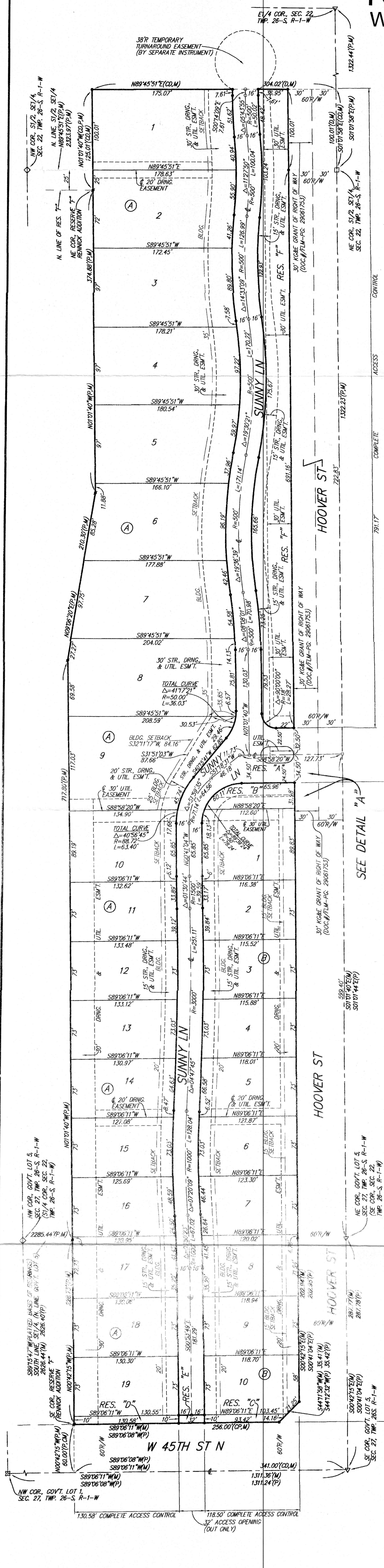


RENNICK 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgewick County and state do hereby certify that we have surveyed and plotted "RENNICK 3RD ADDITION", Wichita, Sedgewick County, Kansas and that the accompanying plot is a true and correct exhibit of the property surveyed, described as follows: All of Lots 1, 2, and 3, Block A, Rennick Commercial Addition, Wichita, Sedgewick County, Kansas, together with all of 45th Street N, (now W 45th St N), and all of Hoover Rd, all as dedicated in said Rennick Commercial Addition, TOGETHER with that part of Government Lot 5, Section 27, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgewick County, Kansas lying east of and abutting the east line of Rennick Addition, Wichita, Sedgewick County, Kansas and lying east of and abutting the east line of W 45th St N as dedicated in said Rennick Addition, and lying west of and abutting the west line of said Rennick Commercial Addition and lying west of and abutting the west line of said 45th Street N, (now W 45th St N), as dedicated in said Rennick Commercial Addition, 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, Sedgewick County, Kansas, lying east of and abutting the east line of said Rennick Addition, Wichita, Sedgewick County, Kansas lying west of and abutting the west line and lying north of and abutting the north line of Rennick Commercial Addition, Wichita, Sedgewick County, Kansas, lying north of and abutting the north line of said Hoover Rd, as dedicated in said Rennick Commercial Addition, and lying east of and abutting the following described line: Beginning at the northeast corner of Reserve "F" in said Rennick Addition; thence northerly coincident with the prolongation of the east line of said Reserve "F"; 25.00 feet to the intersection with the north line of the South Half of said Southeast Quarter, and for a point of termination, and TOGETHER with that part of the North Half of said Southeast Quarter described as follows: Beginning at the southeast corner of the North Half of said Southeast Quarter; thence westerly coincident with the south line of the North Half of said Southeast Quarter, 304.03 feet to the intersection with the northerly prolongation of the east line of Reserve "F" in said Rennick Addition; thence northerly coincident with the prolongation of the east line of said Reserve "F", 100.01 feet to a point 100.00 feet normally distant north of the south line of the North Half of said Southeast Quarter; thence southerly coincident with the south line of the North Half of said Southeast Quarter, 304.02 feet to the intersection with the east line of the North Half of said Southeast Quarter; thence southerly coincident with the east line of the North Half of said Southeast Quarter, 100.01 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. Conroy, PLS #971, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be plotted into Lots, a Block, Streets and Reserves, to be known as "RENNICK 3RD ADDITION", Wichita, Sedgewick County, Kansas. The utility easements and 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. The street, drainage, and utility easements are hereby granted to the public as indicated for street purposes, 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. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, entry monuments, streets, and utilities as confined to easement. Reserves "B" and "C" are hereby reserved for open space, landscaping, drainage purposes, berms, streets as confined to easement, and utilities as confined to easements. Reserves "D" and "E" are hereby reserved for open space, landscaping, berms, drainage purposes, fencing/screening, streets as confined to easement, and utilities as confined to easements. Reserve "F" is hereby reserved for open space, landscaping, private streets, gates, drainage purposes, utilities, and contingent right-of-way. If the gates in said Reserve "E" cease to be operational, the contingent right-of-way can be dedicated to the City and the gates removed if necessary. No regarding within abutting rights-of-way shall be allowed with the construction of the berms allowed within said Reserves "B", "C", "D", and "E". The berms cannot impact access to or bury manholes, water valves and/or water meters. Reserves "A", "B", "C", "D", "E", and "F" shall be owned and maintained by the homeowners association for the addition, their heirs, successors or assigns, including any gates or other improvements therein. Compliance with any plat restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, heirs, successors, 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.

