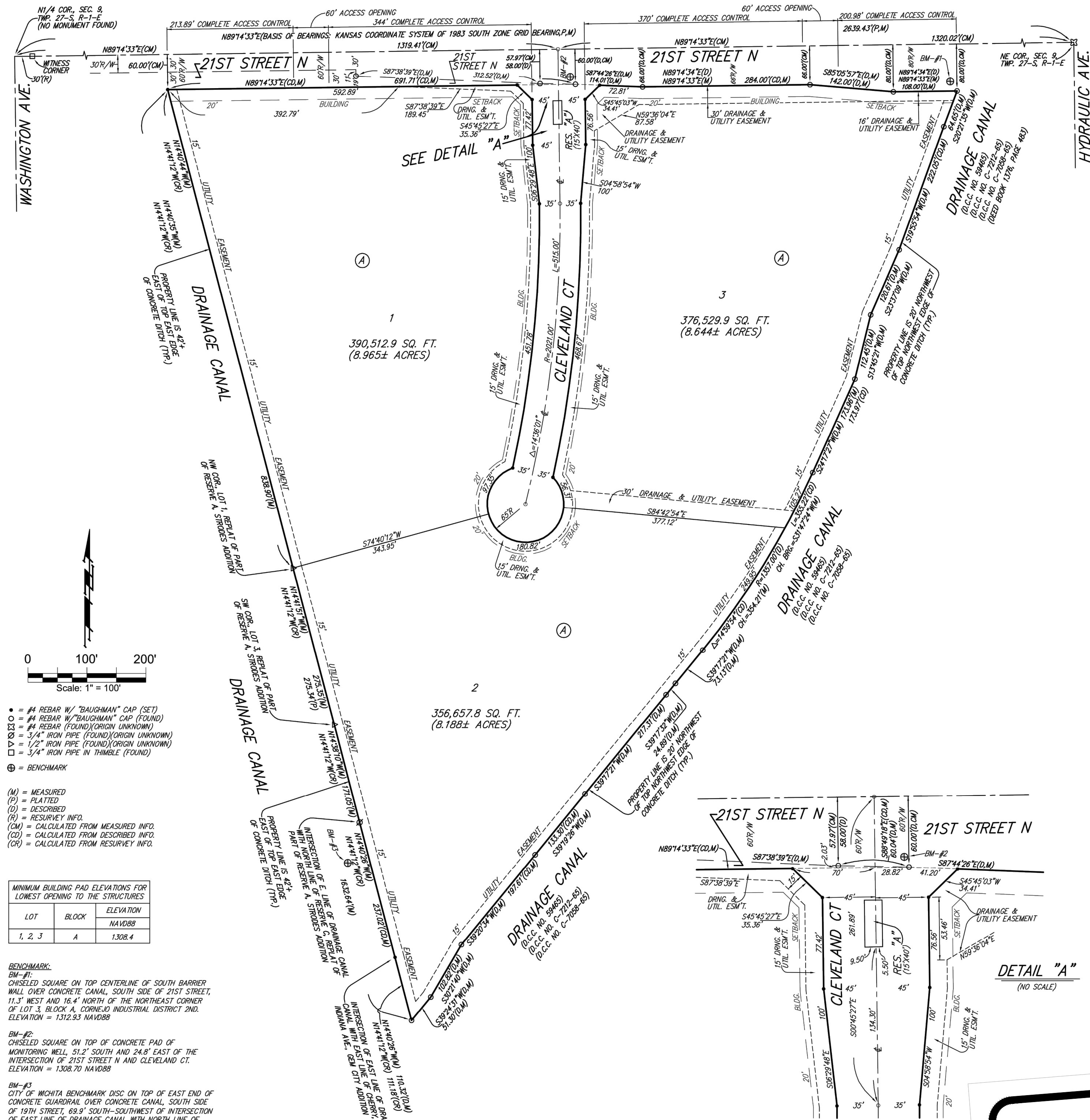


# CORNEJO INDUSTRIAL DISTRICT 2ND WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
- = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- = 3/4" IRON PIPE IN THIMBLE (FOUND)
- ⊕ = BENCHMARK

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

LOT	BLOCK	NAVD88 ELEVATION
1, 2, 3	A	1,308.4

**BENCHMARK:**  
**BM-#1:** CHISELED SQUARE ON TOP CENTERLINE OF SOUTH BARRIER WALL OVER CONCRETE CANAL, SOUTH SIDE OF 21ST STREET, 11.3' WEST AND 16.4' NORTH OF THE NORTHEAST CORNER OF LOT 3, BLOCK A, CORNEJO INDUSTRIAL DISTRICT 2ND. ELEVATION = 1,312.93 NAVD88  
**BM-#2:** CHISELED SQUARE ON TOP OF CONCRETE PAD OF MONITORING WELL, 51.2' SOUTH AND 24.8' EAST OF THE INTERSECTION OF 21ST STREET N AND CLEVELAND CT. ELEVATION = 1,308.70 NAVD88  
**BM-#3:** CITY OF WICHITA BENCHMARK DISC ON TOP OF EAST END OF CONCRETE GUARDRAIL OVER CONCRETE CANAL, SOUTH SIDE OF 19TH STREET, 69.9' SOUTH-SOUTHWEST OF INTERSECTION OF EAST LINE OF DRAINAGE CANAL WITH NORTH LINE OF RESERVE C, REPLAT OF PART OF RESERVE A, STRUDES ADDITION, 30.1' WEST-SOUTHWEST OF WEST LINE OF LOT 2, BLOCK A, CORNEJO INDUSTRIAL DISTRICT 2ND. ELEV. = 1,312.23 NAVD88

