

REVISED COPY

# RENNICK 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) and state do hereby certify that we have surveyed and  
aforsaid county and state do hereby certify that we have surveyed and  
platted "RENNICK 2ND ADDITION", Wichita, Sedgwick County, Kansas and  
that the accompanying plat is a true and correct exhibit of the property  
surveyed, described as follows: That part of the South Half of the  
Southeast Quarter of Section 22, Township 26 South, Range 1 West of the  
Sixth Principal Meridian, Sedgwick County Kansas described as follows:  
Beginning at the northwest corner of the South Half of said Southeast  
Quarter, thence N89°45'51"E coincident with the north line of said South  
Half, 1339.27 feet; thence S00°14'16"E, 25.00 feet; thence S89°45'51"W  
parallel with the north line of said South Half, 1338.90 feet to the  
intersection with the west line of said South Half; thence N01°05'09"W  
coincident with the west line of said South Half, 25.00 feet to the point  
of beginning, TOGETHER with that part of the North Half of said Southeast  
Quarter described as follows: Beginning at the southwest corner of said  
North Half, thence N01°06'17"W coincident with the west line of said North  
Half, 393.05 feet to a point 393.00 feet normally distant north of the  
south line of said North Half; thence N89°45'51"E parallel with the south  
line of said North Half, 909.21 feet; thence N00°14'16"W, 121.22 feet;  
thence N44°45'44"E, 98.99 feet; thence N89°45'44"E, 296.00 feet; thence  
S45°14'16"E, 98.99 feet; thence S00°14'16"E, 514.23 feet to the  
intersection with the south line of said North Half; thence S89°45'51"W  
coincident with the south line of said North Half, 1339.27 feet to the  
point of beginning.

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

Baughman Company, P.A.



Michael G. Conrey, PLS#971, Surveyor

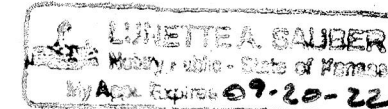
Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into Lots, a Block, Streets and a Reserve, to be known as  
"RENNICK 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility  
easements are hereby granted to the public as indicated for the  
construction and maintenance of all public utilities. The drainage  
easement is hereby granted to the public as indicated for drainage  
purposes. No private drainage systems shall be located within public  
drainage easements unless a Residential Drainage Relief Permit is obtained  
from the City of Wichita Public Works & Utilities Department. The streets  
are hereby dedicated to and for the use of the public. The cul-de-sac  
has a 53 foot radius right-of-way and shall have a pavement radius of  
38 feet. Reserve "A" is hereby reserved for open space, landscaping,  
berms, drainage purposes, entry monuments, sidewalks, 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. The Minimum  
Building Pad Elevations for the lowest opening to the structures shall be  
as indicated on the face of the plat.

R & M Real Estate, LLC,  
a Kansas limited liability company

Jay W. Russell, Sole Member of  
JWR Management, LLC, a Kansas  
limited liability company

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 20<sup>th</sup> day of February, 2021, by Jay W. Russell, Sole  
Member of JWR Management, LLC, a Kansas limited liability company,  
Manager of R & M Real Estate, LLC, a Kansas limited liability company, on  
behalf of the limited liability company.

My App't. Exp. 09-20-2022

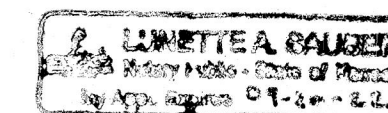


We, the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of "RENNICK 2ND  
ADDITION", Wichita, Sedgwick County, Kansas.

UMB Bank, n.a.

JEREMY MACHAEN, President, Wichita

State of Kansas) SS The foregoing instrument acknowledged before me,  
Sedgwick County) this 20<sup>th</sup> day of February, 2021, by Jeremy Machaen,  
President, Wichita, of UMB Bank, n.a., on behalf of the bank.