Legacy Bank
& M Real Estate, LLC
a Kansas limited liability company
Manager
Jay W. Russell, Sole Member of JWR Management, LLC, a Kansas limited liability company
45th & Hoover, L.L.C., a Kansas limited liability company
Member
Jay W. Russell

State of Kansas) SS The foregoing instrument acknowledged before me, this 14th day of January, 2022, by Jay W. Russell, Sole Member of JWR Management, LLC, a Kansas limited liability company, Manager of 45th & Hoover, L.L.C., a Kansas limited liability company, on behalf of the limited liability company.

My App'l. Exp. 09-22-2022
LUNETTE A. SAUBER, Notary Public
LUNETTE A. SAUBER
09-20-22

State of Kansas) SS The foregoing instrument acknowledged before me, this 14th day of January, 2022, by Jay W. Russell, Member of 45th & Hoover, L.L.C., a Kansas limited liability company, on behalf of the limited liability company.

My App'l. Exp. 09-20-2022
LUNETTE A. SAUBER, Notary Public
LUNETTE A. SAUBER
09-20-22

NOTE:
LOTS 10 THROUGH 19, BLOCK A, AND LOTS 1 THROUGH 10, BLOCK B, RENNIC 3RD ADDITION SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.
BENCHMARKS:
CROSS CUT IN SQUARE CUT, TOP OF CURB AT NORTH END OF ISLAND, SOUTH OF INTERSECTION OF DIMARRON AND W 45TH ST N, 128.1' SOUTH-SOUTHWEST OF SOUTHWEST CORNER, LOT 31, BLOCK A, RENNIC ADD. & 129.1' SOUTH-SOUTHWEST OF THE SOUTHEAST 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, 0.8' SOUTH-SOUTHWEST OF SOUTHWEST FACE OF NORTH GATE POST.
ELEV. = 1337.08 NAVD83

This plot of "RENNICK 3RD ADDITION", Wichita, Sedgewick County, Kansas has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 14th day of January, 2022.
Wichita-Sedgewick County Metropolitan Area Planning Commission

William M. Johnson, Chair
Scott A. Wade, Secretary

This plot approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 14th day of January, 2022.
Brandon J. Whipple, Mayor, City of Wichita
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 14th day of January, 2022.

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

Entered on transfer record this 14th day of January, 2022.
Kelly B. Arnold, County Clerk

