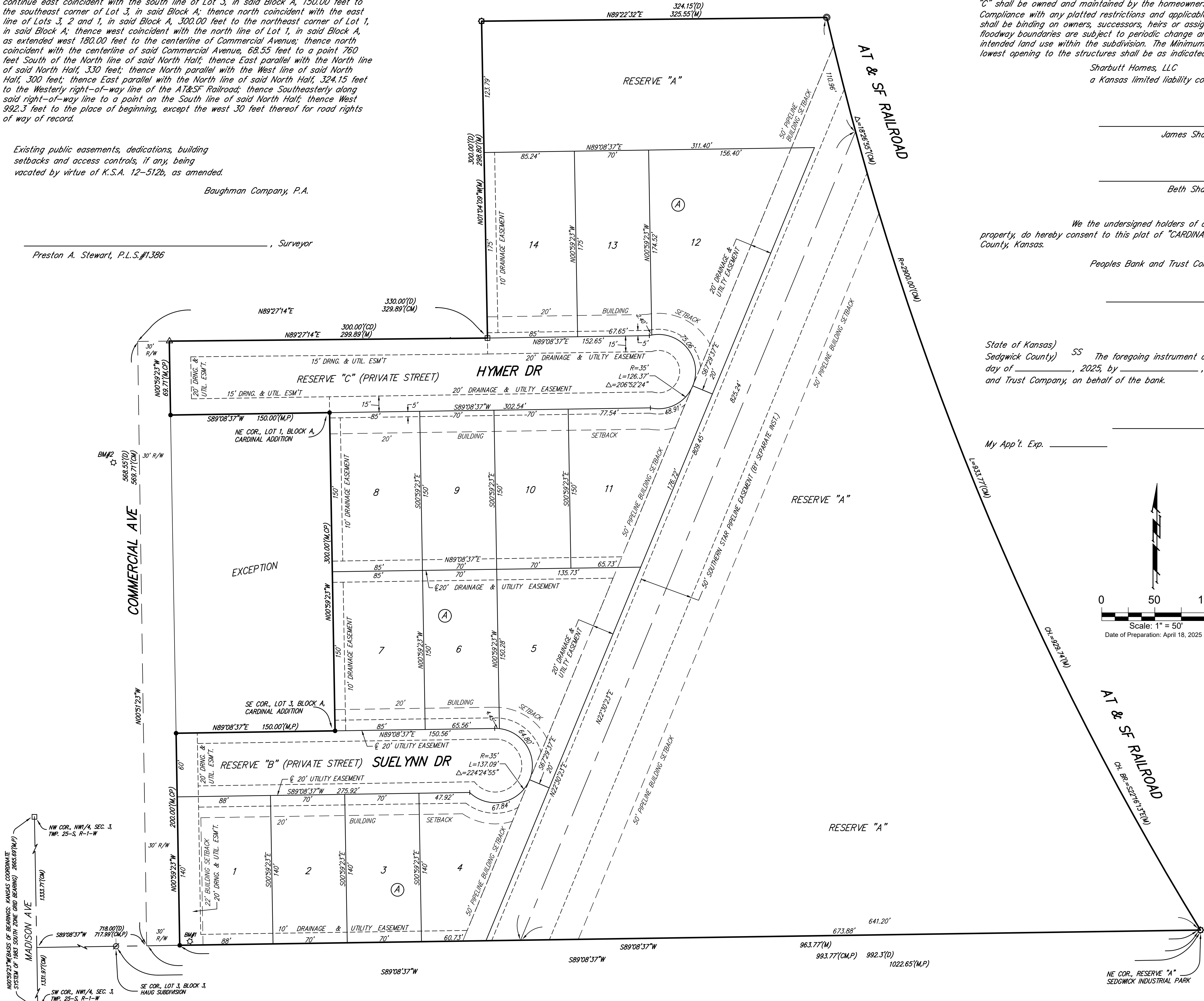
SEDGWICK, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid Sedgwick County) Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in the North Half of the Northwest Quarter of Section 3, Township 25 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at a point on the South Line of said North Half and 718 feet east of the Southwest corner of said North Half, thence north coincident with the center line of Commercial Avenue, 200.00 feet; 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, Sedgwick, Sedgwick County, Kansas; thence continue east coincident with the south line of Lot 3, in said Block A, 150.00 feet to the southeast corner of Lot 3, in said Block A; thence north coincident with the east line of Lots 3, 2 and 1, in said Block A, 300.00 feet to the northeast corner of Lot 1, in said Block A; thence west coincident with the north line of Lot 1, in said Block A, as extended west 180.00 feet to the centerline of Commercial Avenue; thence north coincident with the centerline of said Commercial Avenue, 68.55 feet to a point 760 feet South of the North line of said North Half; thence East parallel with the North line of said North Half, 330 feet; thence North parallel with the West line of said North Half, 300 feet; thence East parallel with the North line of said North Half, 324.15 feet 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 992.3 feet to the place of beginning, except the west 30 feet thereof for road rights of way of record.

