

# ROCKY FORD 3RD 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 3RD ADDITION", Wichita, Sedgwick County, Kansas and  
that the accompanying plat is a true and correct exhibit of the property  
surveyed, described as The Southwest Quarter of the Northeast Quarter of  
Section 8, Township 28 South, Range 2 East of the Sixth Principal Meridian,  
Sedgwick County, Kansas, TOGETHER with the east 118.50 feet of the South  
Half of the Northwest Quarter of said Section 8, TOGETHER with that part of  
Lot 7, Block A, and that part of Reserve "B", both as platted in Rocky Ford  
Industrial Park, Sedgwick County, Kansas and that part of 33rd St. S. as  
dedicated in said Rocky Ford Industrial Park lying within and being coincident  
with the following described tract of land: Beginning at the northeast corner  
of said Reserve "B"; thence S00°19'02"W along the east line of said Reserve  
"B", 134.00 feet to the southeast corner of said Reserve "B"; said southeast  
corner also being the northeast corner of said 33rd St. S.; thence continuing  
S00°19'02"W along the east line of said 33rd St. S., 70.00 feet to the  
southeast corner of said 33rd St. S., said southeast corner also being the  
northeast corner of said Lot 7; thence continuing S00°19'02"W along the east  
line of said Lot 7, 1137.39 feet to the southeast corner of said Lot 7; thence  
N89°01'19"W along the south line of said Lot 7, 1329.53 feet to the most  
southerly southwest corner of said Lot 7, said most southerly southwest corner  
also being the southeast corner of Reserve "C" as platted in said Rocky Ford  
Industrial Park; thence continuing N89°01'19"W along the south line of said  
Reserve "C", 239.30 feet to the southeast corner of Reserve "D", Rocky Ford  
2nd Addition, Wichita, Sedgwick County, Kansas; thence N41°08'44"E along the  
southeast line of said Reserve "D", 233.50 feet to the most easterly corner  
of said Reserve "D"; said most easterly corner also being the most southerly  
corner of Lori as dedicated in said Rocky Ford 2nd Addition; thence continuing  
N41°08'44"E along the southeast line of said Lori, 64.00 feet to a corner on  
the easterly line of said Lori, said easterly corner also being a point on the  
south line of Reserve "C" in said Rocky Ford 2nd Addition; thence easterly  
along a non-tangent curve to the left in the south line of Reserve "C" in said  
Rocky Ford 2nd Addition, through a central angle of 40°10'00" and having a  
radius of 48.00 feet, an arc distance of 33.65 feet, (having a chord length of  
32.97 feet bearing S68°56'16"E), to the point of tangency of said curve;  
thence S89°01'16"E along the south line of Reserve "C" in said Rocky Ford 2nd  
Addition, 12.76 feet to the intersection with the east line of Reserve "C" in  
said Rocky Ford Industrial Park; thence continuing S89°01'19"E along the south  
line of Reserve "C" in said Rocky Ford 2nd Addition, 366.06 feet to the  
southeast corner of Reserve "C" in said Rocky Ford 2nd Addition; thence  
N00°58'44"E along the east line of Reserve "C" in said Rocky Ford 2nd  
Addition, 135.00 feet to a deflection corner in said east line; thence  
N20°50'04"E along the east line of Reserve "C" in said Rocky Ford 2nd Addition,  
279.71 feet to a deflection corner in said east line; thence N37°59'09"E along  
