

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "ROCKY FORD 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plot 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 platted 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", 1961.04 feet to a point on the north line of said Reserve "B"; thence S00°39'13"W, 47.16 feet to a point on the north right-of-way line of said 33rd St. S.; thence continuing S00°39'13"W, 74.31 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, 24.08 feet; thence S04°02'44"E, 64.00 feet to a point on a non-tangent curve to the right; thence westerly along said curve, through a central angle of 112°2'32" and having a radius of 832.00 feet, an arc distance of 163.18 feet, (having a chord length of 164.91 feet bearing N88°21'28"W), to the point of tangency of said curve; thence N82°40'12"W, 14.14 feet; thence S00°39'04"W, 119.18 feet; thence N89°20'56"W, 132.28 feet; thence S00°39'04"W, 120.73 feet; thence S76°48'17"W, 135.00 feet to a point on a non-tangent curve to the right; and thence southerly and westerly along said curve, through a central angle of 70°23'09" and having a radius of 50.00 feet, an arc distance of 61.42 feet, (having a chord length of 57.63 feet bearing S21°59'51"W), to the end of said curve; thence S00°39'04"W, 133.29 feet; thence N89°20'56"W, 43.40 feet; thence S49°38'54"W, 450.16 feet; thence S57°12'21"W, 16.53 feet to a point on the east line of said Reserve "C"; said point being 84.66 feet south of the northeast corner of said Reserve "C"; thence continuing S57°12'21"W into said Reserve "C", 112.78 feet; thence S32°47'39"E, 78.50 feet; thence S57°12'21"W, 64.00 feet to the point of curvature of a non-tangent curve to the left; thence southeasterly along said curve, through a central angle of 21°41'23" and having a radius of 112.00 feet, an arc distance of 42.40 feet, (having a chord length of 42.15 feet bearing S43°38'21"E), to the end of said curve; thence S33°15'00"W, 203.14 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", 201.65 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

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

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 S79°21'52"W), to the point of tangency of said curve; thence S75°43'24"W along the south right-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°31'42"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 vacated by virtue of K.S.A. 12-512b, as amended.  
Baughman Company, P.A.

Michael G. Conrey, 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 "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 streets are hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. Reserve "A" is reserved for open space, landscaping, drainage purposes, berms, signage, and entry monuments. Reserve "B" is reserved for open space, lakes, landscaping, drainage purposes, berms, walking paths, emergency access as confined to easement and utilities as confined to easements. Reserves "A" and "B" shall be owned and maintained by a homeowners association. 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.

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 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.

Notary Public

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

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 \_\_\_\_\_ day of \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Jeff Longwell, Mayor, City of Wichita

