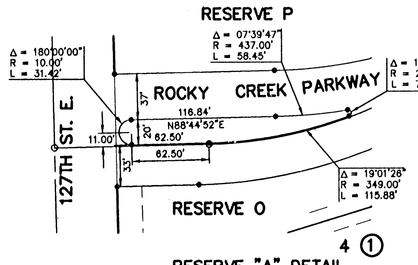
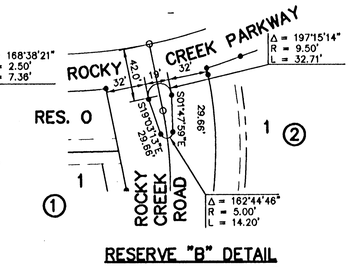
PC 73-3A

# FINAL PLAT
# ROCKY CREEK ADDITION
## AN ADDITION TO SEDGWICK COUNTY, KANSAS




RESERVE "A" DETAIL

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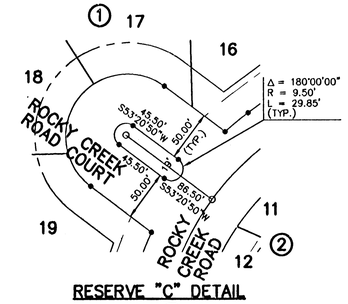


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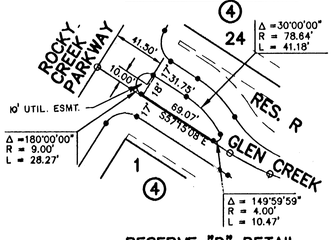


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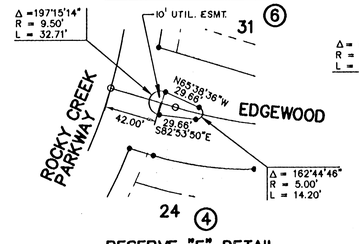


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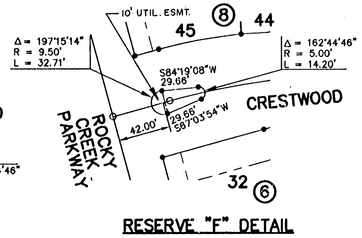


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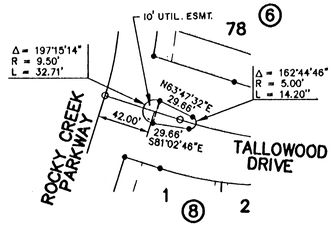


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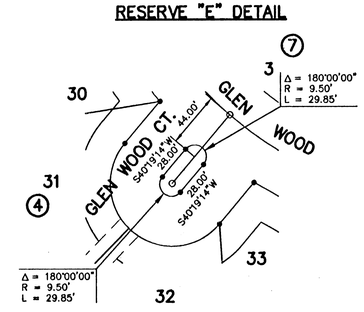
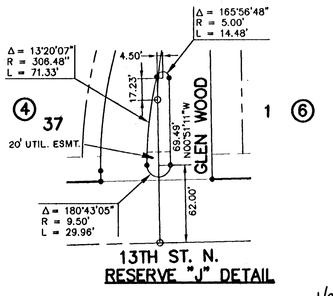
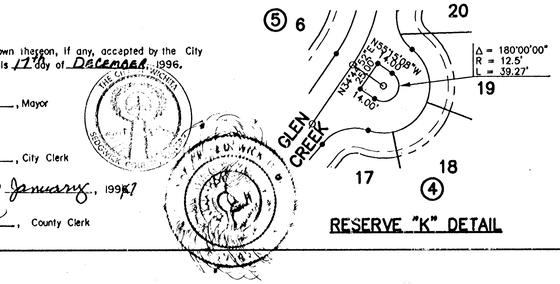



RESERVE "I" DETAIL




RESERVE "J" DETAIL




RESERVE "K" DETAIL

#1580716

LEGEND

• = I.P.

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 17th day of December, 1996.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this 22 day of January, 1997

James Alford, County Clerk

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

The Southwest Quarter of Section 11, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, except the Right-of-Way of the St. Louis and San Francisco Railroad and that portion dedicated as street Right-of-Way.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 11th day of October, 1996.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

KENNETH H. BENGTSON LICENSED PROFESSIONAL ENGINEER KANSAS

KENNETH H. BENGTSON REGISTERED LS-922 KANSAS LAND SURVEYOR

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's 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 ADDITION", an addition to Sedgwick County, Kansas. The streets are dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the public. Reserves A through K inclusive, O, P, and R are platted for lighting, landscaping, berming, open space, irrigation, and entry monuments. Reserves L and M are platted for floodway purposes. Reserves N, Q, and S are platted for construction and maintenance of public drainage, landscape, open space, and irrigation. The Reserves shall be owned and maintained by the homeowners association. The floodways shall be the responsibility of the owners until such time as the appropriate governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate Engineer. All abutters right of access to or from 127th Street over and across the West line of ROCKY CREEK ADDITION, are hereby granted to the appropriate governing body, provided however Lot 1, Block 3 shall have access to 127th Street East at two locations as determined by the appropriate Engineer. All abutters right of access to or from 13th Street North over and across the South line of ROCKY CREEK ADDITION, are hereby granted to the appropriate governing body, provide however Lots 1 & 2, Block 3 shall have access to 13th Street North at two locations (one each), as determined by the appropriate Engineer. All abutters right of access to or from Rocky Creek Parkway over and across the West lines of Lots 24, Block 4, Lots 31, 32, 70, 71, and 78, Block 6, and Lots 1, 6, 7, & 45, Block 8 are hereby granted. Minimum pads are as indicated on the accompanying plat.

The access easement on Lots 46, 47 & 48 Block 6 is hereby granted to and for the use of the public, and shall not be obstructed.

Arthor A. Krug, Marital Trust, as to undivided 0.2332977 Interest.
Arthor A. Krug, Reverse Q-Tip Trust,as To undivided 0.3027653 Interest.
Arthor A. Krug, Family Trust, as to undivided 0.463937 Interest.

Phyllis J. Krug, Trustee

BE IT REMEMBERED, that on this 29th day of October, 1996, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Phyllis J. Krug, Trustee for Arthor A. Krug Marital Trust Arthor A. Krug Q-Tip Trust, and Arthor A. Krug, Family Trust to me personally known to be the same 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
Charles A. Morrison
My appointment expires: 11-15-97

CHARLES A. MORRISON NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 11-15-97

Ritchie Development Corporation, Contract Purchaser
Ritchie Associates, Inc., Contract Purchaser

Kevin M. Mullen, President

BE IT REMEMBERED, that on this 22nd day of October, 1996, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin M. Mullen, President of Ritchie Development Corporation and Ritchie Associates, Inc. to me personally known to be the same 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
Krista L. Peterson
My appointment expires: 9-27-99

KRISTA L. PETERSON State of Kansas My Appt. Exp. 9-27-99

This plat of "ROCKY CREEK ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 15th day of August, 1996.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Susan Osborne-Howes, Chairman

Marvin S. Krout, Secretary

SEAL

This plat approved and all dedications shown thereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 15 day of January, 1997

Thomas G. Winters, Chairman

Melody C. Miller, Chair Pro Tem

Paul W. Hancock, Commissioner

Betsy Gwin, Commissioner

Mark F. Schroeder, Commissioner

Attest. James Alford, County Clerk

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this 22 day of January, 1997

Larry Consolver, Register of Deeds
by Diana Manheimer Deputy

Michael D. Hurtt, Deputy

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PC 73-3A

90.00 CR