

# ROCKY FORD 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors  
Sedgwick County) in aforesaid county and state do hereby certify that we have surveyed  
and plotted "ROCKY FORD 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  
Reserve "A", TOGETHER with part of Reserves "B" and "C", TOGETHER  
with part of Lot 7, Block A, and TOGETHER with part of 33rd St. S.,  
all as plotted and dedicated in Rocky Ford Industrial Park, Sedgwick  
County, Kansas, all of the above lying within and being coincident with  
the following described tract of land: Beginning at the northwest  
corner of said Reserve "A"; thence S89°20'47"E along the north line of  
said Reserves "A" and "B"; 1973.04 feet to a point on the north line  
of said Reserve "B"; thence S00°39'13"W, 51.18 feet to a point on the  
north right-of-way line of said 33rd St. S.; thence continuing  
S00°39'13"W, 75.42 feet to a point on the south right-of-way line of  
said 33rd St. S.; thence continuing S00°39'13"W into said Lot 7, 197.42  
feet; thence N89°20'56"W, 74.97 feet; thence S28°52'29"W, 165.33 feet;  
thence S47°08'52"W, 279.95 feet; thence S37°59'09"W, 75.36 feet;  
thence S20°50'04"W, 279.71 feet; thence S00°58'44"W, 135.00 feet;  
thence N89°01'16"W, 366.06 feet to a point on the east line of said  
Reserve "C", said point being 233.95 feet south of the northeast  
corner of said Reserve "C"; thence continuing N89°01'16"W into said  
Reserve "C"; 12.76 feet to the point of tangency of a tangent curve  
to the right; 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 the end of said curve; thence S41°08'44"W, 297.50 feet to a point  
on the south line of said Reserve "C"; thence N89°01'19"W along the  
south line of said Reserve "C"; 150.76 feet to the southwest corner  
of said Reserve "C", said southwest corner also being the southeast  
corner of Rocky Ford Addition, Wichita, Sedgwick County, Kansas;

thence N00°00'00"E along the west line of said Reserve "C" and said  
Lot 7, (and along the east line of said Rocky Ford Addition), 1255.20  
feet to a point on the south right-of-way line of said 33rd St. S.,  
said point also being the northeast corner of said Rocky Ford Addition;  
thence westerly along the south right-of-way line of said 33rd Street  
South, (and along the north line of said Rocky Ford Addition), being a  
non-tangent curve to the left, through a central angle of 07°16'56"  
and having a radius of 282.50 feet, an arc distance of 35.90 feet,  
(having a chord length of 35.88 feet bearing S78°21'52"W), to the  
point of tangency of said curve; thence S75°43'24"W along the  
southright-of-way line of said 33rd Street South, (and along the north  
line of said Rocky Ford Addition), 149.67 feet to the point of curvature  
of a tangent curve to the right in said south right-of-way line; thence  
westerly along said curve, (and along the north line of said Rocky Ford  
Addition), having a central angle of 14°16'36" and a radius of 789.00  
feet, an arc distance of 196.60 feet, (having a chord length of 196.09  
feet bearing S82°51'42"W), to the point of tangency of said curve;  
thence N90°00'00"W along the south right-of-way line of said 33rd  
Street South, (and along the north line of said Rocky Ford Addition),  
330.11 feet to northwest corner of said Rocky Ford Addition, said  
northwest corner also being the intersection of the south right-of-way

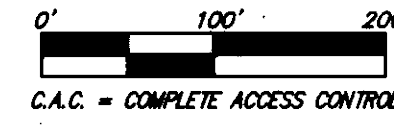
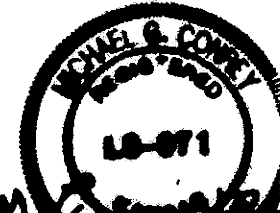
line of said 33rd St. S. with the east right-of-way line of Rock Road  
as dedicated in said Rocky Ford Industrial Park; thence N00°00'00"E  
along the west right-of-way line of said 33rd St. S. and along the  
west line of said Reserve "A", (and along the east right-of-way line  
of said Rock Road), 152.46 feet to the point of beginning.

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

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

Baughman Company, P.A.

Michael G. Conroy  
13-2017 Surveyor  
Baughman Company, P.A.



