

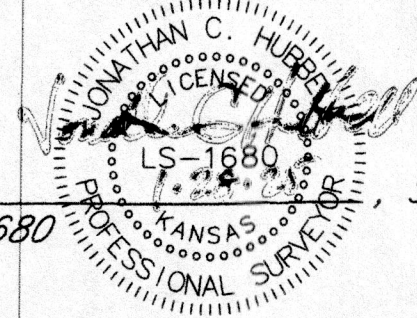
BETZEN ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "BETZEN ADDITION", Wichita, Sedgwick County, Kansas and that the
accompanying plat is a true and correct exhibit of the property surveyed,
described as The North Half of the Southwest Quarter, Section 8, Township
Twenty-Eight South, Range Two East of the 6th Principal Meridian,
Sedgwick County, Kansas, TOGETHER with all of Lot 13, Block B, R.F.
Addition, Wichita, Sedgwick County, Kansas.

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

All being situated in the SW 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
Surveyor

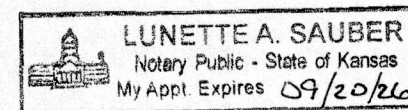
Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, Reserves and Streets, to be known as "BETZEN
ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are
hereby granted to the public as indicated for the construction and
maintenance of all public utilities. The drainage 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. The drainage
easements are hereby granted to the public as indicated for drainage
purposes. 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
pedestrian access easements are hereby granted to the public as
indicated for the construction and maintenance of a public sidewalk and
no fences or any other obstructions shall be located within these
easements. 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. The
contingent street dedication shall be for public uses, such as streets,
sidewalks, drainage, or utilities, shall become effective if the adjacent
subdivision is zoned SF-5 Single-Family Residential or TF-3 Two-Family
Residential 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.
Reserve "A" is hereby reserved for open space, landscaping, berms, entry
monuments, drainage purposes, and utilities as confined to easements.
Reserve "B" is hereby reserved for open space, berms, landscaping, lakes,
entry monuments, drainage purposes, and utilities as confined to
easements. Reserve "C" is hereby reserved for open space, berms,
landscaping, lakes, pedestrian access, drainage purposes, and utilities as
confined to easements. Reserve "D" is hereby reserved for open space,
landscaping, drainage purposes, a fire apparatus access road, pedestrian
access, and utilities as confined to easements. Reserve "E" is hereby
reserved for open space, landscaping, drainage purposes, a fire apparatus
access road, pedestrian access, contingent street dedication, and utilities
as confined to easements. Reserves "E" and "G" are hereby reserved for
open space, landscaping, a fire apparatus access road, sport court,
playground, pedestrian access, drainage purposes, and utilities. Reserves
"A", "B", "C", "D", "E", "F" and "G" shall be owned and maintained by the
homeowners association for the addition. Compliance with any platted
restrictions and applicable restrictive covenants affecting said Reserves
shall be binding on any owners, successors, heirs, or assigns. Access
controls shall be as depicted on the face of the plat and are hereby
granted to the appropriate governing body. The Minimum Building Pad
Elevations for the lowest opening to the structures shall be as indicated
on the face of the plat.

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

Legacy Bank

REX REYNOLDS EVP
(Title)

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this 30th day of January, 2025, by Rex Reynolds,
EVP
(Title) of Legacy Bank, on behalf of the bank.



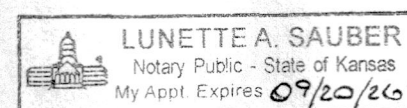
LUNETTE A. SAUBER Notary Public

My App't. Exp. 09/20/2026

Rocky Ford, LLC,
a Kansas limited liability company

Jay W. Russell, President of
J. Russell Development &
Management, Inc. Manager

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 28th day of January, 2025, 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.



LUNETTE A. SAUBER Notary Public

My App't. Exp. 09/20/2026

This plat of "BETZEN 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 _____, 2024,
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Bryan K. Frye

_____, Secretary
Scott A. Wade

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2025.

_____, Mayor
Lily Wu, City of Wichita

_____, City Clerk
Paul Leeker

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2025.

