

PW-ENGINEERING 1-71
Arcefi Rosas
FOR YOUR FILES

ROCKY FORD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid 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.

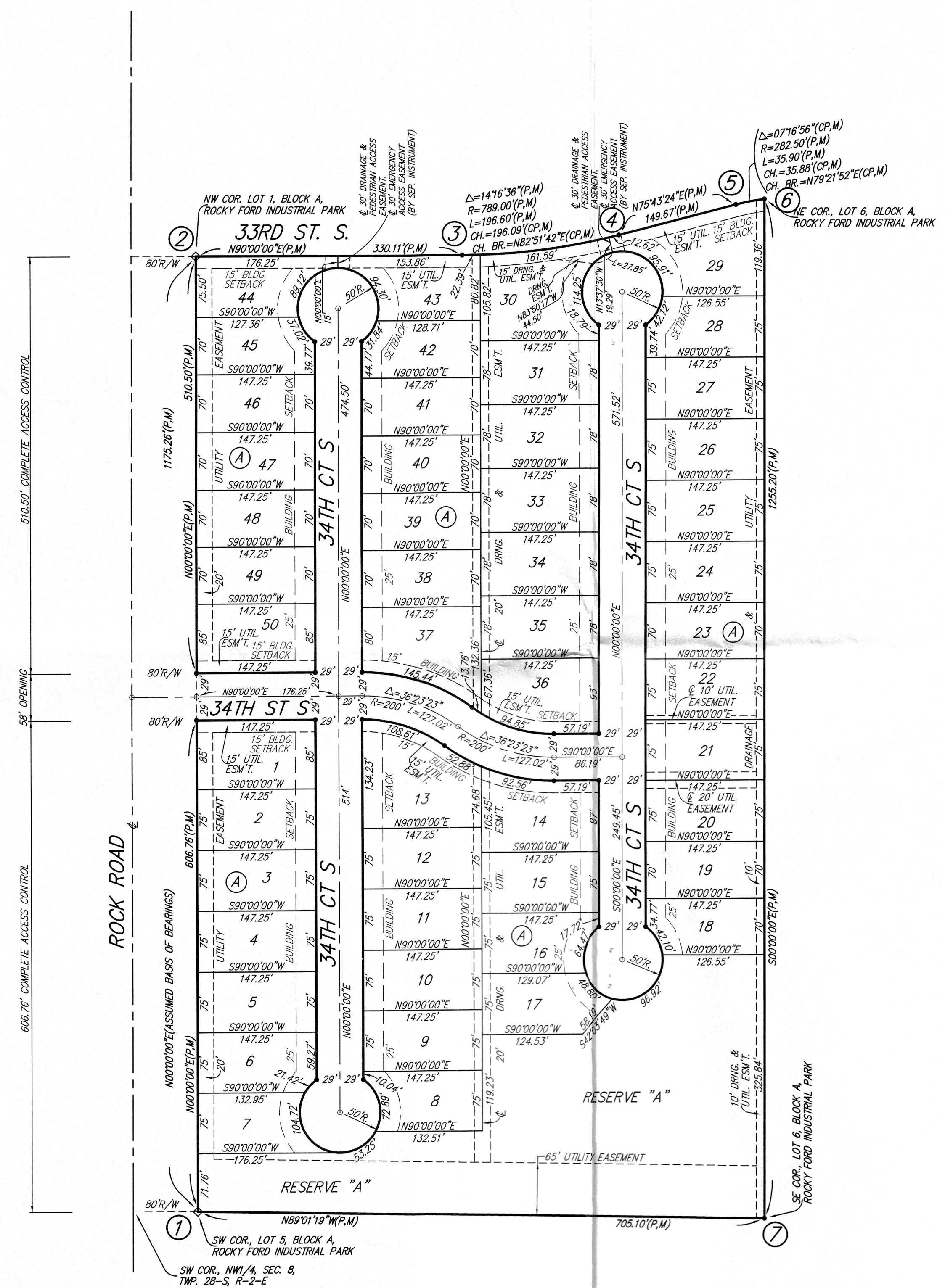
This plat of "ROCKY FORD ADDITION", Wichita,
Sedgwick County, Kansas has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,
Kansas.

Dated this _____ day of _____, 2017.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
David W. Foster

_____, Secretary
Dale Miller

_____, Surveyor
Michael G. Conroy



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

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
◊ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)

(M) = MEASURED
(P) = PLATTED
(CP) = CALCULATED PER PLATTED INFO.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
7-9, 17, 18	A	1372.5

BENCHMARK:
CITY OF WICHITA BENCHMARK DISK
AT SOUTH END OF HUBGUARD ON
THE SW COR. OF R.C.E.C., WEST
SIDE OF ROCK ROAD, 706'
NORTH-NORTHWEST CORNER OF LOT 44,
BLOCK A, ROCKY FORD ADDITION.
ELEV. = 1367.92 NAVD88

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.

31st South Rock Investments, LLC
a Kansas Limited Liability Company

_____, Manager
Kevin M. Mullin, President
of Ritchie Associates, Inc.

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2017, by Kevin M. Mullin, 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.

_____, Notary Public
My App't. Exp. _____

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

_____,
(Title)

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____, 2017, by _____,
of Legacy Bank, on behalf of the bank.
(Title)

_____, Notary Public
My App't. Exp. _____

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

_____, Mayor
Jeff Longwell

_____, City Clerk
Karen Sublett

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

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

Entered on transfer record this _____ day
of _____, 2017.

_____, County Clerk
Kelly B. Arnold

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2017 at _____ o'clock _____ M, and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Judy J. Paget

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.