

# RENNICK 4TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

CITY HALL - ENGINEERING  
MAIL STOP 1-71  
Arcefi Rosas  
FOR YOUR FILES

FINAL TRACING REC'D  
RECEIVED DEC 19 2024

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 "RENNICK 4TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the Southeast Quarter of Section 22, Township 26 South, Range 1 West, of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: Beginning at the Northwest corner of the Southeast Quarter (Center of Section); THENCE S89°42'07"E, coincident with the north boundary line of said Southeast Quarter, a distance of 700.00 feet; THENCE S00°17'02"W, a distance of 947.36 feet, to a point on the north boundary line of Rennick 2nd Addition, Wichita, Sedgwick County, Kansas; THENCE S89°45'51"W, coincident with the north boundary line of said Rennick 2nd Addition, a distance of 676.91 feet, to the northwest corner of Reserve "A" Rennick 2nd Addition and the west boundary line of said Southeast Quarter; THENCE N01°06'17"W, coincident with said west boundary line, a distance of 953.93 feet, to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Southeast Quarter of Section 22, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

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

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "RENNICK 4TH 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 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 sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. The drainage easements are 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. No obstructions shall be constructed or placed within the street stubs providing future access to adjacent properties. Reserve "A" is hereby reserved for open space, landscaping, berms, lakes, recreational water activities and related appurtenances, boat docks and ramps, drainage purposes, sidewalks, recreational areas, gazebos, and utilities as confined to easements. Reserve "B" is hereby reserved for open space, landscaping, berms, drainage purposes, sidewalks, temporary fire apparatus access road as confined to easement, and utilities as confined to easements. Reserves "A" and "B" 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. 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*  
Jay W. Russell, Manager of JWR Management, LLC, a Kansas limited liability company

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 9th day of December, 2024, by Jay W. Russell, Manager 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.

*Lunette A. Sauber*  
LUNETTE A. SAUBER, Notary Public  
My App't. Exp. 09/20/2026

LUNETTE A. SAUBER  
Notary Public - State of Kansas  
My Appl. Expires 09/20/26

This plat of "RENNICK 4TH 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 \_\_\_\_\_, 2024.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
Bryan K. Frye, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Lily Wu, Mayor  
\_\_\_\_\_  
Shinita Rice, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Kelly B. Arnold, County Clerk

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 \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock \_\_\_\_\_ 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 4TH ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank  
*Rek Reynolds*  
REK REYNOLDS, EVP (Title)

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 12th day of December, 2024, by *Rek Reynolds*, EVP of Legacy Bank, on behalf of the bank.

LUNETTE A. SAUBER  
Notary Public - State of Kansas  
My Appl. Expires 09/20/26

*Lunette A. Sauber*  
LUNETTE A. SAUBER, Notary Public

My App't. Exp. 09/20/2026

## RENNICK 4TH ADDITION

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



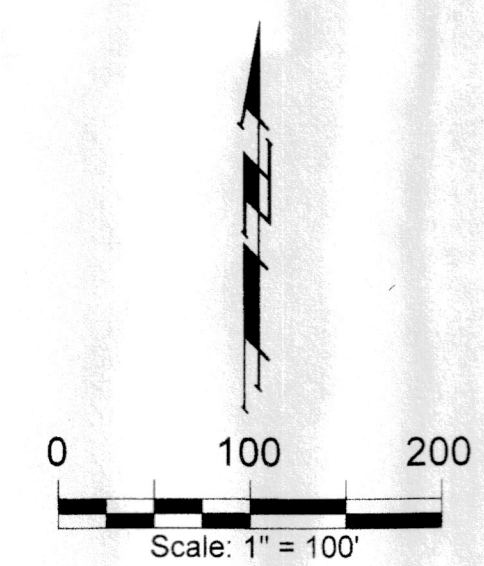
**DRAINAGE PLAN NOTE:**  
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance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

**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 covering 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.

**BENCHMARKS:**  
CROSS CUT, EAST EDGE OF SIDEWALK AT THE SOUTHWEST CORNER OF LOT 22, BLOCK A, RENNIC 2ND ADD.  
ELEV. = 1340.60 NAVD88  
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. & 129.1' SOUTH-SOUTHWEST OF THE SOUTHWEST CORNER OF LOT 46, BLOCK A, RENNIC ADD.  
ELEV. = 1339.19 NAVD88  
CROSS CUT IN SQUARE CUT IN CONC. DRIVEWAY, 158.0' SOUTH & 30.4' EAST OF THE E1/4 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. = 1337.53 NAVD88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1-9	B	1333.0

**GRADING NOTE:**  
No grading 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.



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = MAG NAIL (FOUND)(ORIGIN UNKNOWN)
- ◇ = STONE WITH CROSS (FOUND)
- ▽ = #6 REBAR W/ ILLICOBLE YELLOW CAP (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