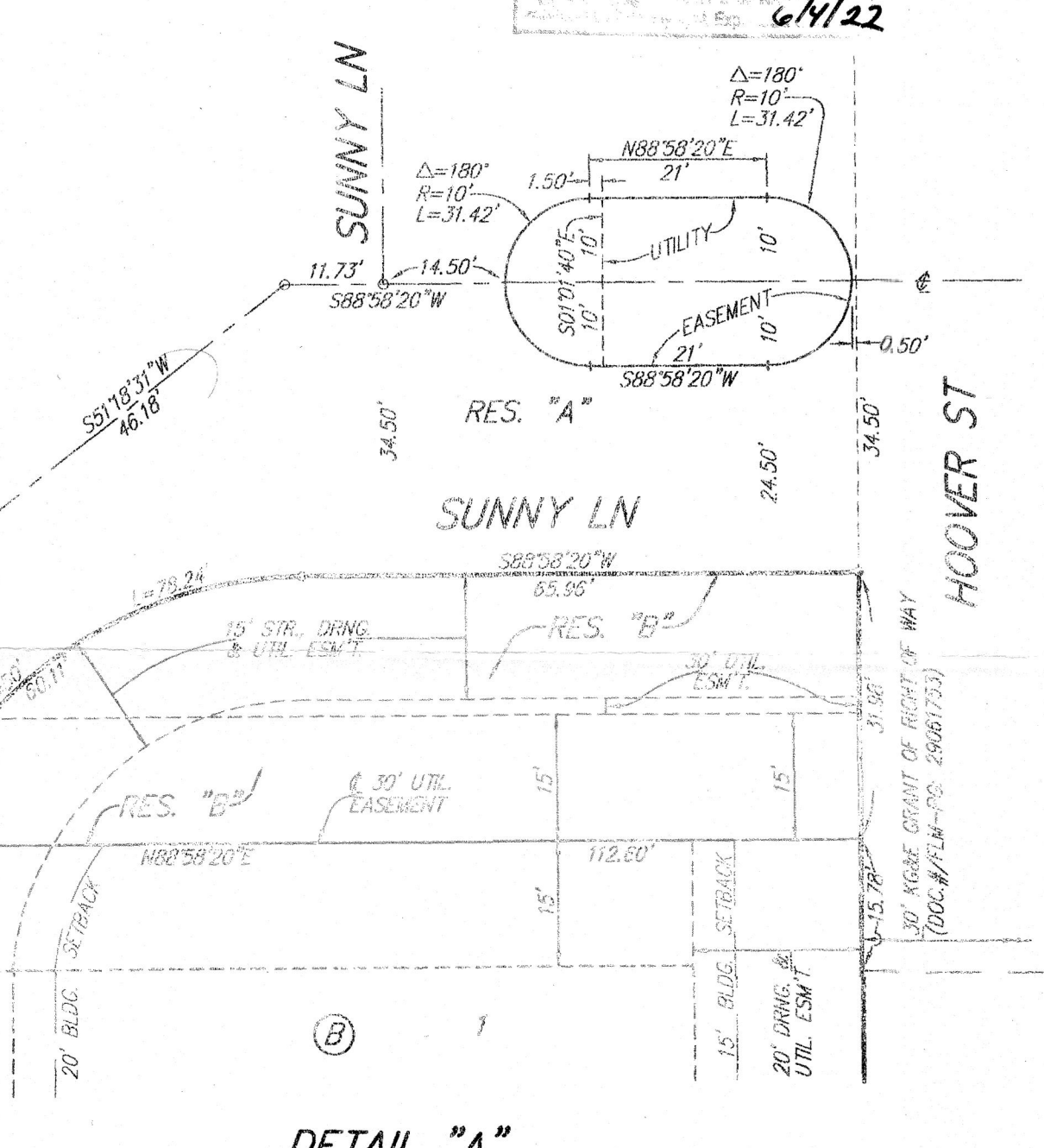
State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 14th day of January, 2022 at 10:00 a.m. and is duly recorded.

Tonya Buckingham, Register of Deeds
Kenly Zehring, Deputy

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "RENNICK 3RD ADDITION", Wichita, Sedgewick County, Kansas.

Legacy Bank
REX REGINALDS, EVP
State of Kansas) SS The foregoing instrument acknowledged before me, this 14th day of January, 2022, by REX REGINALDS, Senior Vice-President of Legacy Bank, on behalf of the bank.

Suzanne M. Vaughn, Notary Public
SUZANNE M. VAUGHN
My App'l. Exp. 6/14/2022



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION
1-19	A	1333.0

Scale: 1" = 60'
Date of Preparation: Nov. 6, 2021

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plot. All drainage easements, rights-of-way, and reserves shall remain of 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 drainages 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 with the construction of the berms allowed within platded 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. Installation of any foundation or structure is recommended with the lowest floor opening with specially engineered foundations and owners seeking building permits on this property will be similarly advised. More detailed information on groundwater elevations in the vicinity of this property is available in the City Engineer's office.