

# ROCKY FORD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "ROCKY FORD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lots 1, 2, 3, 4, 5, and 6, Block A, Rocky Ford Industrial Park, Sedgwick County, Kansas.

Existing public easements, dedications, building setbacks, and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.  
Baughman Company, P.A.

This plat of "ROCKY FORD ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this 9th day of February, 2017.  
Wichita-Sedgwick County Metropolitan Area Planning Commission



*David W. Foster*, Chairman  
*Dale Miller*, Secretary

*Michael G. Conrey*, Surveyor  
13-2017

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 "ROCKY FORD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. The drainage and pedestrian access easements are hereby granted as indicated for drainage purposes and for pedestrian access to or from 33rd St. S. and no fences or other structures shall be constructed or placed on or within these easements. The pedestrian access easements are hereby granted to the public and repairs and condemnations shall be made as if the sidewalks were located on public property. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, public sidewalks, lakes, berms, drainage purposes, a sanitary sewer lift station as confined to easement, and utilities as confined to easements. Reserve "A" shall be owned and maintained by a homeowners association. 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.

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 15th day of April, 2017.

*Jeff Ladgwell*, Mayor  
*Karen Sublett*, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 15th day of March, 2017.

*Tricia L. Robella*, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

31st South Rock Investments, LLC  
a Kansas Limited Liability Company  
*Kevin M. Mullen*, President of Ritchie Associates, Inc.

State of Kansas) SS The foregoing instrument acknowledged before me, this 14th day of March, 2017, by Kevin M. Mullen, President of Ritchie Associates, Inc., as Manager of 31st South Rock Investments, LLC, a Kansas limited liability company, on behalf of the limited liability company.

*Judith M. Terhune*, Notary Public  
My App't. Exp. 11-7-17

Entered on transfer record this 23rd day of May, 2017.  
*Kelly B. Arnold*, County Clerk