My App't. Exp. 09-20-2022



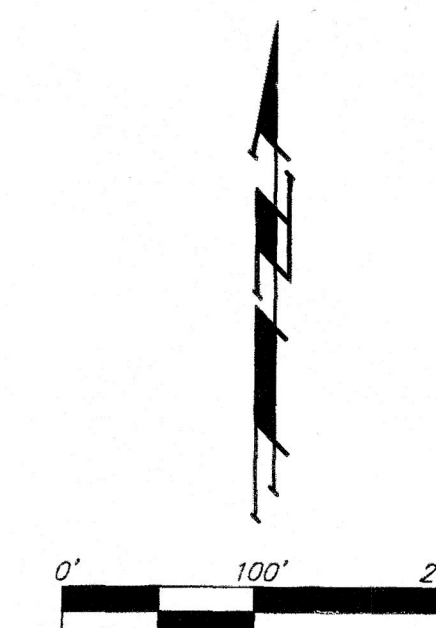
Michael C. Greene, Chair

Scott A. Wadle, Secretary

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Brandon J. Whipple, Mayor,  
City of Wichita

Karen Sublett, City Clerk



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
- = MAG NAIL (FOUND)(ORIGIN UNKNOWN)
- △ = STONE (FOUND)
- ◇ = STONE WITH CROSS (FOUND)
- ▽ = #5 REBAR W/ ILLEGIBLE YELLOW CAP (FOUND)(ORIGIN UNKNOWN)
- ⊠ = 1-1/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- ⊞ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)

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

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1-22	A	1333.0

**BENCHMARKS:**

CROSS CUT IN SQUARE CUT, TOP OF CURB AT NORTH END  
OF ISLAND, SOUTH OF INTERSECTION OF CIMARRON AND W  
45TH ST N, 128.3' SOUTH-SOUTHWEST OF SOUTHWEST  
CORNER, LOT 31, BLOCK A, RENNIC ADD. & 128.1'  
SOUTH-SOUTHEAST OF THE SOUTHWEST CORNER OF LOT 46,  
BLOCK A, RENNIC ADD.  
ELEV. = 1339.19 NAVD83

CROSS CUT IN SQUARE CUT IN CONC. DRIVEWAY, 158.0'  
SOUTH & 30.4' EAST OF THE E/4 COR., SEC. 22, TWP.  
26-S, R-1-W, 9.8' WEST OF WEST FACE OF SOUTH GATE  
POST, 28.2' SOUTH-SOUTHWEST OF SOUTHWEST FACE OF  
NORTH GATE POST.  
ELEV. = 1337.08 NAVD83

**GRADING NOTE:**

No regrading within abutting rights-of-way shall be  
allowed with the construction of the berms allowed within  
platted Reserves. The berms cannot impact access to  
or bury manholes or water valves or meters.

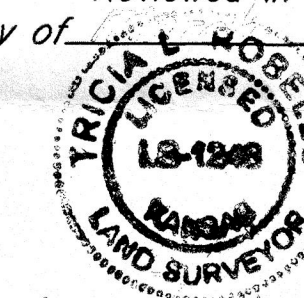
**DRAINAGE PLAN NOTE:**

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 City Engineer) and  
shall be unobstructed to allow for the conveyance of stormwater in  
accordance with the Stormwater Manual. The maintenance of all  
drainage ways and drainage facilities in backyard drainage easements  
and reserves shall be the responsibility of the property owner, and  
shall be enforced by the Homeowners' Association and be provided for  
in the Homeowners' Association covenants.

**GROUNDWATER NOTE:**

The property is within a zone identified by the City Engineer's office as  
likely to have groundwater at some or all times within ten feet of the  
ground surface elevation. Building with specially engineered foundations  
or with the lowest floor opening above groundwater is recommended  
and owners seeking building permits on this property will be similarly  
advised. More detailed information on recorded groundwater elevations  
in the vicinity of this property is available in the City Engineer's office.

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.



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

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2021.

Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2021 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

