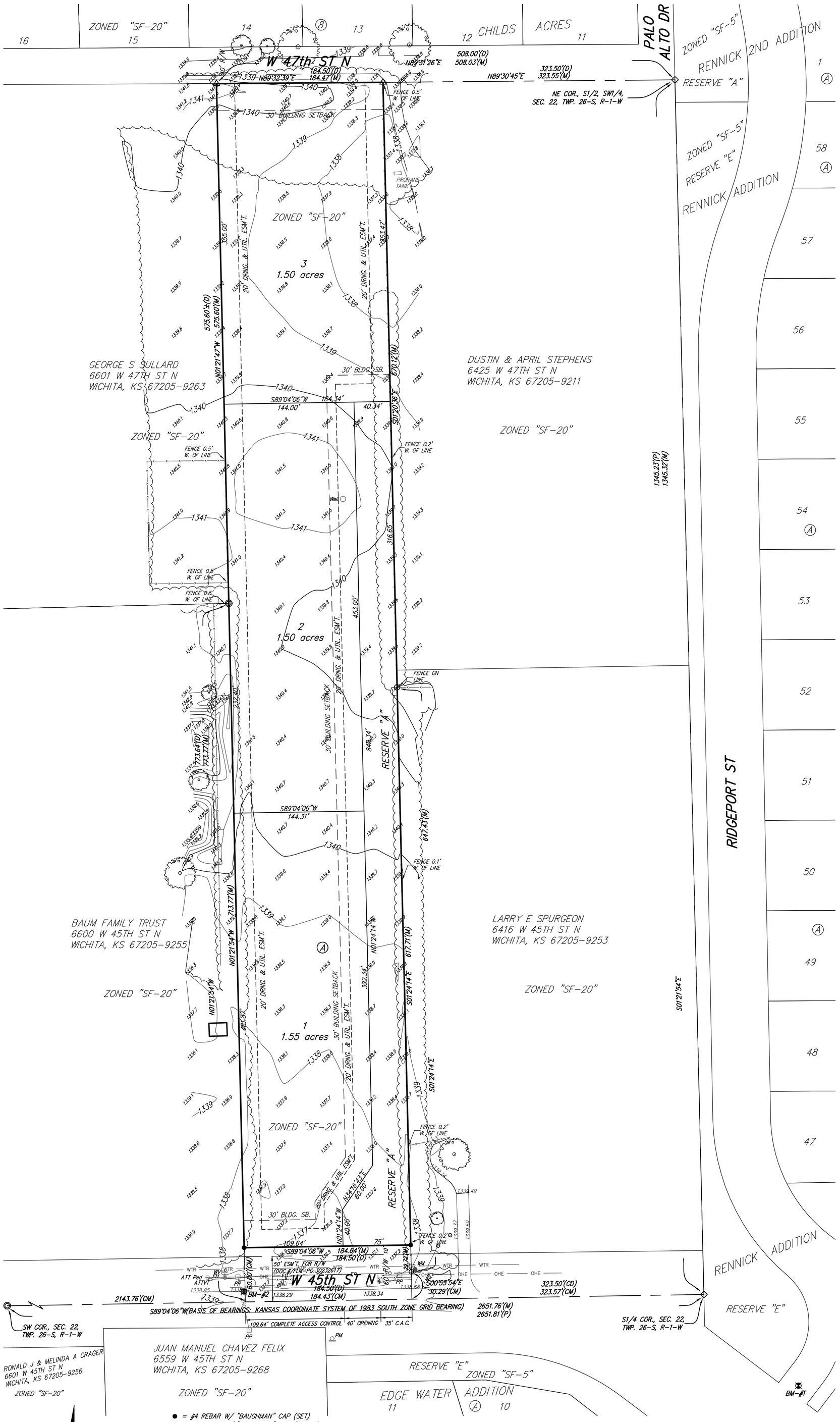
ONE-STEP FINAL PLAT

RUSTY ROOTS ADDITION

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, a Block, a Reserve, and a Street to be known as "RUSTY ROOTS ADDITION", 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, private drives, and utilities as confined to easements. Reserve "A" shall be owned and maintained by the homeowners association for the addition. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserve shall be binding on any owners, successors, heirs, or assigns. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body.