C.A.C. = COMPLETE ACCESS CONTROL  
- #4 REBAR W/ "BAUGHMAN" CAP (SET)  
- #4 REBAR W/ "BAUGHMAN" CAP (FOUND)

(M) = MEASURED  
(P) = PLATTED  
(D) = DESCRIBED  
(CAL) = CALCULATED PER DESCRIBED INFO.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD83
22	A	1373.0
5, 6	C	1383.0
7	C	1380.0
13	C	1378.0
14-18	C	1375.0

BENCHMARK: CITY OF WICHITA BENCHMARK DISK AT SOUTH END OF HARBURG ROAD, 708' NORTH-NORTHWEST OF THE NORTHWEST CORNER OF LOT 44, BLOCK A, ROCKY FORD ADDITION. ELEV. = 1388.14 NAVD83

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 2ND 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 signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body. The drainage easements are hereby granted as indicated for drainage purposes. The drainage and pedestrian access easement is hereby granted as indicated for drainage purposes, and for pedestrian access purposes between 33rd Ct S and Lori and no fences or any other obstructions shall be constructed or placed within this easement. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, berms, signage, and entry monuments. Reserve "B" is hereby reserved for open space, landscaping, berms, entry monuments, signage, drainage purposes, sanitary sewer systems and related appurtenances, water line systems and related appurtenances, utilities as confined to easements, pedestrian access purposes and emergency access purposes as confined to easements. Reserve "C" 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. Reserve "D" is reserved for open space, landscaping, lakes, drainage purposes, berms, walking paths, sidewalks, a clubhouse, swimming pools and related appurtenances, playgrounds, emergency access as confined to easement, and utilities as confined to easements. Reserves "A", "B", "C", and "D" shall be owned and maintained by the homeowners association for the addition provided, however, that the undersigned, or the homeowners association, as the undersigned's successor in interest, may, in their discretion, deed a parcel of a Reserve to an owner or owners of an adjacent Lot, subject to the obligation to maintain such deeded parcel of a Reserve in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants and/or regulations. 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

Kevin M. Mullen, President of Ritchie Associates, Inc., Manager

State of Kansas) SS The foregoing instrument acknowledged before me, this 19th day of December, 2017, 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.

Judith M. Terhune, Notary Public

My App't. Exp. 11-7-21

This plat of "ROCKY FORD 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 19th day of October, 2017. Wichita-Sedgwick County Metropolitan Area Planning Commission

