

ROCKY FORD 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) 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 _____, 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

_____, (Title)

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.

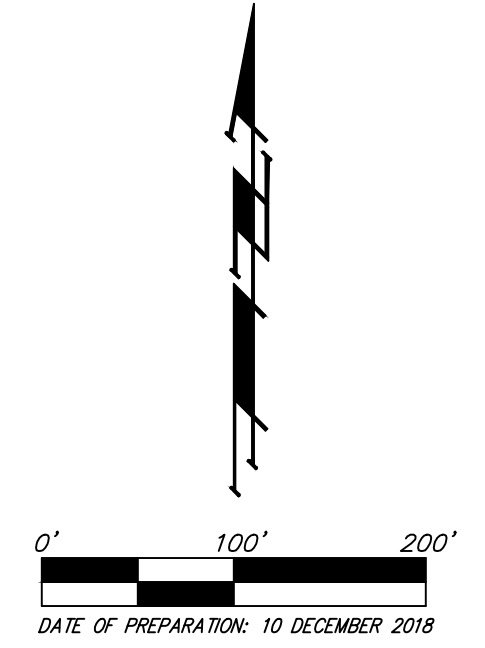
_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Judy J. Paget

FINAL PLAT

ROCKY FORD 3RD ADDITION

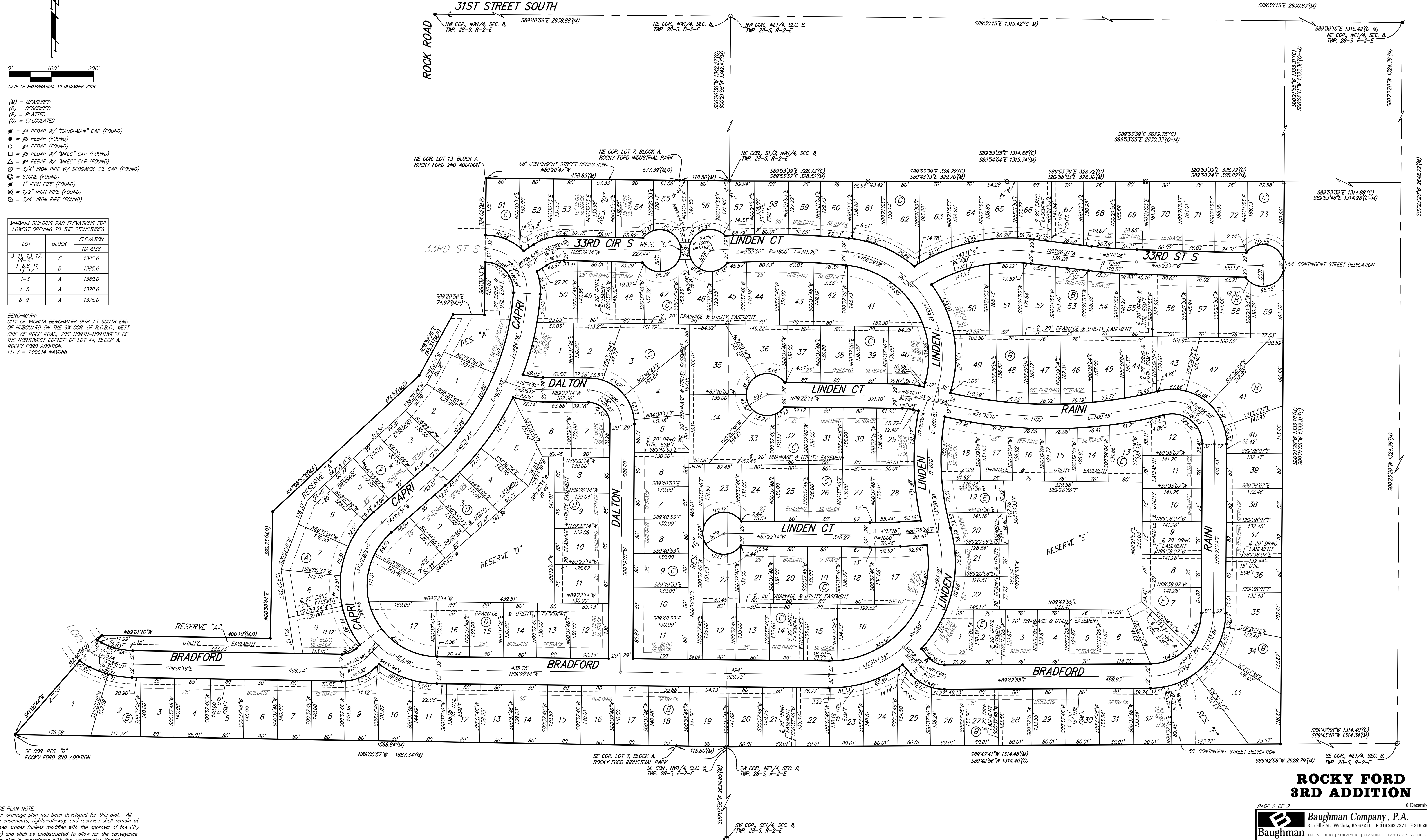
WICHITA, SEDGWICK COUNTY, KANSAS



- (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)

LOT	BLOCK	ELEVATION NAVD88
3-11, 13-17, 19-22	E	1385.0
1-6, 8-11, 13-17	D	1385.0
1-3	A	1380.0
4, 5	A	1378.0
6-9	A	1375.0

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. = 1368.14 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 by the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.