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DO NOT REMOVE

THE ABBEY AT FAIRFIELD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

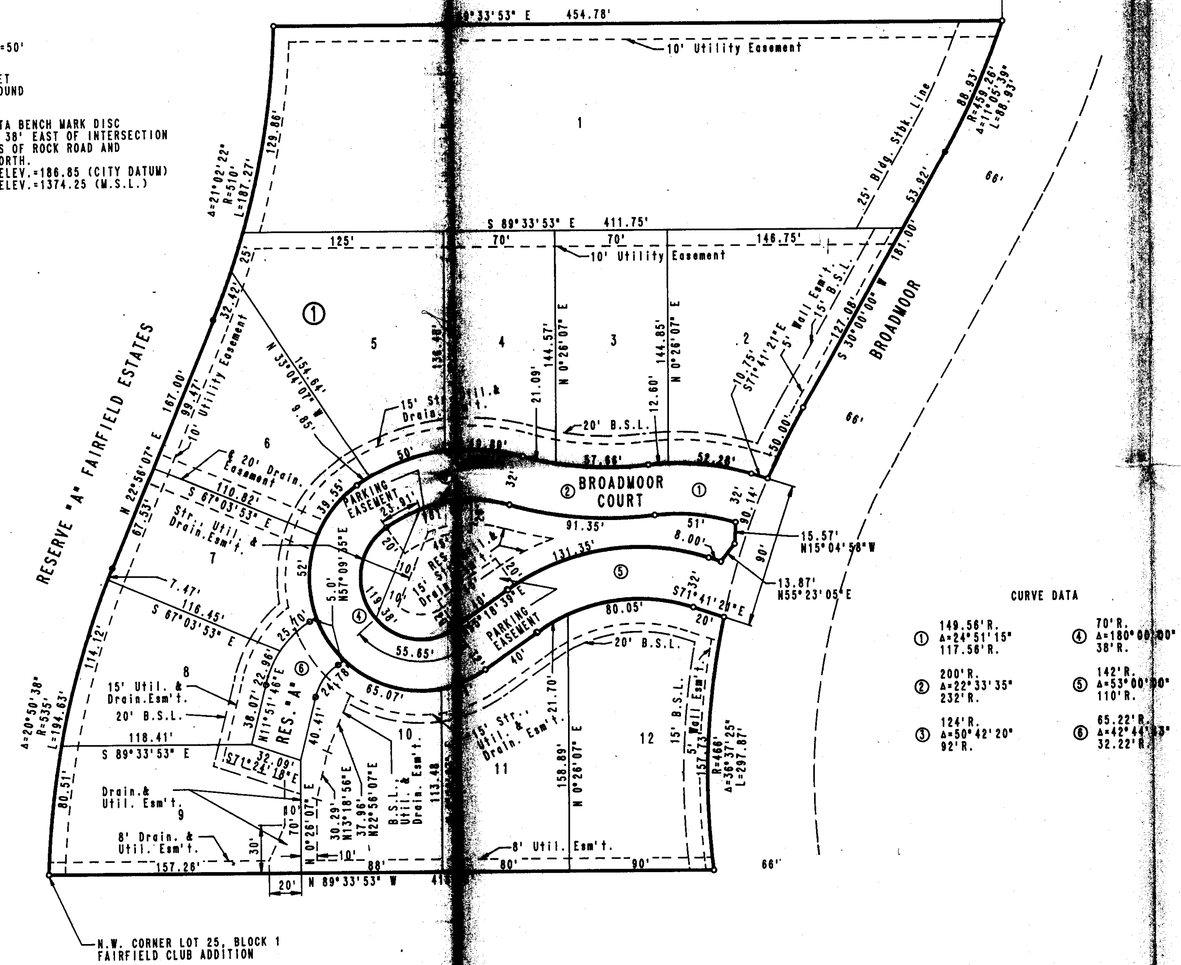
FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/16/91 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5/17/91

SCALE: 1"=50'

○ = IRON SET
● = IRON FOUND

B.M. - CITY OF WICHITA BENCH MARK DISC 42' NORTH AND 38' EAST OF INTERSECTION OF CENTERLINES OF ROCK ROAD AND 13TH STREET NORTH.
ELEV.=186.85 (CITY DATUM)
ELEV.=1374.25 (M.S.L.)



CURVE DATA

①	149.56'R. Δ=24°51'15" 117.56'R.	④	70'R. Δ=180°00'00" 38'R.
②	200'R. Δ=22°33'35" 232'R.	⑤	142'R. Δ=53°00'00" 110'R.
③	124'R. Δ=50°42'20" 92'R.	⑥	65.22'R. Δ=42°44'33" 32.22'R.

