

**BAUGHMAN COMPANY, P.A.**  
ENGINEERING, SURVEYING & PLANNING  
318/282-7271 FAX 318/282-0149 WICHITA, KANSAS 67211

**FACSIMILE COVER SHEET**

**TO:**  
FAX NUMBER: 268-4663  
NAME: Mike Gable  
FIRM NAME: OGI - City of Wichita  
CITY/STATE: Wichita, KS  
NUMBER OF PAGES (INCLUDING THIS PAGE): 9

**FROM:**  
BAUGHMAN COMPANY, P.A.  
NAME OF SENDER: Austin Gattler  
PROJECT:  
PROJECT NO.:  
DATE: 3-11-04

**COMMENTS:**  
Mike  
I have included all easements by separate instrument I have for this plat.  
Austin

(IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL (316) 282-7271)

2210594 #218 FILED 699 PAGE 013

STATE OF KANSAS  
SEDDGWICK COUNTY  
Mar 21 9 23 AM '03  
BILL HEEK  
REGISTER OF DEEDS



**DRAINAGE EASEMENT**

This EASEMENT made this 20<sup>th</sup> day of May, 2003, by and between RRONI, L.L.C., a Kansas Limited Liability Company, of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first parties, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, repairing and accessing a drainage system over, along, and under the following-described real estate situated in Sedgwick County, Kansas; to wit:

A 20.00 foot wide strip of land lying 10.00 feet each side of the lot line common to Lots 10 and 11, Block B, Pidge Port 3<sup>rd</sup> Addition, Wichita, Sedgwick County, Kansas.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, repairing, and accessing said drainage system.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first above written.

RRONI, L.L.C.  
By: [Signature]  
Jay W. Russell, Member  
Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211  
12/18/04

MICROFILMED OF RECORD

FILED 699 PAGE 014

Drainage Easement  
Page 2 of 2

STATE OF KANSAS  
SEDDGWICK COUNTY

BE IT REMEMBERED, that on this 20<sup>th</sup> day of May, 2003, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Jay W. Russell a Member of RRONI, L.L.C., a Kansas Limited Liability Company, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same, for and on behalf and as the act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

SUSAN K. MONETTE  
Notary Public - State of Kansas  
My Comm. Expires: 11-9-03

[Signature]  
Notary Public

(My Appointment Expires: 11-9-03)

2210593 #218 FILED 699 PAGE 011

MICROFILMED OF RECORD



[Signature]  
Deputy  
**DRAINAGE EASEMENT**

This EASEMENT made this 20<sup>th</sup> day of May, 2003, by and between RRONI, L.L.C., a Kansas Limited Liability Company, of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first parties, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, repairing and accessing a drainage system over, along, and under the following-described real estate situated in Sedgwick County, Kansas; to wit:

The east 20.00 feet of Lots 15 and 16, Block 5, Ridge Port Addition, Wichita, Sedgwick County, Kansas.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, repairing, and accessing said drainage system.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first above written.

RRONI, L.L.C.  
By: [Signature]  
Jay W. Russell, Member  
Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211  
12/18/04

FILED 699 PAGE 012

Drainage Easement  
Page 2 of 2

STATE OF KANSAS  
SEDDGWICK COUNTY

BE IT REMEMBERED, that on this 20<sup>th</sup> day of May, 2003, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Jay W. Russell a Member of RRONI, L.L.C., a Kansas Limited Liability Company, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same, for and on behalf and as the act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

SUSAN K. MONETTE  
Notary Public - State of Kansas  
My Comm. Expires: 11-9-03

[Signature]  
Notary Public

(My Appointment Expires: 11-9-03)

2230088 #108 FILED 733 PAGE 1378

MICROFILMED OF RECORD

[Signature]  
Deputy



**UTILITY EASEMENT**

THIS EASEMENT made this 9<sup>th</sup> day of July, 2003, by and between RRONI, L.L.C., a Kansas Limited Liability Company, party of the first part, and the City of Wichita, party of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the said second party, for the benefit of the public, a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing sewer, all other public utilities, over, along, and under the following-described real estate situated in Sedgwick County, Kansas, to-wit:

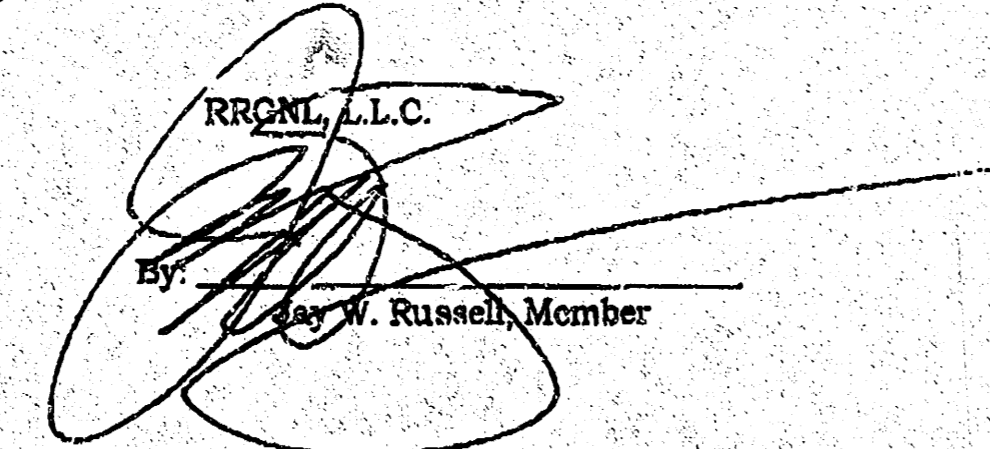
A portion of Lot 14, Block B, Ridge Port 3<sup>rd</sup> Addition, Wichita, Sedgwick County, Kansas described as commencing at the SE corner thereof; thence S89°46'23"W, 16.90 feet, to the point of beginning; thence northerly along a curve to the right having a radius of 65.00 feet, an arc length of 17.75 feet, a chord length of 17.70 feet, a chord bearing of N31°49'31"E, and a central angle of 15°38'55"; thence S89°46'23"W, parallel with the south line of said Lot 14, 12.47 feet; thence southerly along a curve to the left having a radius of 75.00 feet, an arc length of 16.92 feet, a chord length of 16.88 feet, a chord bearing of S27°04'03"W, an a central angle of 12°55'20", to the south line of said Lot 14; thence N89°46'23"E, along the south line of said Lot 14, 10.82 feet to the point of beginning.

