

# R.F. 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "R.F. 2ND 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 \_\_\_\_\_, 2022.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
William M. Johnson  
\_\_\_\_\_, Secretary  
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_, Mayor  
Brandon J. Whipple  
\_\_\_\_\_, City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Tonya Buckingham  
\_\_\_\_\_, Deputy  
Kenly Zehring

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "R.F. 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank  
\_\_\_\_\_  
REX REYNOLDS  
EVP  
(Title)

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by REX REYNOLDS, EVP of Legacy Bank, on behalf of the bank.

\_\_\_\_\_, Notary Public  
LUNETTE A. SAUBER  
My App't. Exp. 09-20-2022

## R.F. 2ND ADDITION

**BAUGHMAN COMPANY**  
315 Ellis St. Wichita, KS 67211 316-262-7271  
BaughmanCo.com

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  
"R.F. 2ND 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 25, 26, 27, 28, 29, 30, 31, 32,  
33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52,  
53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72,  
73, 74, Block B, TOGETHER with all of Reserve "E", TOGETHER with all of  
Bradford Cir., and TOGETHER with all of the Linden St that lies east of and abuts  
the east right-of-way line of Linden St, all as platted and dedicated in R.F.  
Addition, Wichita, Sedgwick County, Kansas.

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

All being situated in the NE Quarter of Section 8, Township 28 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

Jonathan C. Hubbell, P.S.#1680



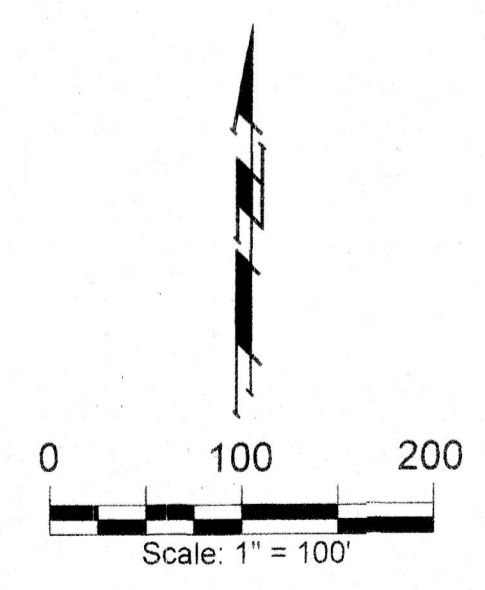
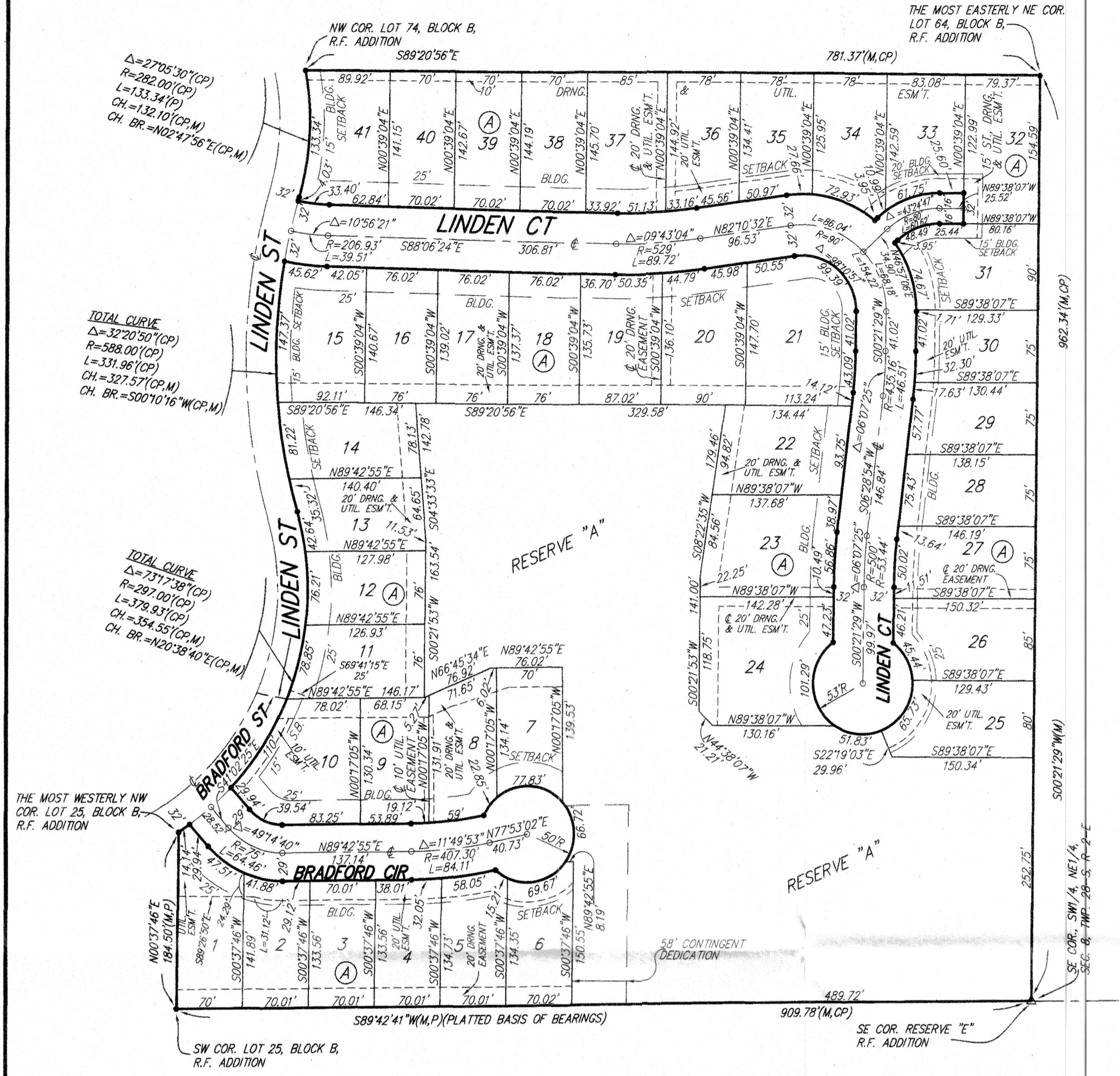
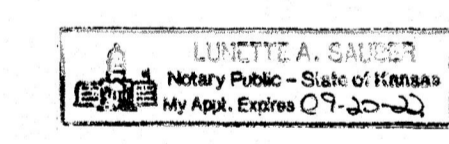
Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, Streets, and a Reserve, to be known as "R.F. 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. 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 street, drainage, and utility easements are hereby granted to the public as indicated for street purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Any cul-de-sac with a 53 foot radius right-of-way shall have a pavement radius of 38 feet. Reserve "A" is hereby reserved for open space, lakes, landscaping, drainage purposes, contingent dedication, berms, walking paths and utilities as confined to easements. Reserve "A" shall be owned and maintained by the homeowners association for the addition. The contingent dedications are for public uses, such as streets, sidewalks, drainage, or utilities, and 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 Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Rocky Ford, LLC,  
a Kansas limited liability company  
\_\_\_\_\_, Manager  
Jay W. Russell, President of  
J. Russell Development &  
Management, Inc.