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____DAY OF _____, 1991, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE ABBEY AT FAIRFIELD, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, A STREET, AND RESERVES THE SAME BEING A REPLAT OF LOTS 2 THROUGH 19 INCLUSIVE, BLOCK 1, AND LOTS 1 THROUGH 6 INCLUSIVE, BLOCK 2, TOGETHER WITH RESERVES "A" "C" "H" "I", "J", AND "K" ALL IN FAIRFIELD CLUB ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

_____
CHARLES S. BROWN, P.E. LIC. NO. 7581 R.L.S. NO. 991
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, A STREET AND RESERVES, THE SAME TO BE KNOWN AS THE ABBEY AT FAIRFIELD, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, STREETS AND DRAINAGE ARE HEREBY GRANTED. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. RESERVE A IS HEREBY PLATTED FOR DRAINAGE AND PRIVATE DRIVE TO PROVIDE ACCESS TO LOTS 7, 8, AND 9, BLOCK 1.

RESERVE "B" IS HEREBY PLATTED FOR ENTRY MONUMENTS, LANDSCAPING, GAZEBOS, IRRIGATION SYSTEMS, STREET, DRAINAGE, AND UTILITIES CONFINED TO EASEMENTS, AND FOR OFF STREET PARKING PURPOSES.

RESERVES "A" AND "B" SHALL BE SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATIONS AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY ONE OR MORE HOMEOWNERS' ASSOCIATIONS TO BE FORMED WITHIN THE ABBEY AT FAIRFIELD, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THE 5 FOOT WALL EASEMENT IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

ALL PORTIONS OF FAIRFIELD CLUB ADDITION WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNERS: _____ _____
RALPH RUDY DOLORES J. RUDY

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1991, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME RALPH RUDY AND DOLORES J. RUDY, HUSBAND AND WIFE TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, KANSAS STATE BANK AND TRUST COMPANY, WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF THE ABBEY AT FAIRFIELD, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: _____

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1991, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF KANSAS STATE BANK AND TRUST COMPANY, WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1991.

_____ CHAIRMAN
GEORGE D. SHERMAN

_____ SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1991.

_____ MAYOR
BOB KNIGHT

_____ DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1991.

_____ COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M. ON THIS _____ DAY OF _____, 1991.

_____ REGISTER OF DEED
PAT KETTLER

_____ DEPUTY
ED RESA

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

May 28, 1991

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 91-20 (Final Plat) The Abby At Fairfield Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on May 23, 1991, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 17, 1991.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm

cc: Ralph Rudy, 715 N. Gow, Wichita, KS 67207
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220
Mike Lindebak, City Engineer

