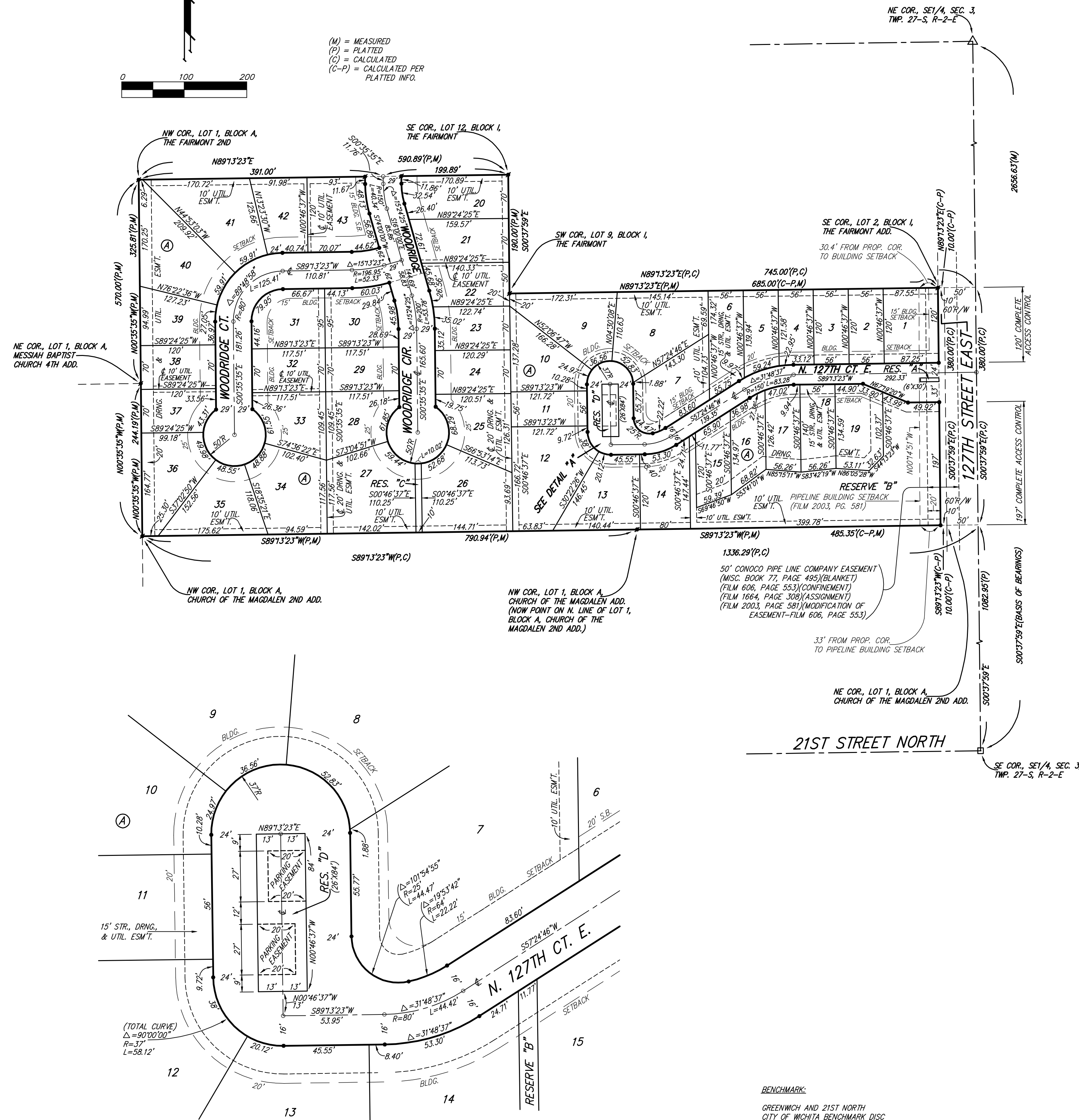
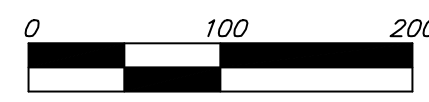


# THE FAIRMONT 3RD

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ◻ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ◻ = 3/4" IRON (FOUND)
- △ = STONE (FOUND)