**NOTE:** THE EXISTING FRONTIER OIL COMPANY PIPE LINE RIGHT OF WAY GRANT, (RIGHT OF WAY NOT TO EXCEED TO FEET), (MISC. BOOK 412, PAGE 462), THAT AFFECTS A PORTION OF THIS PLAT IS IN THE PROCESS OF BEING RELEASED THIS 8TH DAY OF FEBRUARY, 2022.

**NOTE:** THE EXISTING 20 FOOT THE GAS SERVICE COMPANY RIGHT OF WAY AGREEMENT, (MISC. BOOK 582, PAGE 322), AND NOW ASSIGNED TO ONE GAS, INC. (DOC.#TLM-PC-29828682) THAT AFFECTS A PORTION OF THIS PLAT IS IN THE PROCESS OF BEING RELEASED THIS 8TH DAY OF FEBRUARY, 2022.

**NOTE:** THE EXISTING 10 FOOT FRONTIER OIL COMPANY PIPE LINE RIGHT OF WAY GRANT, (MISC. BOOK 412, PAGE 477), THAT AFFECTS A PORTION OF THIS PLAT IS IN THE PROCESS OF BEING RELEASED THIS 8TH DAY OF FEBRUARY, 2022.

**NOTE:** THE EXISTING FRONTIER OIL COMPANY PIPE LINE, RIGHT OF WAY GRANT OF UNDETERMINED WIDTH OVER LOTS 6 AND 8 ON CLEVELAND AVENUE, HARVEY'S WALNUT GROVE ADDITION TO THE CITY OF WICHITA, KANSAS (MISC. BOOK 412, PAGE 464) THAT AFFECTS A PORTION OF THIS PLAT IS IN THE PROCESS OF BEING RELEASED THIS 8TH DAY OF FEBRUARY, 2022.

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 "CORNEJO INDUSTRIAL DISTRICT 2ND", 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. 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 signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement 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, streets, and signage. Reserve "A" shall be owned and maintained by the lot owners association for the addition, their heirs, successors, and assigns. Compliance with any platted restrictions and applicable restrictive covenants affecting said reserves shall be binding on any owners, successors, heirs, or assigns. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas or the appropriate governing body. The Minimum Building Pad Elevation for the lowest opening to the structures shall be as indicated on the face of the plat.

R.R.M. Properties, LLC, a Kansas limited liability company  
 Ronald J. Cornejo, Manager  
 Cornejo Holdings, LLC, a Kansas limited liability company, t/k/a Triple J of Wichita, L.L.C., a Kansas limited liability company  
 Ronald J. Cornejo, Member

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Ronald J. Cornejo, Manager of R.R.M. Properties, LLC, a Kansas limited liability company, on behalf of the limited liability company.

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Ronald J. Cornejo, Member of Cornejo Holdings, LLC, a Kansas limited liability company, t/k/a Triple J of Wichita, L.L.C., a Kansas limited liability company, on behalf of the limited liability company.

FOR REFERENCE ONLY  
NOT TO SCALE

This plat of "CORNEJO INDUSTRIAL DISTRICT 2ND", 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

William M. Johnson, 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 \_\_\_\_\_, 2022.

Brandon J. Whipple, Mayor  
 Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

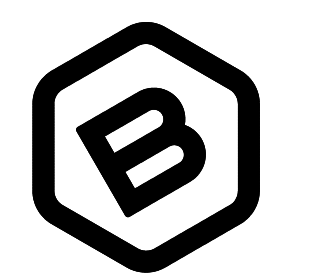
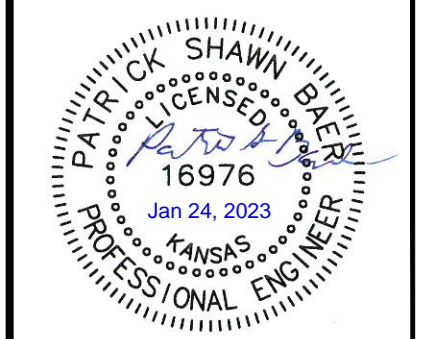
Kelly B. Arnold, County Clerk

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 \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

Tonya Buckingham, Register of Deeds  
 Kenly Zehring, Deputy

Page 2 of 2

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



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

Cornejo Industrial District  
 2nd Addition  
**PLAT**

Sanitary Sewer Improvements  
 PROJECT NUMBER:  
 468-2021-017263  
 DESIGN: PSB DRAWN: JA  
 DATE: January 23, 2023  
 SHEET OF  
**14 14**