

FINAL TRACING REC'D

3-01-21

RENNICK ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "RENNICK 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 Government Lot 5, Section
27, Township 26 South, Range 1 West of the Sixth Principal Meridian,
Sedgwick County, Kansas described as follows: Commencing at the
southeast corner of said Government Lot 5; thence S89°06'08"W coincident
with the south line of said Government Lot 5, 311.00 feet to the
southeast corner of that part of said Government Lot 5 dedicated for
45th Street North in Edge Water Addition, Wichita, Sedgwick County,
Kansas; thence continuing S89°06'08"W coincident with the south line of
said Government Lot 5, 30.00 feet; thence N00°41'04"W parallel with the
east line of said Government Lot 5, 60.00 feet to the intersection with
the north right-of-way line of said 45th Street North, and for a point of
beginning; thence S89°06'08"W coincident with the north right-of-way line
of said 45th Street North, 970.28 feet to a deflection corner in the north
right-of-way line of said 45th Street North; thence S89°25'51"W
coincident with the north right-of-way line of said 45th Street North,
978.82 feet to a point of curvature of a tangent curve to the right in
said north right-of-way line; thence westerly and northwesterly coincident
with said curve, having a central angle of 37°51'14" and a radius of
240.00 feet, an arc distance of 158.56 feet, (having a chord length of
155.69 feet bearing N71°38'32"W), to the point of tangency of said curve;
thence N52°42'55"W coincident with the north right-of-way line of said
45th Street North, 239.48 feet to a deflection corner in said north
right-of-way line; thence N01°18'49"W coincident with the north
right-of-way line of said 45th Street North, 30.15 feet to a deflection
corner in said north right-of-way line, said deflection corner also being
the northwest corner of said Government Lot 5; thence N89°15'47"E
coincident with the north line of said Government Lot 5, 2285.40 feet to
a point 30.00 feet west of the deflection corner in the west line of Lot 3,
Block A, Rennick Commercial Addition, Wichita, Sedgwick County, Kansas as
measured coincident with the north line of said Government Lot 5; thence
S00°41'04"E parallel with the east line of said Government Lot 5, 228.73
feet to the point of beginning, TOGETHER with 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: Commencing at the southeast corner of Government Lot 5,
Section 27, Township 26 South, Range 1 West of the Sixth Principal
Meridian, Sedgwick County, Kansas; thence S89°06'08"W coincident with the
south line of said Government Lot 5, 311.00 feet to the southeast corner
of that part of said Government Lot 5 dedicated for 45th Street North in
Edge Water Addition, Wichita, Sedgwick County, Kansas; thence continuing
S89°06'08"W coincident with the south line of said Government Lot 5,
30.00 feet; thence N00°41'04"W parallel with the east line of said
Government Lot 5, 288.74 feet to the intersection with the north line of
said Government Lot 5, said north line also being the south line of the
South Half of said Southeast Quarter; thence S89°15'47"W coincident with
the south line of said South Half, (and coincident with the north line of
said Government Lot 5), 2285.40 feet to the southwest corner of said
South Half, (said southwest corner also being the northwest corner of
said Government Lot 5); thence N01°06'05"W coincident with the west line
of said South Half, 1320.06 feet to a point 25.00 feet normally distant
south of the north line of said South Half; thence N89°45'29"E parallel
with the north line of said South Half, 2324.26 feet to a point 304.00
feet normally distant west of the east line of said South Half; thence
S01°01'44"E parallel with the east line of said South Half, 374.88 feet;
thence S09°06'16"W, 210.30 feet to a point 341.00 feet normally distant
west of the east line of said South Half; thence S01°01'44"E parallel with
the east line of said South Half, 717.88 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, 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 Reserves, to be known as "RENNICK
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 easements are hereby
granted to the public as indicated for drainage purposes. 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. 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. Reserves "A", "B", "C", and "D"
are hereby reserved for open space, landscaping, drainage purposes, entry
monuments, streets, and utilities as confined to easements. Reserve "E"
is hereby reserved for open space, landscaping, berms, drainage purposes, entry
monuments, and utilities as confined to easements. Reserve "F" is hereby
reserved for open space, landscaping, berms, lakes, recreational water
activities and related appurtenances, boat docks and ramps, drainage
purposes, sidewalks, hike and bike trails, recreational areas, gazebos, and
utilities as confined to easements. Reserves "A", "B", "C", "D", "E", and "F"
shall be owned and maintained by the homeowners association for the
addition. Compliance with any platted restrictions and applicable restrictive
covenants affecting said Reserves 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 City of Wichita, Kansas. 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
[Signature], Manager
Jay W. Russell, Sole Member of
JWR Management, LLC, a Kansas
limited liability company

Red Foxx Rentals, L.L.C.,
a Kansas limited liability company
[Signature], Sole Member
Jay W. Russell, Trustee of The Amended
and Restated Jay W. Russell Revocable
Trust dated March 14, 1997 and as
amended April 16, 2018 and June 23, 2020

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 22 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.

