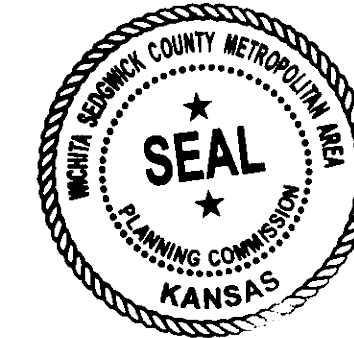


# ROCKY FORD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) above said 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. 12-5126, 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  
David W. Foster  
Dale Miller, Secretary  
Dale Miller

Michael G. Conrey 13-2017, Surveyor  
Michael G. Conrey

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 14th day of April, 2017.

Jeff Loggwell, Mayor  
Jeff Loggwell  
Karen Sublett, City Clerk  
Karen Sublett

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

Tricia L. Robello, Deputy County Surveyor  
Tricia L. Robello, L.S. #1248  
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 13th 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  
JUDITH M. TERHUNE  
My App't. Exp. 11-1-17

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 be-  
fore me, this 14th day of March, 2017, by Brad E. Yarger E.V.P.,  
of Legacy Bank, on behalf of the bank.

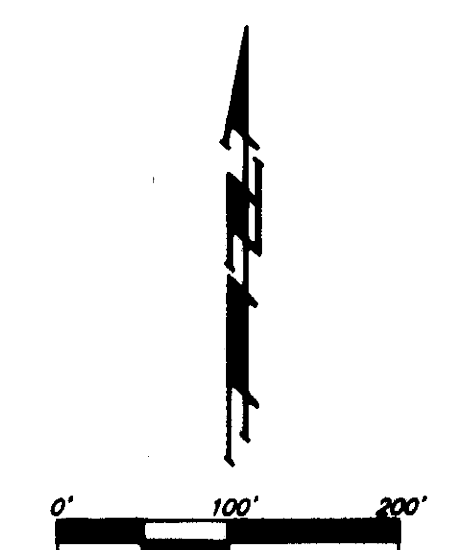
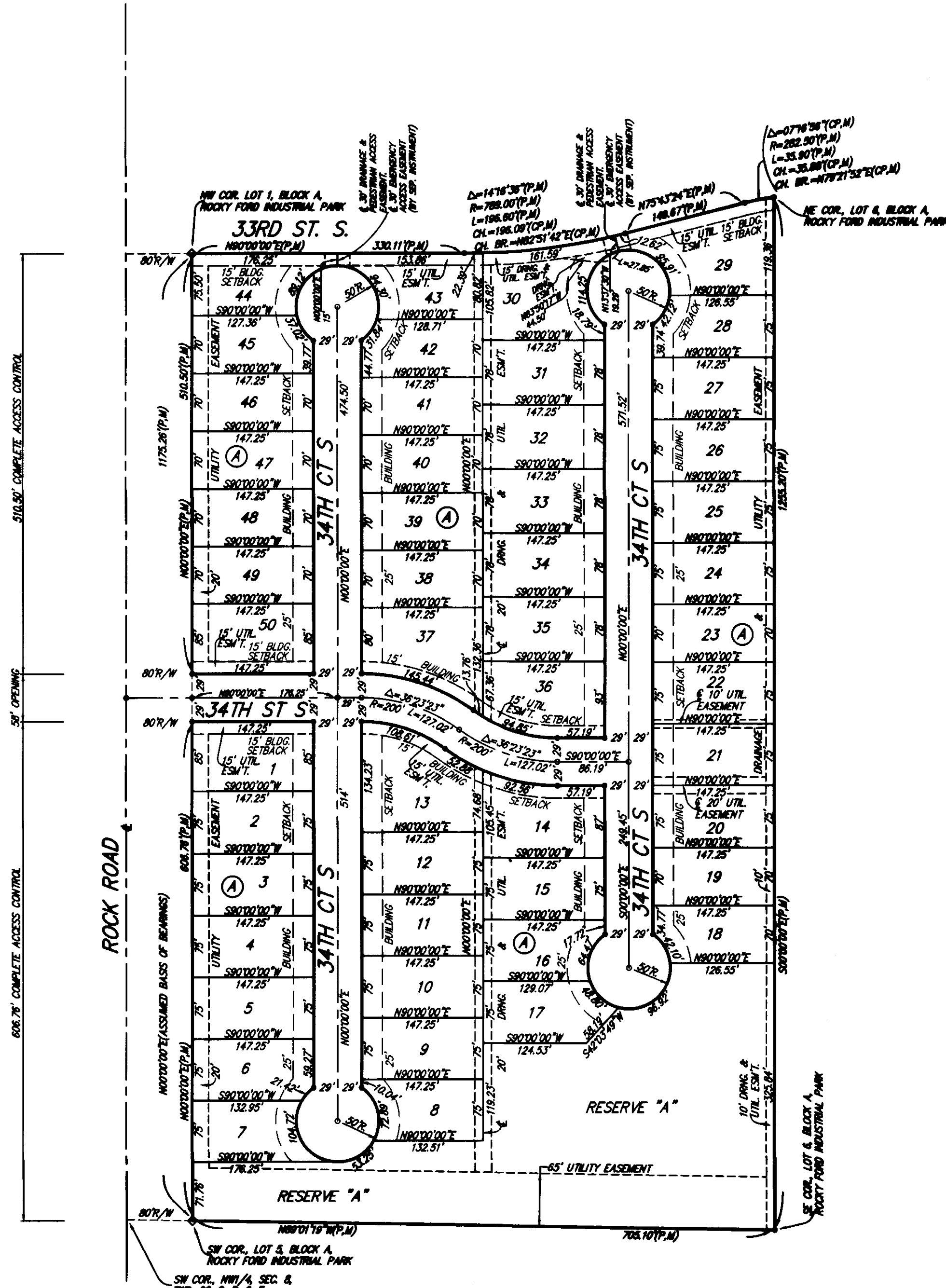
Stephanie Schwarz, Notary Public  
STEPHANIE SCHWARZ  
My App't. Exp. 11-1-17

Entered on transfer record this 23rd  
day of May, 2017.

Kelly B. Arnold, County Clerk  
KELLY B. ARNOLD

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 24th day  
of May, 2017 at 1:31:10 o'clock P.M. and is duly recorded.

Tonya Buckingham, Register of Deeds  
TONYA BUCKINGHAM  
Clerk: Leahley  
Data Recorded: 05/24/2017 01:37:40 PM  
Authorized: Judy J. Paget  
JUDY J. POGET, Deputy



NOTE:  
ADDITIONAL BUILDING SETBACK REQUIREMENTS  
PER ROCKY FORD COMMERCIAL COMMUNITY  
UNIT PLAN (CLIP 2007-40/DP-300).

• = IN REAR W/ "BAUGHMAN" CAP (SET)  
◊ = IN REAR W/ "BAUGHMAN" CAP (FOUND)  
(M) = MEASURED  
(P) = PLATTED  
(CP) = CALCULATED PER PLATTED INFO

LOT	BLOCK	ELEVATION
7-8, 17, 18	A	1372.5

BENCHMARK:  
CITY OF WICHITA BENCHMARK DISK  
AT SOUTH END OF HURD ROAD ON  
THE SW COR. OF R.C.B.C., WEST  
SIDE OF ROCKY ROAD, FOR  
NORTH-NORTHWEST OF THE  
NORTHWEST CORNER OF LOT 44,  
BLOCK A, ROCKY FORD ADDITION.  
ELEV. = 1367.82 NAVD83

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