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Jay W. Russell, President  
of J. Russell Development & Management, Inc., Manager of Rocky Ford,  
LLC, a Kansas limited liability company, on behalf of the limited liability  
company.

\_\_\_\_\_, Notary Public  
LUNETTE A. SAUBER

My App't. Exp. 09-20-2022



LOT	BLOCK	NAVD88 ELEVATION
6-9, 11-14	A	1,386.0
16-20, 22-25	A	1,386.0

**BENCHMARKS:**  
SQUARE CUT ON TOP OF CURB NW CORNER OF LOT 14, BLOCK B, R.F. ADDITION. ELEV. = 1388.18 NAVD88  
SQUARE CUT ON TOP OF CURB NW CORNER OF LOT 7, BLOCK C, R.F. ADDITION. ELEV. = 1387.26 NAVD88  
SQUARE CUT ON TOP OF CURB NW CORNER OF LOT 47, BLOCK C, R.F. ADDITION. ELEV. = 1387.90 NAVD88

(M) = MEASURED  
(P) = PLATTED  
(CP) = CALCULATED FROM PLATTED INFO.  
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)  
▽ = 1" IRON PIPE (FOUND)(ORIGIN UNKNOWN)  
NOTE: THROUGH 41, INCLUSIVE, BLOCK LOTS 7, BLOCK C, R.F. ADDITION SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.  
NOTE: ADDITIONAL REQUIREMENTS AND RESTRICTIONS PER R.F. ADDITION PLANNED UNIT DEVELOPMENT #81.

**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. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association covenants.

**GROUNDWATER NOTE:**  
The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

**Right-of-way Note:**  
No grading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserve A. The berms cannot impact access to or bury manholes, water valves and/or water meters.