[Signature], Notary Public
LUNETTE A. SAUBER

My App't. Exp. 09-20-2022
LUNETTE A. SAUBER
Notary Public
My App. Expires 09-20-22

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 22 day of February, 2021, by Jay W. Russell, Trustee
of The Amended and Restated Jay W. Russell Revocable Trust dated March
14, 1997 and as amended April 16, 2018 and June 23, 2020. Sole Member
of Red Foxx Rentals, L.L.C., a Kansas limited liability company, on behalf
of the limited liability company.

[Signature], Notary Public
LUNETTE A. SAUBER

My App't. Exp. 09-20-2022
LUNETTE A. SAUBER
Notary Public
My App. Expires 09-20-22

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

UMB Bank, n.a.
[Signature], President - WICHITA
JEREMY MACHAIN

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this 26 day of February, 2021, by Jeremy Machain,
President - Wichita of UMB Bank, n.a., on behalf of the bank.

[Signature], Notary Public
LUNETTE A. SAUBER

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

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

Dated this _____ day of _____, 2021.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Michael C. Greene

_____, 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 _____, 2021.

_____, Mayor,
City of Wichita
Brandon J. Whipple

_____, City Clerk
Karen Sublett

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.

_____, County Clerk
Kelly B. Arnold

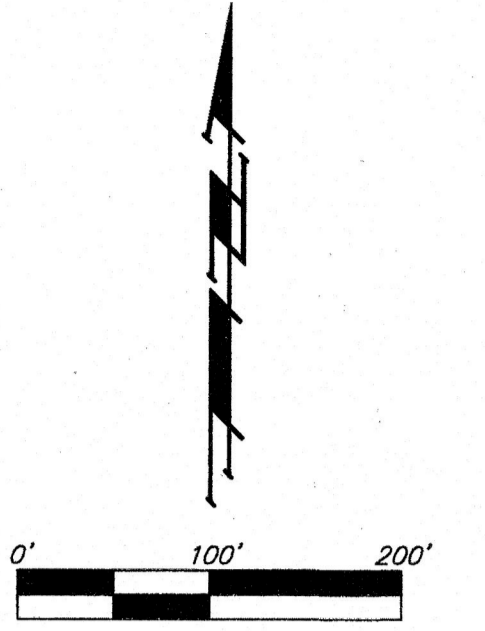
State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2021 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