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

Baughman Company, P.A.

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



Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, a Reserve, and Streets to be known as "CARDINAL 2ND ADDITION", Sedgwick, Sedgwick County, Kansas. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, lakes, utilities as confined to easements, and pipelines as confined to easement. Reserves "B" and "C" are hereby reserved for open space, landscaping, drainage purposes, private streets, and utilities as confined to easements. Reserves "A", "B", and "C" shall be owned and maintained by the homeowners association for the addition. Compliance with any platted restrictions and applicable covenants affecting Reserve "A" shall be binding on owners, successors, heirs or assigns. 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.

Sharbutt Homes, LLC
a Kansas limited liability company

_____, Member
James Sharbutt

_____, Member
Beth Sharbutt

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "CARDINAL ADDITION", Sedgwick, Sedgwick County, Kansas.

Peoples Bank and Trust Company

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2025, by _____, _____ of Peoples Bank and Trust Company, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

_____, Notary Public

My App't. Exp. _____

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(CM) = CALCULATED PER MEASURED INFO.
(CP) = CALCULATED PER PLATTED INFO.

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MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1-14	A	1375.0

BENCHMARK:
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SQUARE CUT ON BACK NORTHEAST CORNER OF CONCRETE SLAB OF SANITARY SEWER LIFT STATION, 4.7± NORTH AND 68.6± EAST OF SE CORNER, LOT 3, BLOCK 3, HAUG SUBDIVISION, SEDGWICK, SEDGWICK COUNTY, KANSAS.
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 5, BLOCK 2, HAUG SUBDIVISION, SEDGWICK, SEDGWICK COUNTY, KANSAS.
ELEV. = 1374.95 NAVD88

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2025, by James Sharbutt and Beth Sharbutt, as Member and Member of Sharbutt Homes, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____

This plat of "CARDINAL 2ND ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Sedgwick Planning Commission, Sedgwick, Sedgwick County, Kansas.

Dated this _____ day of _____, 2025.

_____, Chair
Connie Stout

_____, Secretary
Paige Jones

This plat approved and all dedications shown hereon accepted by the Governing Body of the City of Sedgwick, Kansas, this _____ day of _____, 2025.

_____, Mayor
Bryan Chapman

_____, City Clerk
Shelia Agee

This plat is approved pursuant to K.S.A. 12-401.

Date signed: _____, 2025.

_____, City Attorney
Brad Jantz

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2025.

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

Entered on transfer record this _____ day of _____, 2025.

_____, County Clerk
Kelly B. Arnold

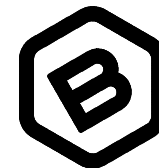
State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2025 at _____ o'clock _____ M. and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

FINAL PLAT
CARDINAL 2ND ADDITION

April 18, 2025



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