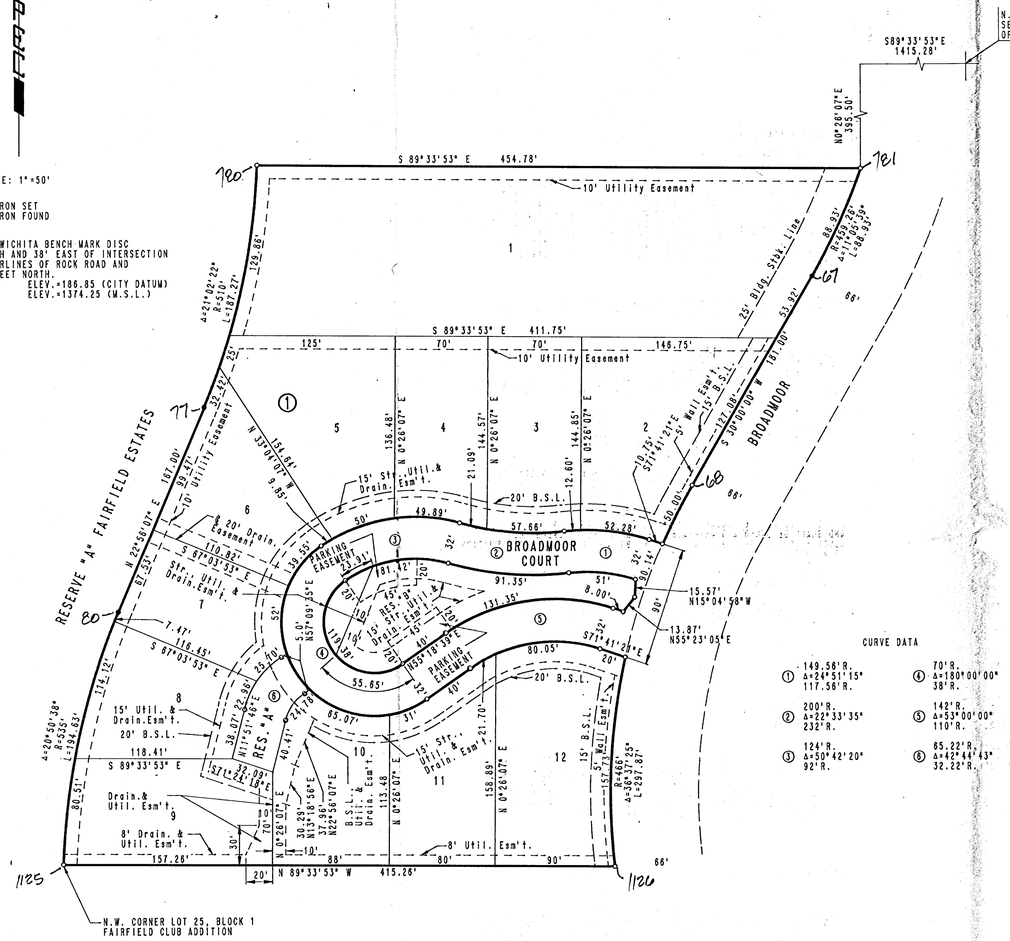
THE ABBEY AT FAIRFIELD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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	85.22'R. Δ=42°44'43" 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