FILE COPY

O. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

Q. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

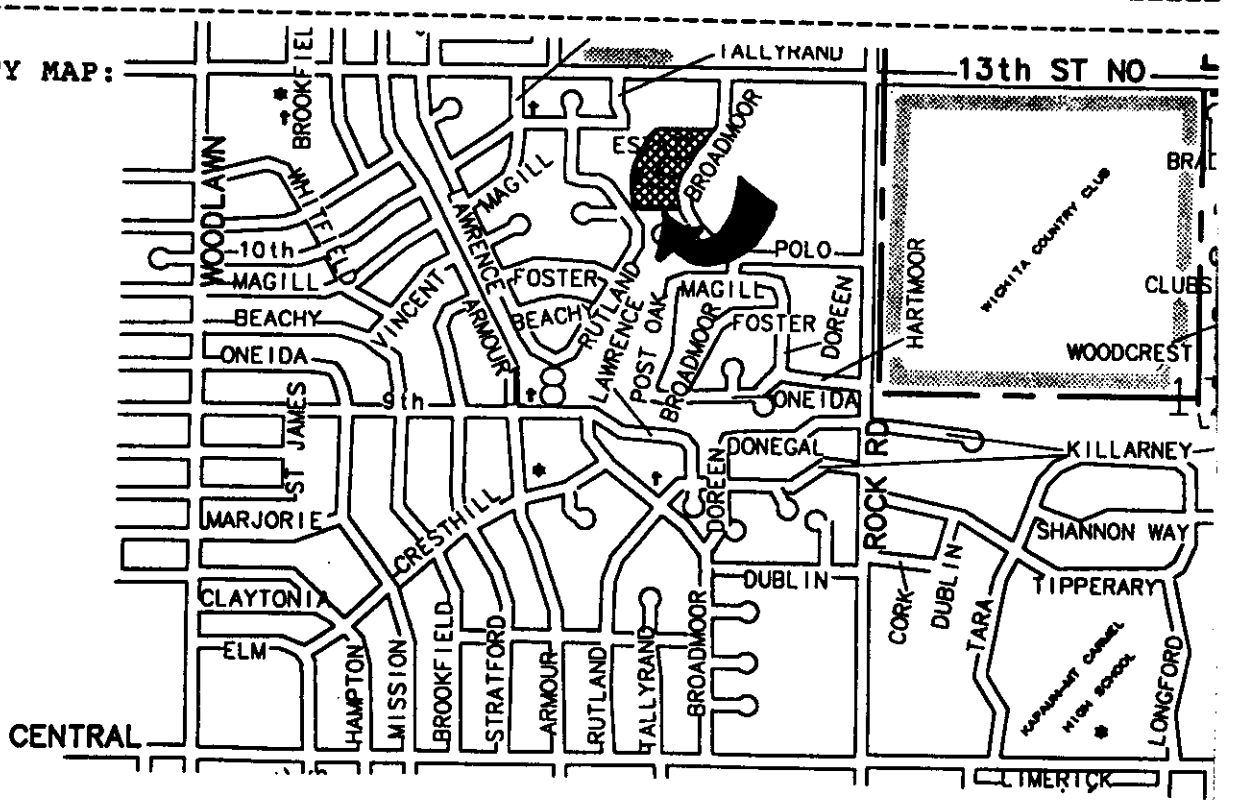
AGENDA ITEM NO. 2-7

May 23, 1991

STAFF REPORT
(Final Plat Approved 5/16/91,
Preliminary Plat Approved 4/18/91)

CASE NUMBER:	S/D 91-20 - THE ABBY AT FAIRFIELD ADDITION
OWNER/APPLICANT:	Ralph Rudy, 715 N. Gow, Wichita, KS 67207
SURVEYOR/ENGINEER:	Professional Engineering Consultants, 303 South Topeka, Wichita, KS 67202
LOCATION:	South of 13th St. North, in an area west of Rock Rd.
SITE SIZE:	5 Acres
NUMBER OF LOTS	
Residential:	11
Office:	
Commercial:	
Industrial:	
Church:	1
Total:	12
MINIMUM LOT AREA:	8,000 sq. ft.
CURRENT ZONING:	"A" Two Family Dwelling (DP-146)

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall submit square footage figures to Engineering or an agreement to provide for the redistribution of specials for sanitary sewer. New petitions shall be submitted for water and paving. If projects are to be abandoned as a result of this replat, the applicant shall pay off any charges against any abandoned improvements. The paving petition shall provide for a 21-foot paving standard which also provides that no parking can be allowed on the street.

B. The applicant shall guarantee the paving of the proposed private interior street, shown as Reserve "A," to a 29-foot public street standard.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. The Community Unit Plan (DP-146) allowed a church use as part of Parcel 1. This replat proposes a church use on Lot 1, which is associated with Parcel 2 which restricts uses to Zero lot line, patio homes, single family, townhouses and associated community facilities. The applicant must file for an adjustment to the C.U.P. in order to provide for a church use in Lot 1 of Parcel 2. The final plat tracing shall not be scheduled for City Council review until the associated C.U.P. has been adjusted to provide for a church use.

E. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either from a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

F. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so.

The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

G. Regarding Reserve A, which is being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant which sets forth ownership and maintenance responsibilities of the reserve, to establish future reversionary rights of the reserve to the lots benefiting from the reserve.

H. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private street easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.

I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot public or private street (drive). The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

J. On the final plat tracing, the plattor's text shall note that the parking allowed in Reserve B is confined to the indicated parking easements. Further, the applicant needs to provide for the maintenance and ownership of these parking areas. Also, these areas are intended for guest type parking and not for the storage of boats, campers, and other such vehicles. The covenant concerning the ownership and maintenance of Reserve B should clearly address these requirements for the indicated parking easements.

K. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

L. As indicated by City Engineering, a minimum building pad elevation (187.1 Feet City Datum) needs to be indicated on the final plat tracing for lots in the western portion of this site. This elevation shall be shown in City Datum and MSL. Also, it shall be noted if these elevations involve the lowest level or opening elevation. These elevations shall be shown both on the face of the plat and referenced in the plattor's text. On-site and off-site benchmarks shall also be shown.

M. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.