the east line of Reserve "C" in said Rocky Ford 2nd Addition, 75.36 feet to a  
deflection corner in said east line; thence N47°08'52"E along the east line of  
Reserve "C" in said Rocky Ford 2nd Addition, 279.95 feet to a deflection  
corner in said east line; thence N28°52'29"E along the east line of Reserve "C"  
in said Rocky Ford 2nd Addition, 165.33 feet to a deflection corner in said  
east line; thence S89°20'56"E along the east line of Reserve "C" in said Rocky  
Ford 2nd Addition, 74.97 feet to a deflection corner in said east line; thence  
N00°39'13"E along the east line of Reserve "C" in said Rocky Ford 2nd Addition,  
125.02 feet to the northeast corner of said Reserve "C"; said northeast corner  
also being the southeast corner of 33rd St. S. as dedicated in said Rocky  
Ford 2nd Addition; thence continuing N00°39'13"E along the east line of 33rd  
St. S. as dedicated in said Rocky Ford 2nd Addition, 64.00 feet to the  
northeast corner of 33rd St. S. as dedicated in said Rocky Ford 2nd Addition,  
said northeast corner also being the southeast corner of Lot 13, Block A in  
said Rocky Ford 2nd Addition; thence continuing N00°39'13"E along the east  
line of said Lot 13, 8.40 feet to the intersection with the south line of 33rd  
St. S. as dedicated in said Rocky Ford Industrial Park; thence continuing  
N00°39'13"E along the east line of said Lot 13, 75.42 feet to the intersection  
with the north line of 33rd St. S. as dedicated in said Rocky Ford Industrial  
Park; thence continuing N00°39'13"E along the east line of said Lot 13, 51.18  
feet to the northeast corner of said Lot 13, said northeast corner also being a  
point on the north line of Reserve "B" in said Rocky Ford Industrial Park;  
thence S89°20'46"E along the north line of said Reserve "B"; 458.89 feet to  
the point of beginning, TOGETHER with that part of Reserve "C" in said Rocky  
Ford 2nd Addition described as follows: Beginning at the southeast corner of  
said Reserve "C"; thence N89°01'16"W along the south line of said Reserve "C";  
378.82 feet to the point of curvature of a tangent curve to the right in said  
south line; thence westerly along said curve, through a central angle of  
40°10'00" and having a radius of 48.00 feet, an arc distance of 33.65 feet,  
(having a chord length of 32.97 feet bearing N68°56'16"W), to a corner in the  
easterly line of Lori as dedicated in said Rocky Ford 2nd Addition; thence  
N41°08'44"E, 15.00 feet; thence S89°01'16"E parallel with the south line of said  
Reserve "C", 400.10 feet to a point on the east line of said Reserve "C";  
thence S00°58'44"W along the east line of said Reserve "C", 22.78 feet to the  
point of beginning, and TOGETHER with that part of Reserve "C" in said Rocky  
Ford 2nd Addition described as follows: Commencing at the southeast corner  
of said Reserve "C"; thence N00°58'44"E along the east line of said Reserve  
"C", 135.00 feet to a deflection corner in said east line, and for a point of  
beginning; thence N20°50'04"E along the east line of said Reserve "C", 279.71  
feet to a deflection corner in said east line; thence N37°59'09"E along the  
east line of said Reserve "C", 75.36 feet to a deflection corner in said east  
line; thence S47°08'52"W, 194.57 feet; thence S00°58'44"W, 188.51 feet to the  
point of beginning.