CITY HALL - ENGINEERING
MAIL STOP 1-71
Arcefi Rosas
FOR YOUR FILES

FINAL TRACING REC'D
RECEIVED 10 10 2025

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

Entered on transfer record this _____ day
of _____, 2025.

_____, County Clerk
Kelly B. Arnold

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 2025 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

BETZEN ADDITION

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

BETZEN ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



EASEMENT NOTE:
Existing Blanket Kansas Gas Service Easements over the North Half of the Southwest Quarter of Sec. 8, Twp. 28-S, R-2-E of the Sixth Principal Meridian, Sedgwick County, Kansas, (73m 158, Page 559 & 73m 160, Page 510), assignment (pc) #7m-7g-30313234, in the process of being partially released to a 30' easement adjacent to the Rock Road right-of-way. Gas line is within the right-of-way of Rock Road.

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 greater than ground level 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 any berms. The berms cannot impact access to or bury manholes, water valves and/or water meters.

SETBACK NOTE:
ALL LOTS WITHIN BETZEN ADDITION SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.

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 drainways 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 and be provided for in the Homeowners' Association covenants.

LEGEND:
 ● = #4 REBAR (FOUND)
 ○ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 ○ = 3/4" IRON (FOUND)
 (M) = MEASURED
 (D) = DESCRIBED
 (P) = PLATTED
 (C) = CALCULATED
 (CM) = CALCULATED PER DEED INFO.
 (CP) = CALCULATED PER PLAT
 (BOS) = BASES OF BEARINGS, KANSAS GRID SOUTH MADS
 F.A.A.R. = FIRE APPARATUS ACCESS ROAD
 C.A.C. = COMPLETE ACCESS CONTROL

BENCHMARKS:
CITY OF WICHITA BENCHMARK DISK AT SOUTH END OF HUBBARD ON THE SW COR. OF PLATE, WEST SIDE OF ROCK ROAD, 706' NORTH-NORTHWEST OF THE NORTHWEST CORNER OF LOT 44, BLOCK A, ROCKY FORD ADDITION. ELEV. = 1388.14 NAVD88

