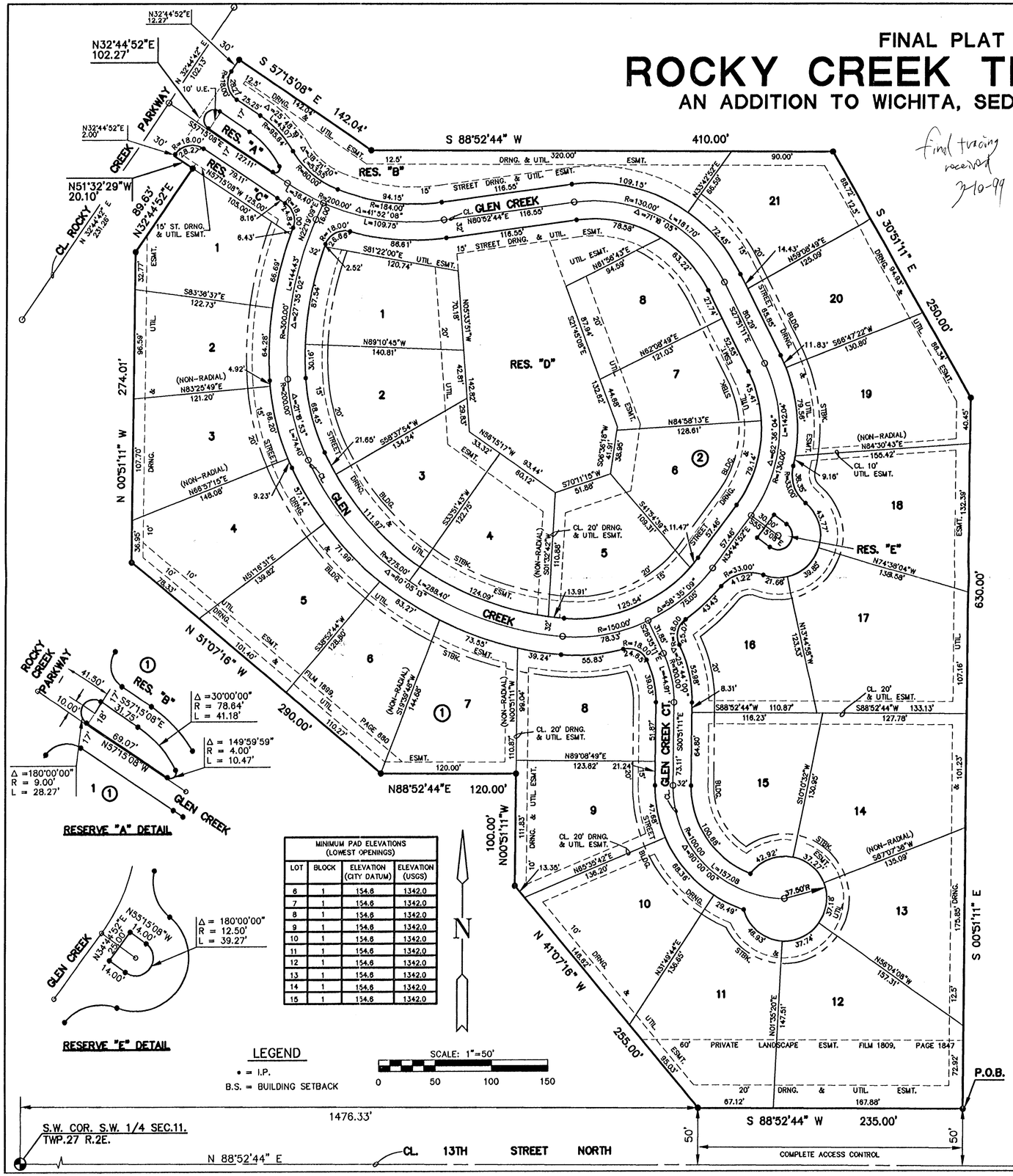
FINAL PLAT

ROCKY CREEK THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
6	1	154.6	1342.0
7	1	154.6	1342.0
8	1	154.6	1342.0
9	1	154.6	1342.0
10	1	154.6	1342.0
11	1	154.6	1342.0
12	1	154.6	1342.0
13	1	154.6	1342.0
14	1	154.6	1342.0
15	1	154.6	1342.0

final tracing received 2-10-99

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "ROCKY CREEK THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots, blocks, streets, and reserves the same being accurately set forth in the accompanying plat and described herein:

A replat of Lots 1–23 inclusive, Block 4; Lots 1–8 inclusive, Block 5; Reserves "D", "K", "R", "Q", and a portion of Reserve M, "ROCKY CREEK ADDITION" an addition to Wichita, Sedgwick County, Kansas more particularly described as follows:

Beginning at the Southeast corner of Lot 13, Block 4 of said Rocky Creek Addition thence S 88°52'44" W, 235.00 feet, parallel to the South line of the Southwest Quarter, Section 11, Township 27, Range 2 East; thence N 41°07'16" W, 255.00 feet; thence N 00°51'11" W, 100.00 feet; thence N 88°52'44" E, 120.00 feet, parallel to said Southwest Quarter; thence N 51°07'16" W, 290.00 feet; thence N 00°51'11" W, 274.01 feet; thence N 32°44'52" E, 89.36 feet; thence N 51°32'29" W, 20.10 feet; thence N 32°44'52" W, 102.27 feet, along the East right-of-way line of Rock Creek Parkway; thence S 57°15'08" E, 142.04 feet; thence S 88°52'44" W, 410.00 feet parallel to the South line of said Southwest Quarter; thence S 30°51'11" E, 250.00 feet; thence S 00°51'11" E, 630.00 feet to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 12th day of February, 1999.

GREGORY J. ALLISON LICENSED LS-1257 KANSAS LAND SURVEYOR

Gregory J. Allison, R.L.S. #1257
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, blocks, streets, and reserves the same to be known as "ROCKY CREEK THIRD ADDITION," an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of public. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the public. Reserves "A" "B" "C," and "E" are platted for lighting, landscaping, irrigation, and entry monuments. Reserve "D" is platted for construction and maintenance of public drainage, landscaping, open space, and irrigation. The Reserves shall be owned and maintained by the homeowners association. All abutters rights of access to or from 13th Street North over and across the South line of "ROCKY CREEK THIRD ADDITION" are hereby granted to the appropriate governing body.

ROCKY CREEK L.L.C. RITCHIE ASSOCIATES, INC. MANAGER

Kevin M. Mullen, President

BE IT REMEMBERED, that on this 19th day of February, 1999, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin M. Mullen, President, of Ritchie Associates, Inc. Manager, Rocky Creek L.L.C., same to me personally known to be the person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

ANN C. YBARRA Notary Public - State of Kansas My Appt. Expires 9-15-2001

My appointment expires: 9-15-2001

We INTRUST BANK, N.A., holders of a mortgage on the above described property, do hereby consent to the plat of "ROCKY CREEK THIRD ADDITION."

BE IT REMEMBERED, that on this ____ day of _____, 1999, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____

same to me personally known to be the person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My appointment expires: _____

This plat of "ROCKY CREEK THIRD ADDITION", has been submitted to and approved by the Wichita–Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ____ day of _____, 1999.

WICHITA–SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
William M. Johnson

_____, Secretary
Marvin S. Krout

Consent is hereby given for the information of a S.S. DISTRICT within the boundary of this plat by the board of Sedgwick County Commissioners, as they deem necessary to provide S.S. Service to this area.

This plat approved and all dedications shown thereon, if by the City Council of the City of Wichita, Kansas, this ____ day of _____ 1999.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1999.

_____, County Clerk
James Alford

STATE OF KANSAS)
)ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 1999.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

January 29, 1999

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

RE: S/D 99-6 -- Final Plat of ROCKY CREEK THIRD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 28, 1999, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 22, 1999.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Ritchie Associates, Inc., 8100 E. 22nd St. North, Wichita, KS, 67226
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY

W SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
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January 22, 1999

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

RE: S/D 99-6 -- Final Plat of ROCKY CREEK THIRD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 22, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.