Joseph A. Johnson, Chairman  
Dale Miller, Secretary

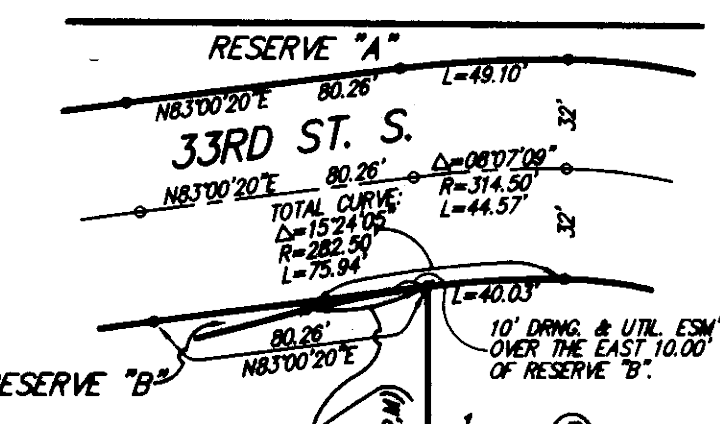
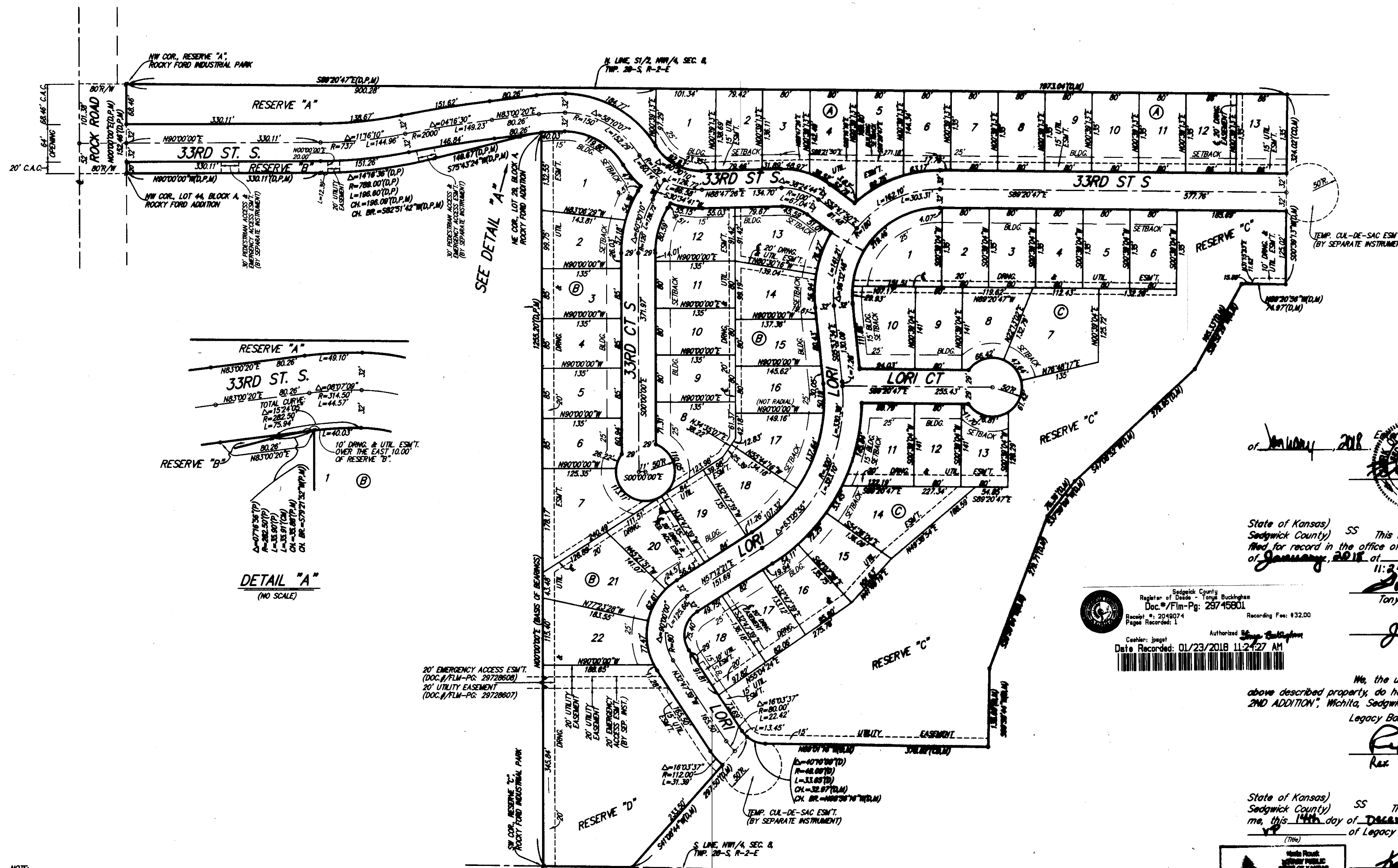
This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 9th day of January, 2018.

Jeff Longwell, Mayor, City of Wichita  
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 19th day of December, 2017.

FOR REFERENCE ONLY

14 OF 14 Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P:316-262-1919 F:316-262-1918



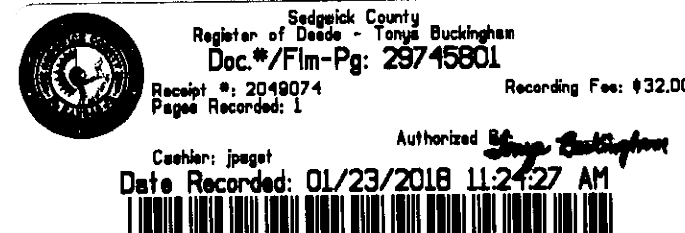
DETAIL "A" (NO SCALE)

NOTE: A drainage plan has been developed for the plat and all drainage easements, rights-of-way and 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.

County Clerk  
of January 2018  
2nd day

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 22nd day of January, 2018, at 11:24:27 AM, and is duly recorded.

Tonya Buckingham, Register of Deeds  
Deputy: Judy J. Page



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

Legacy Bank  
Re: Reynolds

State of Kansas) SS The foregoing instrument acknowledged before me, this 14th day of December, 2017, by Legacy Bank, on behalf of the bank.

Notary Public  
My App't. Exp. 9-26-21



FOR REFERENCE ONLY

PC 267-9