Karen Sublett, City Clerk

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

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

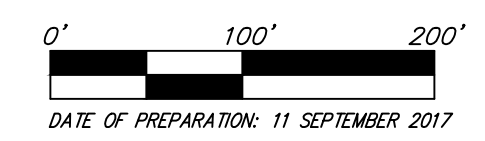
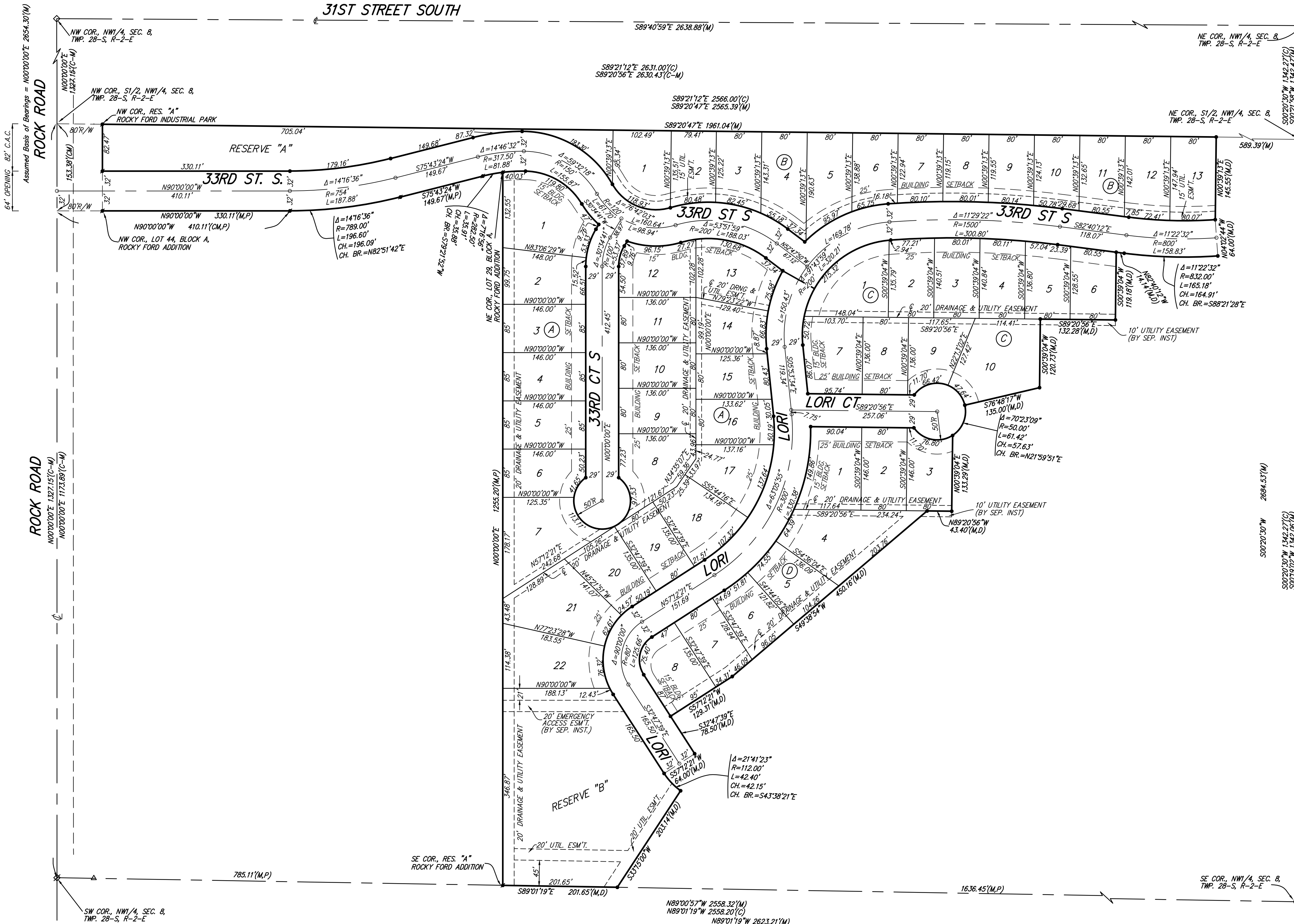
Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Kelly B. Arnold, County Clerk

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 \_\_\_\_\_ day of \_\_\_\_\_, 2017 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Poget, Deputy



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ◇ = #5 REBAR (FOUND)
- = #4 REBAR (FOUND)
- ⊠ = 1" IRON PIPE (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (C) = CALCULATED
- (D) = DESCRIBED
- (CM) = CALCULATED PER MEASURED INFO.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
		NAVD88
22	A	1372.5
5, 6, 10	C	1377.0
11, 14, 15	C	1375.0
16, 17, 18	C	1373.5

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. = 1367.92 NAVD88

**ROCKY FORD 2ND ADDITION**  
3 October 2017  
Baughman Company, P.A.  
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
A:\Projects\Rocky Ford 2nd Addition\Plat Drawings\Rocky Ford 2nd Addition\_F.dwg:RKR