And said second party, for the benefit of the public, is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer, all other public utilities.

12/18/04  
Baughman Co 315 Ellis Wichita, KS 67211 184 B57

Utility Easement  
Page 2 of 2

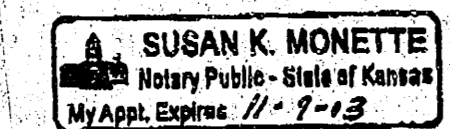
IN WITNESS WHEREOF: The said first party has signed these presents the day and year first above written.

By  Jay W. Russell, Member  
REGNL, L.L.C.

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS:

BE IT REMEMBERED, that on this 9<sup>th</sup> day of July, 2003, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Jay W. Russell, as Member of REGNL, L.L.C., a Kansas Limited Liability Company, personally known to me to be the same person(s) who executed the within instrument of writing and such person(s) duly acknowledged the execution of the same, for and on behalf and as the act and deed of said limited liability company.

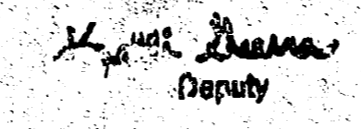
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

 Susan K. Monette  
Notary Public  
(My Appointment Expires: 11-9-03)

MICROFILMED  
OF RECORD



STATE OF KANSAS }  
SEDGWICK COUNTY }  
Oct 14 9 39 AM '03  
BILL MEEK  
REGISTER OF DEEDS

  
Deputy

UTILITY EASEMENT

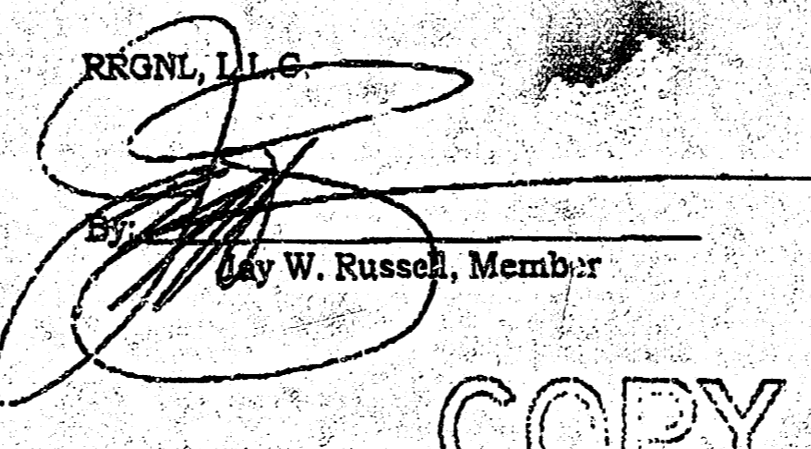
THIS EASEMENT made this 13<sup>th</sup> day of October, 2003, by and between REGNL, L.L.C., a Kansas Limited Liability Company, party of the first part, and the City of Wichita, party of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the said second party, for the benefit of the public, a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing sewer, all other public utilities, over, along, and under the following-described real estate situated in Sedgewick County, Kansas, to-wit:

The west 5.00 feet of Lot 6, together with the east 5.00 feet of Lot 7, all in Block B, Ridge Port 3<sup>rd</sup> Addition, Wichita, Sedgewick County, Kansas.

And said second party, for the benefit of the public, is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer, all other public utilities.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first above written.

By  Jay W. Russell, Member  
REGNL, L.L.C.  
Jay W. Russell, Member  
cc  
12"

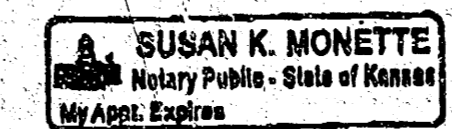
COPY

Utility Easement  
Page 2 of 2

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS:

BE IT REMEMBERED, that on this 13<sup>th</sup> day of October, 2003, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Jay W. Russell, as Member of REGNL, L.L.C., a Kansas Limited Liability Company, personally known to me to be the same person(s) who executed the within instrument of writing and such person(s) duly acknowledged the execution of the same, for and on behalf and as the act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

 Susan K. Monette  
Notary Public  
(My Appointment Expires: 11-9-03)