B. The Applicant shall guarantee the extension of City water to serve the lots being platted.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

D. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*

E. The applicant shall guarantee the paving of the proposed interior streets.

F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall

provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

H. The plattor's text should specify that Reserves B and C include utilities confined to easements.

I. The name of the County Clerk should be revised to read, "James Alford". The name of the Register of Deeds should be revised to read, "Bill Meek".

J. Tie points to section corners should be identified in addition to their distance to the plat.

K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

L. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

M. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

N. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

Q. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

R. Perimeter closure computations shall be submitted with the final plat tracing.

S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

T. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

U. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of Autocad. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 28, 1999, at 1:30 p.m.

If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Ritchie Associates, Inc., 8100 E. 22nd St. North, Wichita, KS, 67226
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4
January 28, 1999

STAFF REPORT
(Final Plat Approved 1/21/99; Overall Preliminary Plat Approved 7/3/96)

CASE NUMBER: S/D 99-6 - ROCKY CREEK 3RD ADDITION

OWNER/APPLICANT: Ritchie Associates, Inc., 8100 E. 22nd St. North, Wichita, KS 67226

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: North of 13th St. North, East of 127th St. East

SITE SIZE: 11.1 acres

NUMBER OF LOTS

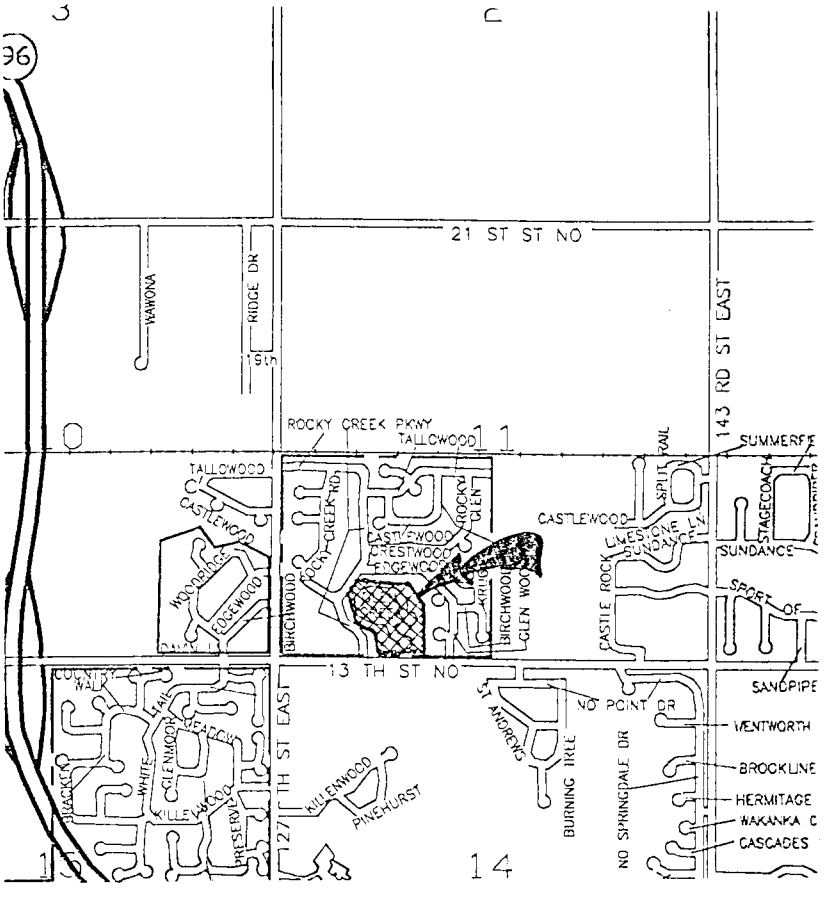
Residential:	29
Office:	
Commercial:	
Industrial:	
Total:	**29**

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a final plat of a portion of the overall preliminary plat of the Rocky Creek Addition. The street layout and lot configuration are identical to the approved preliminary plat.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.

B. The Applicant shall guarantee the extension of City water to serve the lots being platted.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

D. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

E. The applicant shall guarantee the paving of the proposed interior streets.

F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

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R. Perimeter closure computations shall be submitted with the final plat tracing.

S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

T. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property.

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