Existing public easements and dedications  
being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

\_\_\_\_\_, 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, Blocks, Reserves and Streets, to be known as "ROCKY  
FORD 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility  
easements are hereby granted as indicated for the construction and  
maintenance of all public utilities. The drainage and utility easements are  
hereby granted as indicated for drainage purposes and for the construction  
and maintenance of all public utilities. No private drainage systems shall  
be located within public drainage easements unless a Residential Drainage  
Relief Permit is obtained from the City of Wichita Public Works & Utilities  
Department. The drainage easements are hereby granted as indicated for  
drainage purposes. Reserve "A" is hereby reserved for open space,  
landscaping, drainage purposes, lakes, walking paths, sidewalks, berms, a  
clubhouse, swimming pools and related appurtenances, playgrounds, and  
utilities as confined to easements. Reserves "B" & "F" are hereby  
reserved for open space, landscaping, drainage purposes, contingent  
street dedication as confined to easement, and utilities as confined to  
easements. Reserve "C" is reserved for open space, landscaping,  
emergency access, sidewalk, and pedestrian access. Reserves "D" and "E"  
are hereby reserved for open space, lakes, landscaping, drainage purposes,  
berms, walking paths and utilities as confined to easements. Reserves "A",  
"B", "C", "D", "E" and "F" shall be owned and maintained by the  
homeowners association for the addition. The contingent dedications for  
public uses, such as streets, sidewalks, drainage, or utilities, shall become  
effective if the adjacent subdivision is zoned Single-Family Residential  
(SF-5) or Two-Family Residential (TF-3) and the City Engineer of the  
City of Wichita determines a need for such dedication. The costs of  
constructing said improvements, are to be borne by the person(s) or  
agency that owns said adjacent subdivision. The streets are hereby  
dedicated to and for the use of the public. 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. Mullen, President  
of Ritchie Associates, Inc.

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by Kevin M. Mullen, President  
of Ritchie Associates, Inc., 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  
3RD ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_  
of Legacy Bank, on behalf of the bank.  
(Title)

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

This plat of "ROCKY FORD 3RD 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 \_\_\_\_\_, 2019.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Cindy Miles

\_\_\_\_\_, Secretary  
Dale Miller

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_, Mayor, City of Wichita  
Jeff Longwell

\_\_\_\_\_, City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2019.

\_\_\_\_\_, 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 \_\_\_\_\_, 2019 at \_\_\_\_\_ o'clock \_\_\_\_\_M, and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Tonya Buckingham

