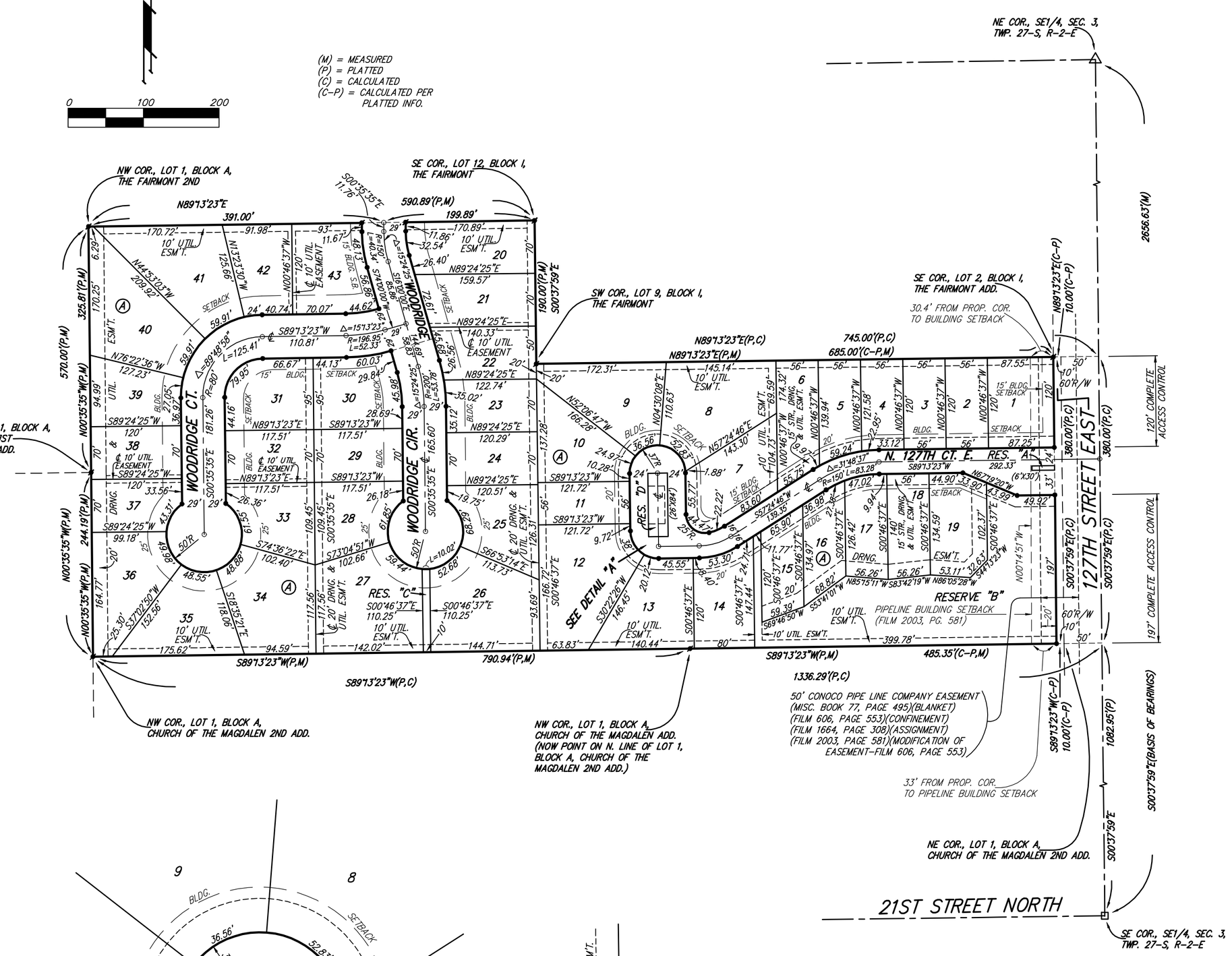
THE FAIRMONT 3RD

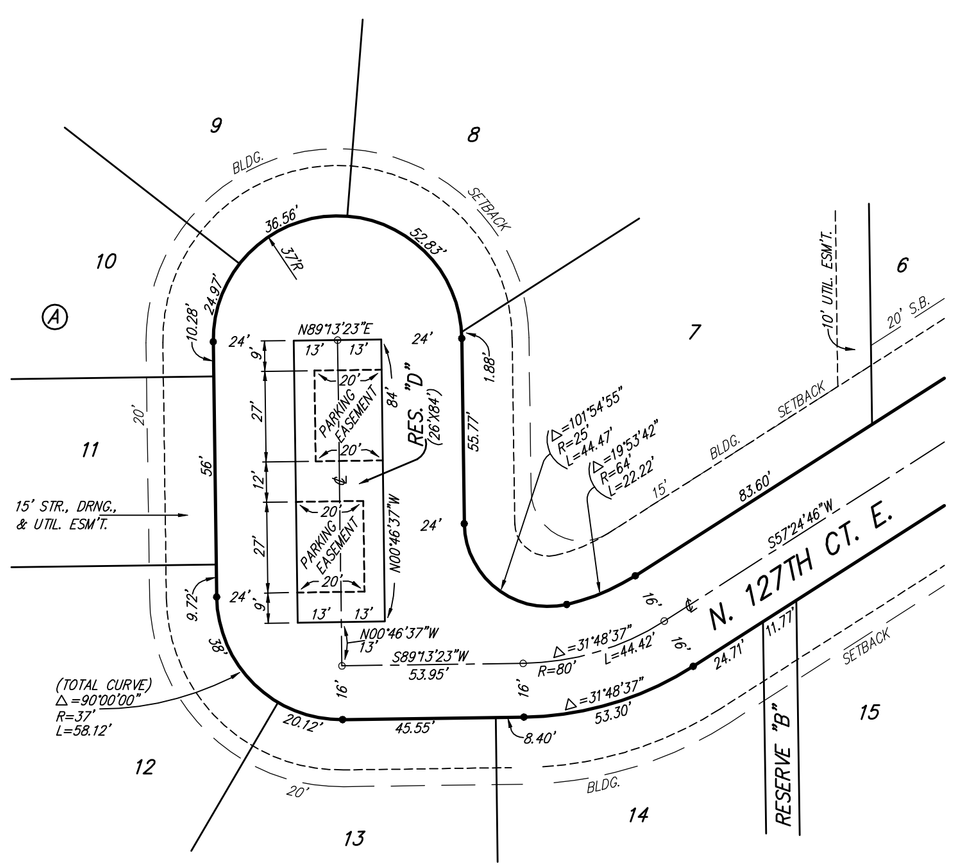
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

● = #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.

0 100 200





DETAIL "A"
(NO SCALE)

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.

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., SE1/4, 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)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD29
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 SIDEYARD SETBACK.

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

_____, 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, 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)
Sedgwick County) SS The foregoing instrument acknowledged before me, 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.

_____, _____
(Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2004, by_____, _____ (Title) of INTRUST Bank, N.A., on behalf of the bank.

_____, Notary Public

My App't. Exp._____

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

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

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2004 at_____o'clock___M; and is duly recorded.

_____, 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
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:\PLAT\THE FAIRMONT 3RD ADD\DWG\FAIRMONT3F.DWG-MGC