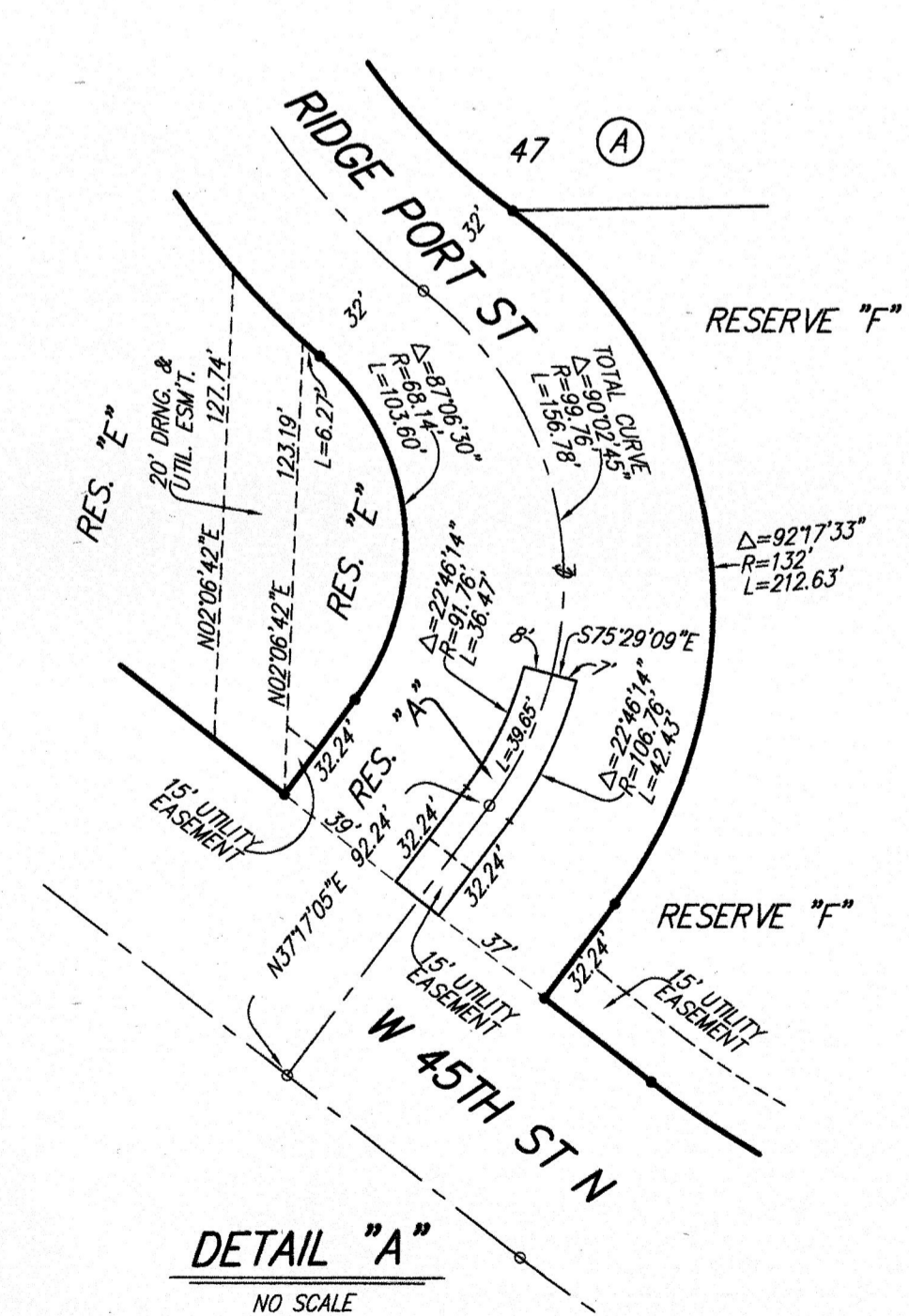
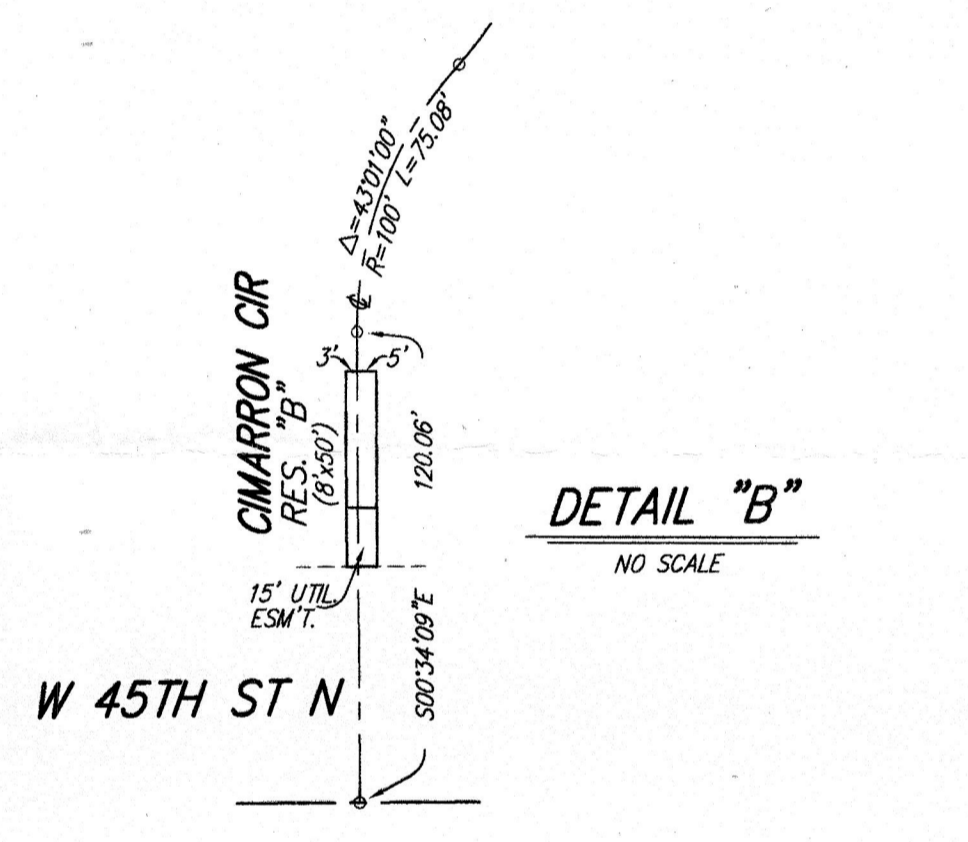
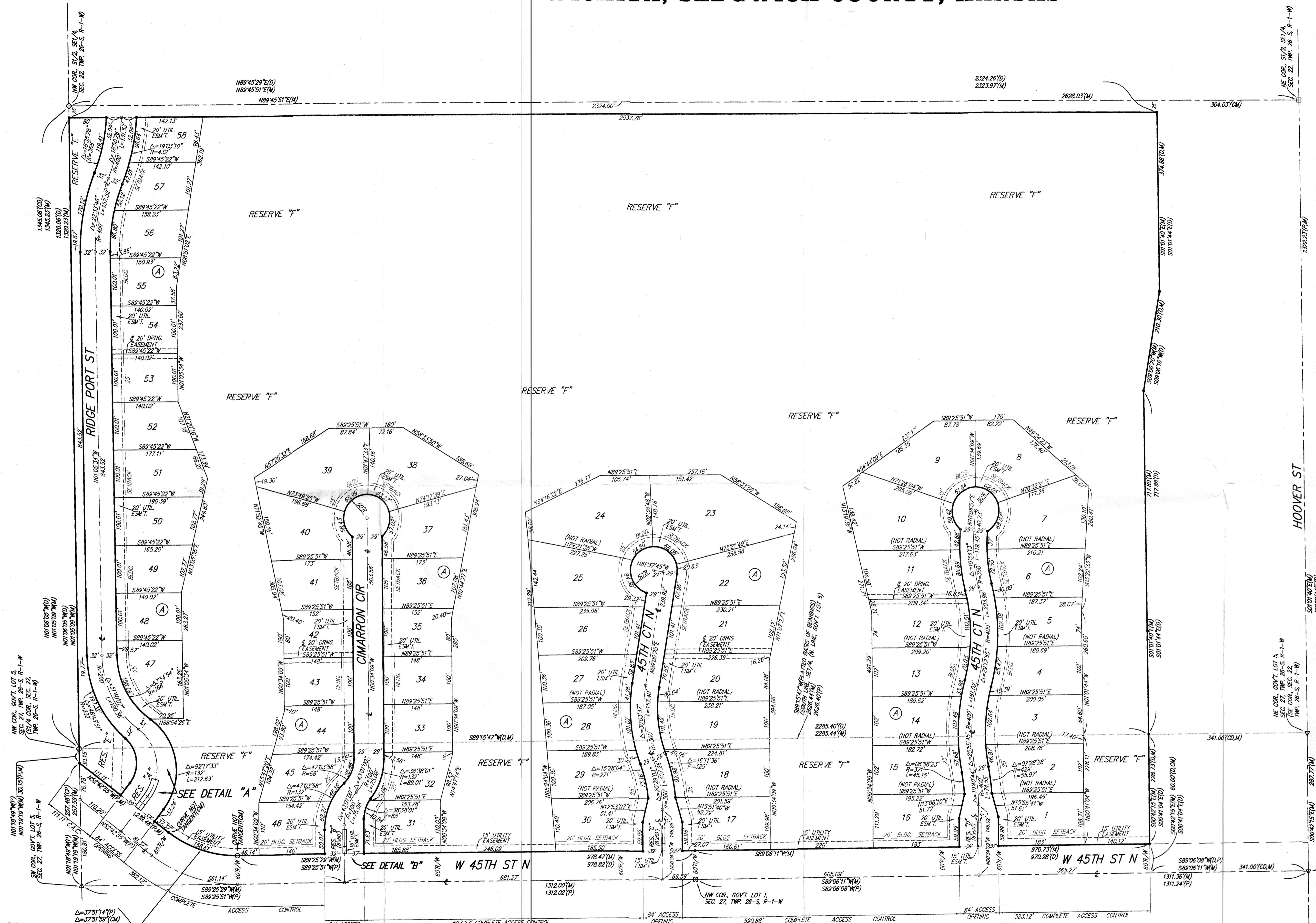
RENNICK ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

- = #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/ ALLEGIBLE YELLOW CAP (FOUND)(ORIGIN UNKNOWN)
 - ⊠ = 1-1/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- (M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED FROM MEASURED INFO.
(CP) = CALCULATED FROM PLATTED INFO.
(CD) = CALCULATED FROM DESCRIBED INFO.



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1-58	A	1,333.00

BENCHMARKS:
CROSS CUT IN SQUARE CUT, TOP OF CURB AT NORTH END OF ISLAND, SOUTH OF INTERSECTION OF CARRON AND W 45TH ST N, 128.3' SOUTH-SOUTHWEST OF SOUTHWEST CORNER, LOT 31, BLOCK A, RENNIC ADD. & 128.1' SOUTH-SOUTHWEST OF THE SOUTHEAST CORNER OF LOT 46, BLOCK A, RENNIC ADD.
ELEV. = 1,339.19 NAVD88
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. = 1,337.08 NAVD88



DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plot. 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 drainageways 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.

GRADING NOTE:
No grading within abutting rights-of-way shall be allowed without the construction of the berms allowed within platted reserves. The berms cannot impact access to or bury manholes or water valves or meters.

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.