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. = 1387.29 NAVD88

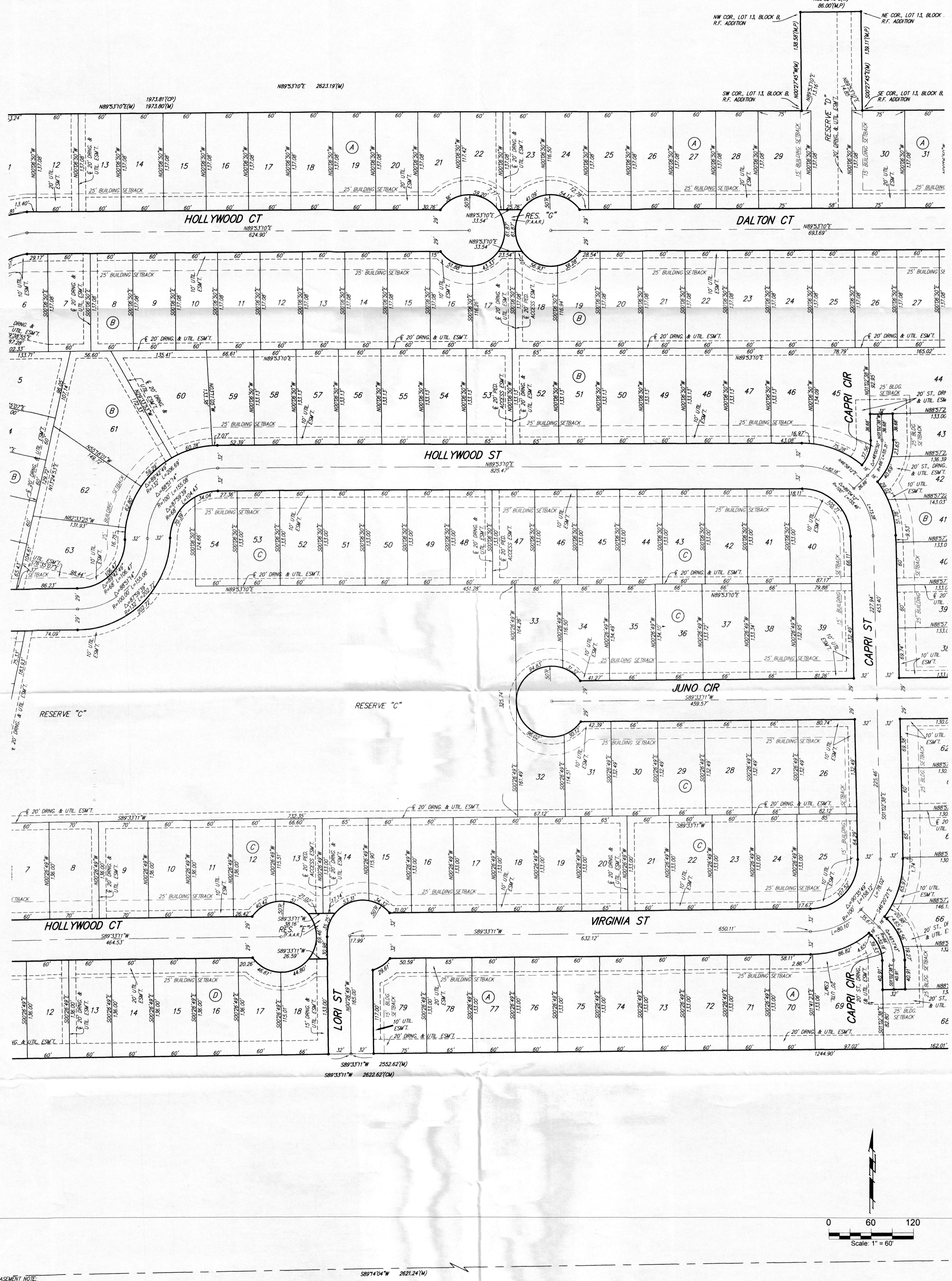
SQUARE CUT ON TOP OF CURB NW CORNER OF LOT 47, BLOCK C, R.F. ADDITION. ELEV. = 1387.90 NAVD88

LOT	BLOCK	ELEVATION
1-11	A	1366.0
1-18	C	1370.5
32-33	C	1370.5
47-54	C	1370.5
1-9	D	1364.0

BETZEN ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

BRADFORD ST



EASEMENT NOTE:
Existing Blanket Kansas Gas Service Easements over the North Half of the Southwest Quarter of Sec. 8, Twp. 28-S, R-2-E of the Sixth Principal Meridian, Sedgwick County, Kansas, (File 158, Page 559 & File 180, Page 518), assignment Doc # 111-3234, in the process of being partially released to a 30' easement adjacent to the Rock Road right-of-way. Gas line is within the right-of-way of Rock Road.

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 any reserves. The berms contain impact access to or bury manholes, water valves and/or water meters.

SETBACK NOTE:
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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 and is provided for in the Homeowners' Association covenants.

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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. = 1368.18 NAVD88

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SQUARE CUT ON TOP OF CURB NW CORNER OF LOT 7, BLOCK C, R.F. ADDITION. ELEV. = 1367.26 NAVD88

SQUARE CUT ON TOP OF CURB NW CORNER OF LOT 47, BLOCK C, R.F. ADDITION. ELEV. = 1367.90 NAVD88

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● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
● = 3/4" IRON (FOUND)
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(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED
(CD) = CALCULATED PER DEED INFO.
(CM) = CALCULATED PER MEASURED
(CP) = CALCULATED PER PLAT
(BOB) = BASIS OF BEARINGS: KANSAS GRID SOUTH NAD83
F.A.A.R. = FIRE APPARATUS ACCESS ROAD
C.A.C. = COMPLETE ACCESS CONTROL

