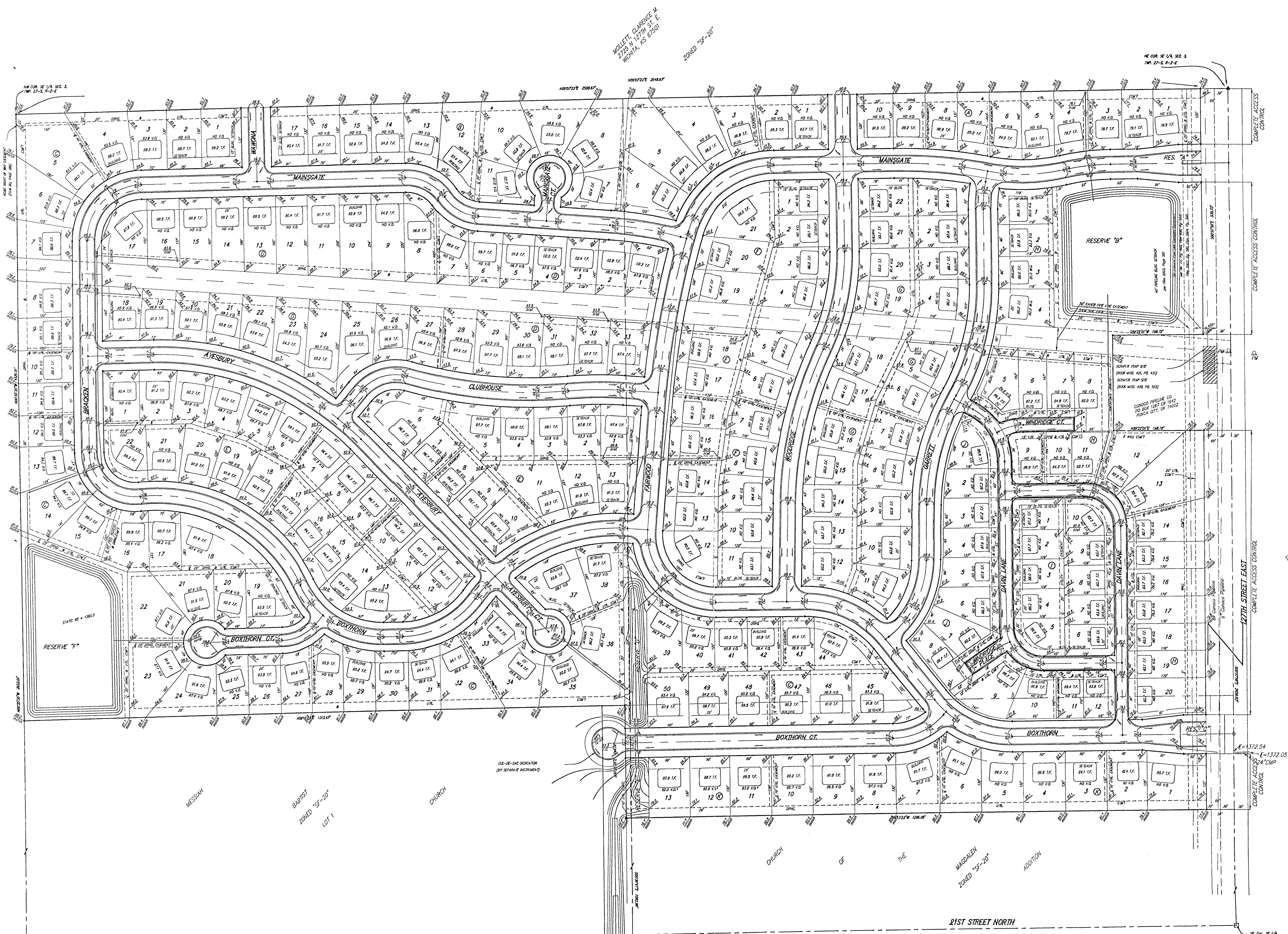


# FOUR LOT CORNER GRADING PLAN THE FAIRMONT AN ADDITION TO SEDGWICK COUNTY, KANSAS



**OWNER:**  
Ritchie Development  
8100 E. 22nd Street  
Building 100  
Wichita, KS 67226

**LEGAL DESCRIPTION:**  
Commencing at the SE corner of the SE 1/4 of Sec. 3, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas; thence north along the east line of said SE 1/4, 1421.64 feet for a point of beginning; thence west parallel with the south line of said SE 1/4, 1336.05 feet to the intersection with the east line of Lot 1, Block A, Messiah Baptist Church 4th Addition, Sedgwick County, Kansas; as extended north; thence south along said extended east line, 94.49 feet to the NE corner of said Lot 1; thence west along the north line of said Lot 1, 1313.47 feet to the NW corner of said Lot 1; thence north along the west line of said SE 1/4, 1326.01 feet to the NW corner of said SE 1/4; thence east along the north line of said SE 1/4, 2648.67 feet to the NE corner of said SE 1/4; thence south along the east line of said SE 1/4, 1234.99 feet to the point of beginning, subject to road right-of-way over the east 30.00 feet thereof, EXCEPT therefrom the following described tract: that part of the NE 1/4 of said SE 1/4 described as commencing at the NE corner of said SE 1/4; thence S00°00'00"W along the east line of said SE 1/4, 535.73 feet; thence S90°00'00"W, 50.00 feet for a point of beginning; thence S90°00'00"W parallel with the east line of said SE 1/4, 208.72 feet; thence S90°00'00"W, 208.72 feet, thence N00°00'00"E, 208.72 feet; thence N90°00'00"E, 208.72 feet to the place of beginning.