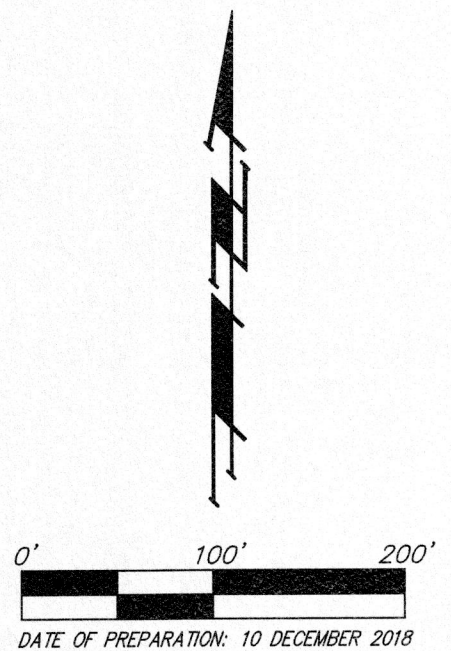
\_\_\_\_\_, Deputy  
Judy J. Paget

## ROCKY FORD 3RD ADDITION

# FINAL PLAT

## ROCKY FORD 3RD ADDITION

### WICHITA, SEDGWICK COUNTY, KANSAS

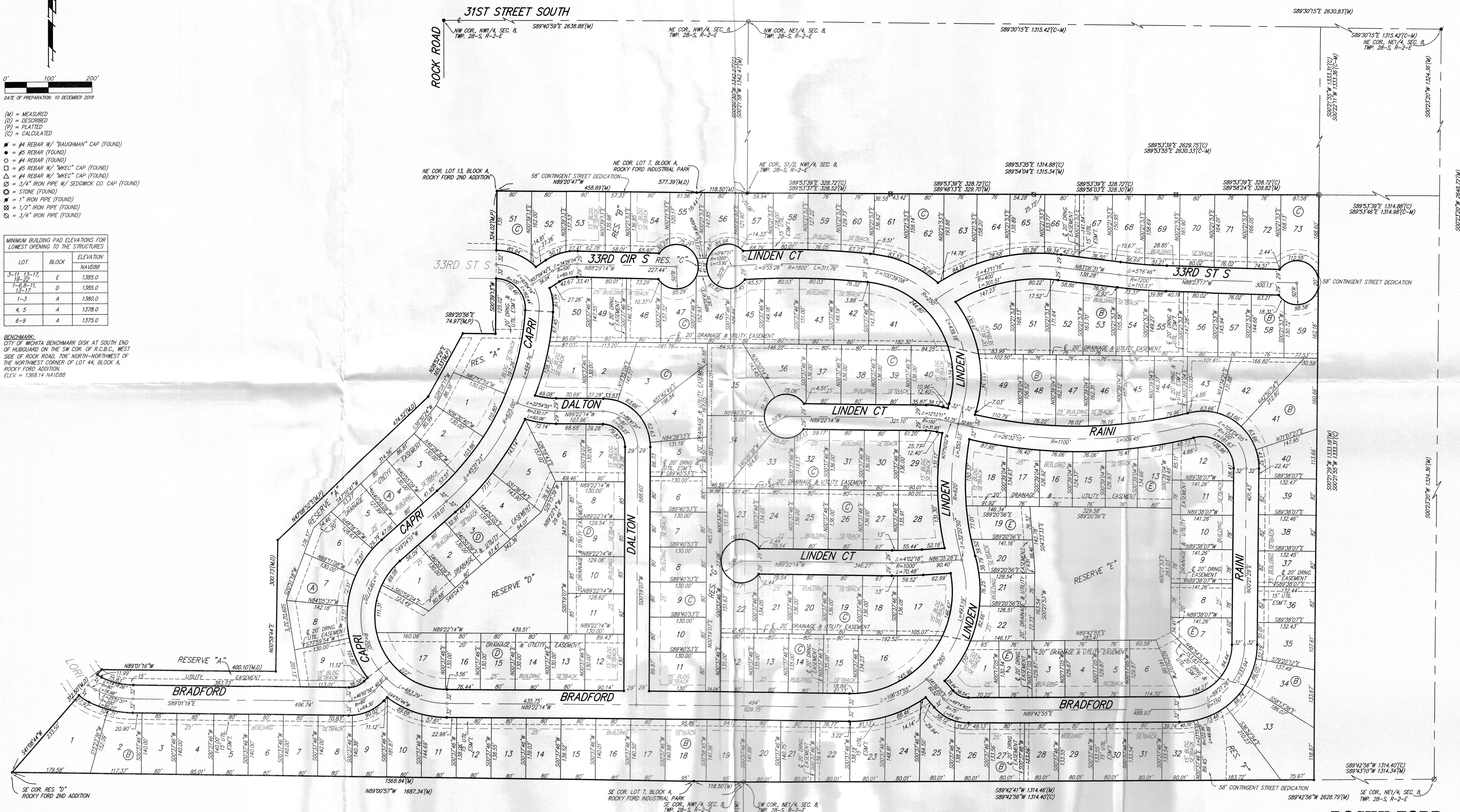


- (M) = MEASURED  
 (D) = DESCRIBED  
 (P) = PLATTED  
 (C) = CALCULATED
- #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - #5 REBAR (FOUND)
  - #4 REBAR (FOUND)
  - #5 REBAR W/ "MKEC" CAP (FOUND)
  - △ #4 REBAR W/ "MKEC" CAP (FOUND)
  - 3/4" IRON PIPE W/ SEDGWICK CO. CAP (FOUND)
  - STONE (FOUND)
  - 1" IRON PIPE (FOUND)
  - 1/2" IRON PIPE (FOUND)
  - 3/4" IRON PIPE (FOUND)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION
J-11, 13-17, 19-22	E	1,385.0
1-6, 8-11, 13-17	D	1,385.0
1-3	A	1,380.0
4, 5	A	1,378.0
6-9	A	1,375.0

BENCHMARK:  
 CITY OF WICHITA BENCHMARK DISK AT SOUTH END OF HUBGUARD 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. = 1,368.14 NAVD88



**DRAINAGE PLAN NOTE:**  
 A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.