LOT	BLOCK	ELEVATION
1-11	A	1366.0
1-18	C	1370.5
32, 33	C	1370.5
47-54	C	1370.5
1-9	D	1364.0

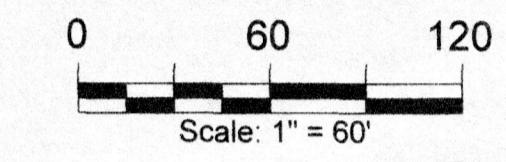
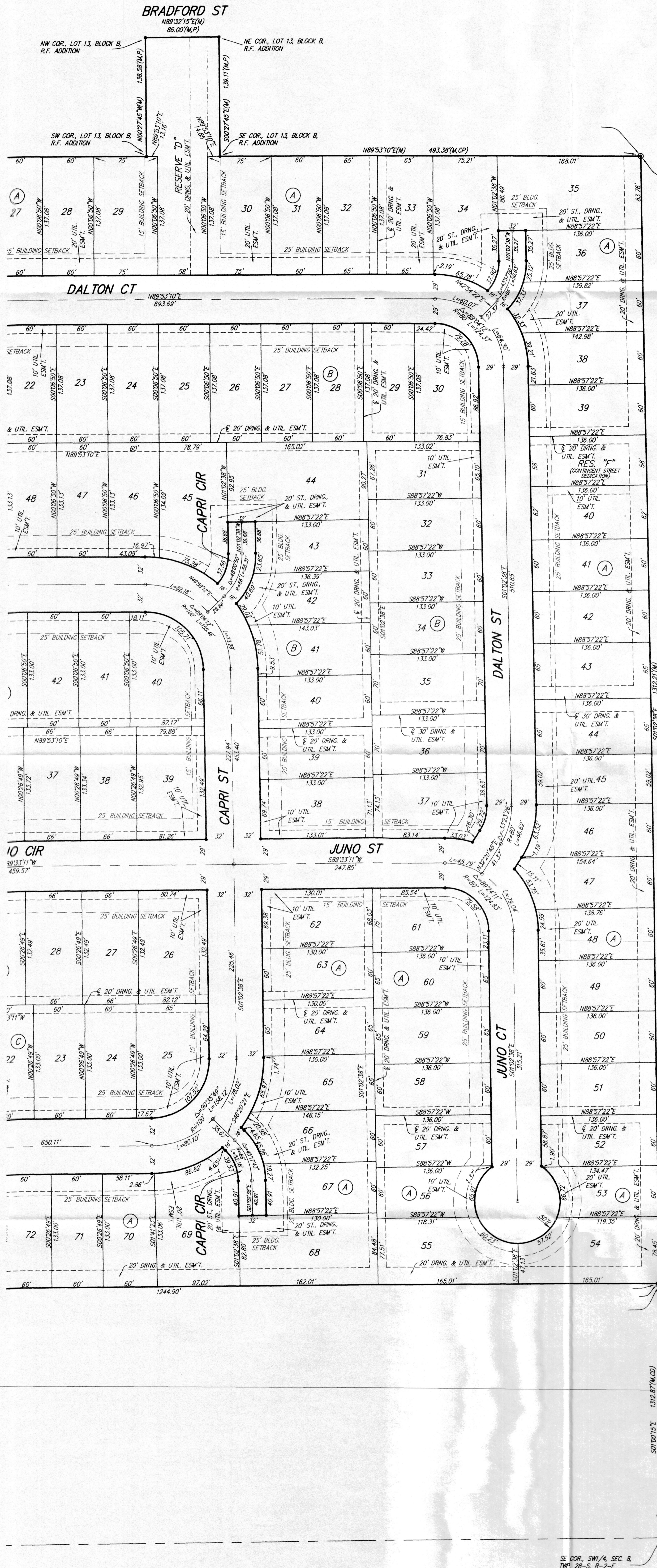
BETZEN ADDITION

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

BETZEN ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



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SQUARE CUT ON TOP OF CURB NW CORNER OF LOT 47, BLOCK C, R.F. ADDITION. ELEV. = 1367.90 NAVD88

LOT	BLOCK	ELEVATION	
		NAV88	1988
1-11	A	1366.0	
1-18	C	1370.5	
32-33	C	1370.5	
47-54	C	1370.5	
1-9	D	1364.0	

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BETZEN ADDITION

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