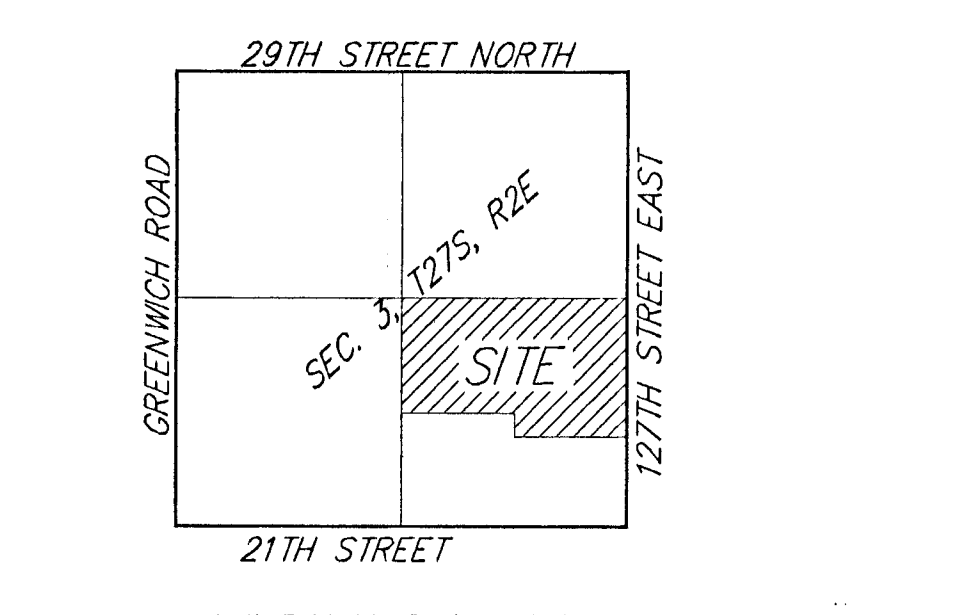
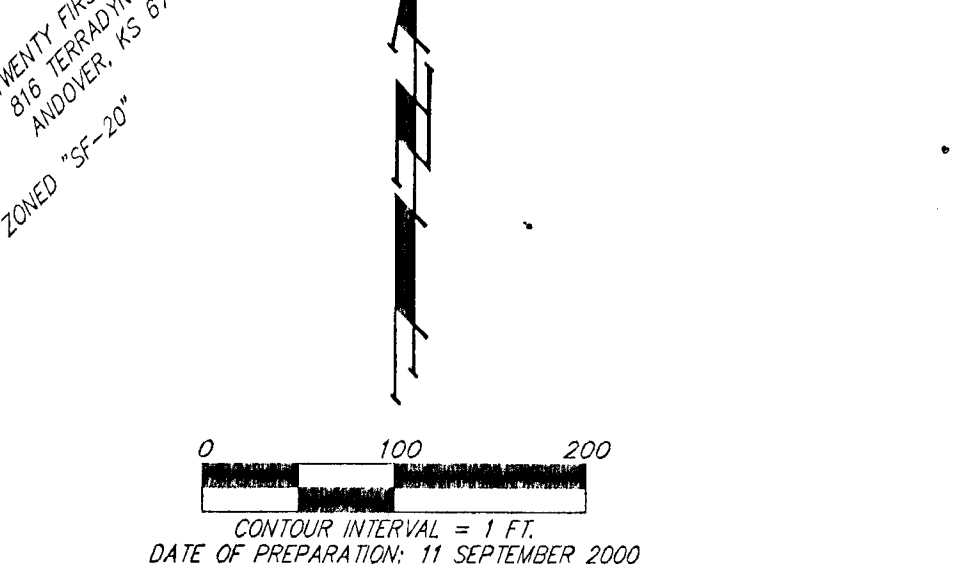
**BENCHMARK:**  
Greenwich and 21st north City of Wichita benchmark - disc 41" south and 58" west of iron centerline both. 17.0' SW of asphalt, 14.2' east of face P.P. 17.0' west of face P.P.  
Elev. = 123.88 (City Datum), 1361.38 NGVD

**NOTE:**  
1. Easement granted to Shell Petroleum Corp. in Book Misc. 77, Page 411 for telephone and telegraph lines over the SE 1/4 of Sec. 3-27-2E; and last assigned to Conoco Pipeline Company by the instrument filed on Film 1664, Page 308.

RESERVES "A" AND "C" ARE RESERVED FOR MONUMENTS, LANDSCAPING, OPEN SPACE, AND UTILITIES.  
RESERVE "B" IS RESERVED FOR LANDSCAPING, OPEN SPACE, LAKES, DRAINAGE PURPOSES, UTILITIES AS CONFINED TO EASEMENTS, AND PIPELINES AS CONFINED TO EASEMENTS.  
RESERVES "D" AND "E" ARE RESERVED FOR LANDSCAPING, OPEN SPACE, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENTS.  
RESERVE "F" IS RESERVED FOR LANDSCAPING, OPEN SPACE, LAKES, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENTS.

**NOTE:**  
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**VICINITY MAP**

● = #4 Baughman Rebar Set  
 ○ = #4 Baughman Rebar Found  
 □ = 3/4" Iron Pipe Found  
 △ = #5 Forgy Rebar Found  
 ▲ = #4 Rebar Found over Stone  
 P.U.D. = Pipeline Marker