301MM, LLC, a Kansas limited liability company

_____, *Managing Member*
Bree A. Russell

State of Kansas) SS
Sedgwick County) *The foregoing instrument acknowledged before me, this_____day of_____, 2025, by Bree A. Russell, Managing Member of 301MM, LLC, a Kansas limited liability company, on behalf of the limited liability company.*

_____, *Notary Public*

My App't. Exp._____

This plat of "RUSTY ROOTS ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____day of_____, 2025.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, *Chair*
Bryan K. Frye

_____, *Secretary*
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2025.

_____, *Mayor*
City of Wichita
Lily Wu

_____, *City Clerk*
Paul Leeker

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this_____day of_____, 2025.

_____, *Chairman*
Ryan Baty, Fourth District

*ATTEST:*_____, *County Clerk*
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2025.

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

Entered on transfer record this_____day of_____, 2025.

_____, *County Clerk*
Kelly B. Arnold

State of Kansas) SS
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; and is duly recorded.*

_____, *Register of Deeds*
Tonya Buckingham

_____, *Deputy*
Kenly Zehring

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
Ø = #4 REBAR W/ "TERRA TECH" CAP (FOUND)
◎ = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
△ = #4 REBAR W/ YELLOW CAP (FOUND)(ORIGIN UNKNOWN)
◇ = STONE W/ CROSS (FOUND)(ORIGIN UNKNOWN)
⊠ = BENCHMARK

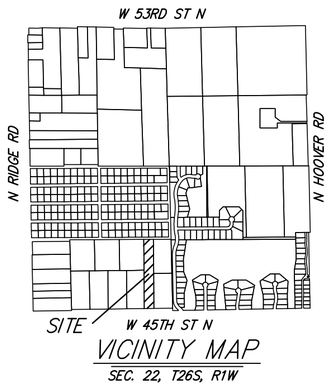
(D) = DESCRIBED
(M) = MEASURED
(P) = PLATTED
(CD) = CALCULATED PER DESCRIBED INFO.
(CM) = CALCULATED PER MEASURED INFO.
(CM) = CALCULATED PER PLATTED INFO.

BENCHMARK:
BM-#1: SQUARE CUT WITH CROSS ON TOP OF CURB, NORTHWEST SIDE OF ENTRY MONUMENT ON RIDGEPORT ST, 104.8'± EAST AND 101.0'± SOUTH OF THE S1/4 COR., SEC. 22, TWP. 26-S, R-1-W.
ELEV. = 1340.14 NAVD88

BM-#2: MAG NAIL WITH WASHER IN ASPHALT, NORTH SIDE OF N 45TH ST W, 48.5'± SOUTH OF THE SW COR., LOT 1, BLOCK A, RUSTY ROOTS ADDITION.
ELEV. = 1338.49 NAVD88

0 60 120
Scale: 1" = 60'

Date of Preparation: July 1, 2025
Date of Topography: June 16, 2025
Contour Intervals = 1 Foot



VICINITY MAP
SEC. 22, T26S, R1W

ATT Ped = ATT Pedestal
ATTVT = ATT Vault
FH = Fire Hydrant
PP = Power Pole
PM = Pipeline Marker
= Tree
WM = Water Meter
WV = Water Valve

AT&T LINE
OVERHEAD ELECTRIC LINE
FIBER OPTIC LINE
FENCE
TREE ROW DRIP LINE
WATER LINE

OWNER:
301MM, LLC
ATT'N: BREE RUSSELL
6402 W KOLLMEYER CT
WICHITA, KS 67205-5270

NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

State of Kansas) SS
Sedgwick County) *We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "RUSTY ROOTS ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the West 184.5 feet of the East 508 feet of the Southeast Quarter of the Southwest Quarter of Section 22, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas.*

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*
Jonathan C. Hubbell, P.S. #1680

RUSTY ROOTS ADDITION

July 1, 2025

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

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