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

*Brad E. Yarger*, E.V.P.  
BRAD E. YARGER

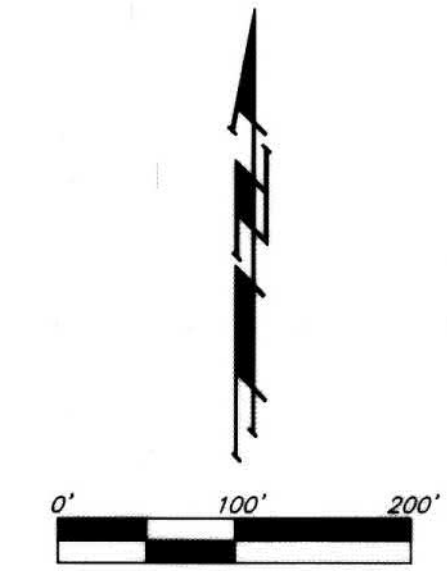
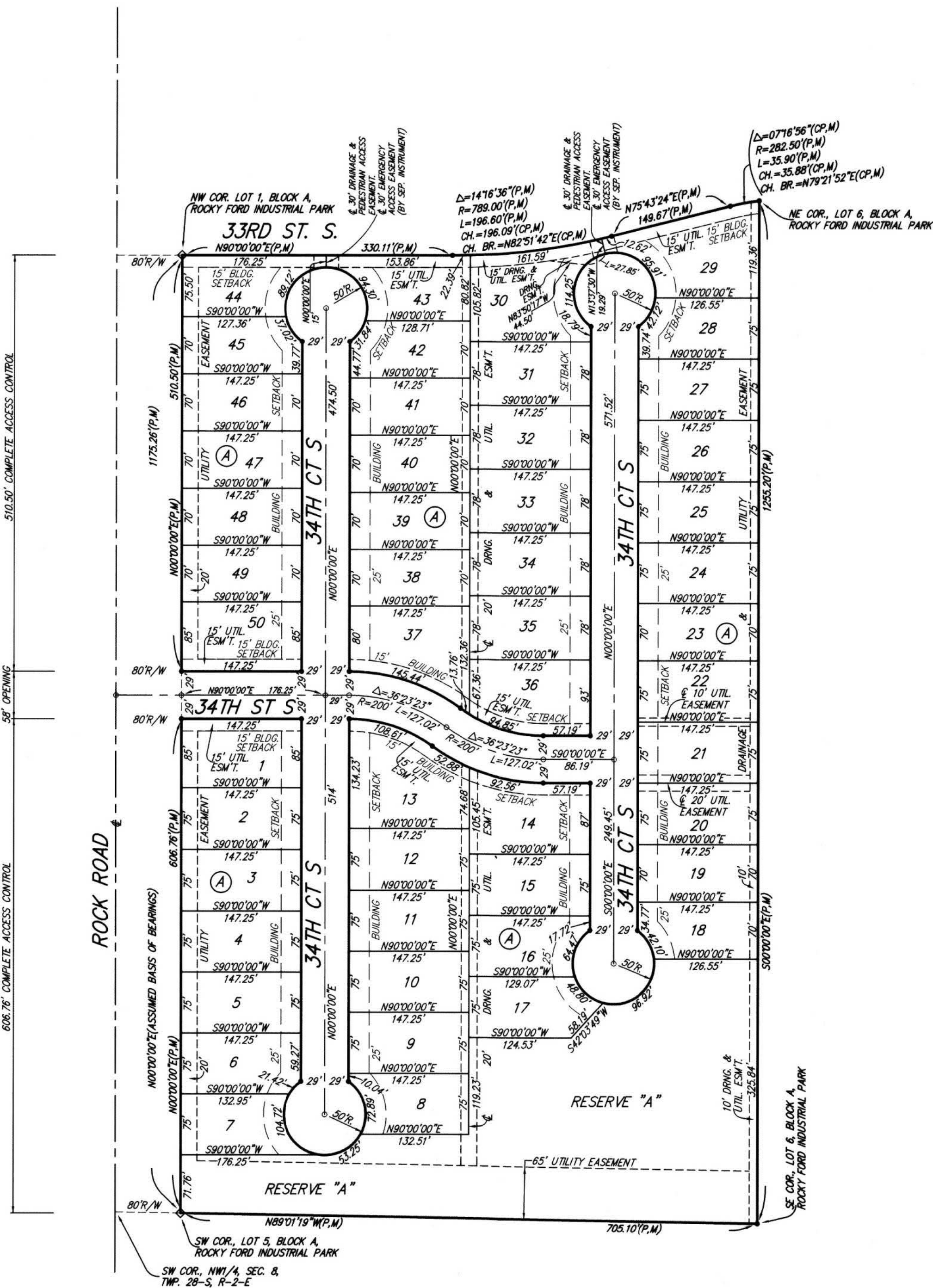
State of Kansas) SS The foregoing instrument acknowledged before me, this 14th day of March, 2017, by Brad Yarger E.V.P., of Legacy Bank, on behalf of the bank.

*Stephanie Schwarz*, Notary Public  
My App't. Exp. 7/21/2018

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 24 day of May, 2017 at 01:31:40 o'clock P.M. and is duly recorded.

*Tonya Buckingham*, Register of Deeds

*Judy J. Paget*, Deputy



NOTE:  
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER ROCKY FORD COMMERCIAL COMMUNITY UNIT PLAN (CUP 2007-49/DP-300).

\* = #4 REBAR W/ "BAUGHMAN" CAP (SET)  
o = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)  
(M) = MEASURED  
(P) = PLATTED  
(CP) = CALCULATED PER PLATTED INFO.

LOT	BLOCK	ELEVATION
7-9, 17, 18	A	1,372.5

BENCHMARK:  
CITY OF WICHITA BENCHMARK DISK AT SOUTH END OF HUBBIARD ON THE SW COR. OF R.C.B.C., WEST SIDE OF ROCK ROAD, 706' NORTH-NORTHWEST OF THE NORTHWEST CORNER OF LOT 44, BLOCK A, ROCKY FORD ADDITION. ELEV. = 1,367.92 NAVD83

NOTE:  
A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.