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



**DETAIL "A"**  
(NO SCALE)

**BENCHMARK:**  
GREENWICH AND 21ST NORTH  
CITY OF WICHITA BENCHMARK DISC  
41" SOUTH AND 58" WEST OF IRON & BOTH  
17.0' SW OF ASPHALT, 14.2' EAST OF P.P.  
17.0' WEST OF P.P.  
ELEV. = 173.98 CITY DATUM  
(1361.38 NGVD29)

TOP OF IRON - SE COR., SE 1/4, SEC. 3,  
TWP. 27-S, R-2-E, (127TH ST. EAST &  
21ST ST. NORTH)  
ELEV. = 198.01 CITY DATUM  
(1385.41 NGVD29)

\*+\* CUT, SW COR., LOT 25, BLOCK H,  
THE FAIRMONT.  
ELEV. = 204.61 CITY DATUM  
(1392.01 NGVD29)

LOT	BLOCK	ELEVATION
14-19	A	189.1 1376.5
36-40	A	196.5 1383.9

**NOTE:**  
LOTS 1 THROUGH 19, BLOCK A, WITHIN  
THE FAIRMONT 3RD SHALL HAVE A  
5 FOOT INTERIOR SIDEWALK SETBACK.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and  
platted "THE FAIRMONT 3RD", an Addition to 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 Lot 1, Block A,  
The Fairmont 2nd, an Addition to Wichita, Sedgwick County, Kansas.

Existing public easements and dedications  
being vacated by virtue of K.S.A. 12-512(b).  
Baughman Company, P.A.

This plat of "THE FAIRMONT 3RD", an  
Addition to 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 \_\_\_\_\_, 2004.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Ronald L. Marnell

\_\_\_\_\_, Secretary  
John L. Schlegel

\_\_\_\_\_, Surveyor  
Michael G. Conroy

Know all men by these presents that we,  
the undersigned, have caused the land in the surveys certificate to be  
platted into Lots, Blocks, Streets, and Reserves, to be known as "THE  
FAIRMONT 3RD", an Addition to 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. The drainage  
easements are hereby granted as indicated for drainage purposes. The  
street, drainage, and utility easements are hereby granted as indicated for  
street related 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. Reserve "A" is hereby reserved for  
entry monuments, landscaping, drainage purposes, open space, streets,  
and utilities. Reserve "B" is hereby reserved for lakes, drainage purposes,  
open spaces, berms, pedestrian access and utilities as confined to  
easements. Reserve "C" is hereby reserved for open space, landscaping,  
sidewalks, and public pedestrian access. No obstructions shall be  
constructed or placed on or within said Reserve "C". Reserve "D" is  
hereby reserved for open space, landscaping, streets, parking as confined to  
easements, drainage purposes, and utilities. The parking easements  
within said Reserve "D" shall be used for residential parking exclusively.  
No obstructions shall be constructed or placed on or within the parking  
easements in said Reserve "D". 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.

Fairmont LLC, a Kansas limited liability company  
Ritchie Associates, Inc., Manager

\_\_\_\_\_, President  
Kevin M. Mullen

State of Kansas) SS The foregoing instrument acknowledged before me,  
Sedgwick County) this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by Kevin M. Mullen, President of  
Ritchie Associates, Inc., as Manager of Fairmont LLC, a Kansas limited  
liability company, on behalf of the limited liability company.

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_

We, the undersigned holders of mortgages on the  
above described property, do hereby consent to this plat of "THE  
FAIRMONT 3RD", an Addition to Wichita, Sedgwick County, Kansas.  
INTRUST Bank, N.A.

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by \_\_\_\_\_,  
of INTRUST Bank, N.A., on behalf of the bank.

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, Mayor  
Carlos Mayans

\_\_\_\_\_, City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

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

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2004.

\_\_\_\_\_, County Clerk  
Don Brace

\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Linda Kizzire

**Baughman Company, P.A.**  
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
PLAT THE FAIRMONT 3RD ADD.DWG\FAIRMONT3\FDWG\MCC

**NOTE:**  
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS  
SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS.  
ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN  
AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE  
CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH  
IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.