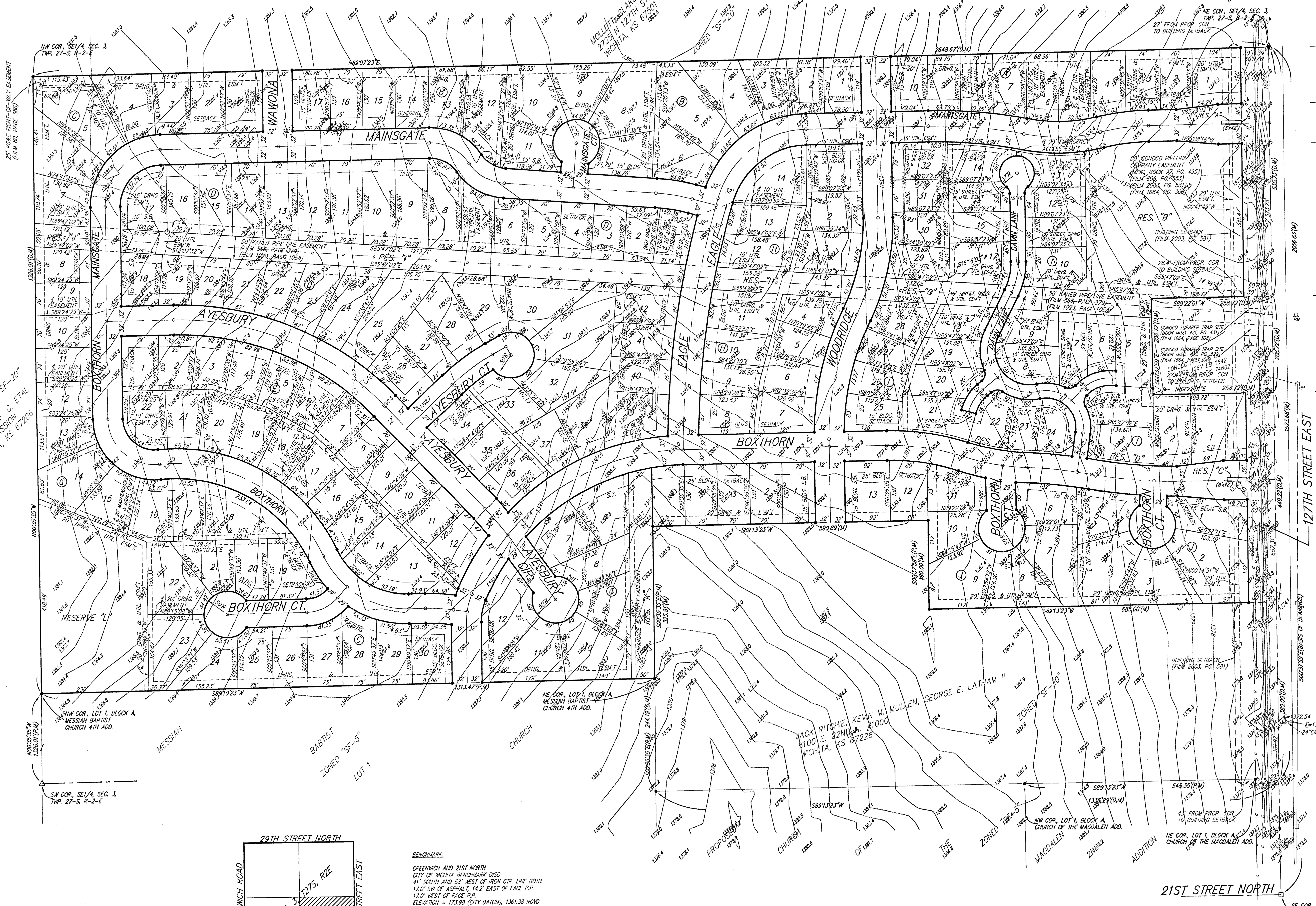
PRELIMINARY PLAT

THE FAIRMONT

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



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DATE OF PREPARATION: 15 OCTOBER 2001
DATE OF TOPOGRAPHY: 23 AUGUST 2000
CONTOUR INTERVAL = 1 FOOT

PP □ = Power Pole
PM = Pipeline Marker
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
● = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = 3/4" IRON (FOUND)
△ = #5 REBAR W/ "FORGY" CAP (FOUND)
▲ = #4 REBAR OVER STONE (FOUND)
↗ = "V" NOTCH (SET)
○ = ℄ 2" STEEL BRACE POST (FOUND)
× = #4 REBAR W/ "SRB" CAP (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED

OWNER:
Ritchie Development Corporation
8100 E. 22nd Street
Building 100
Wichita, Ks 67226

LEGAL DESCRIPTION:
That part of the SE1/4 of Sec. 3, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at the intersection of the north line of Church of the Magdalen Addition, Wichita, Sedgwick County, Kansas, as extended east, with the east line of said SE1/4; thence N00°37'59"W along the east line of said SE1/4, 380.00 feet for a point of beginning; thence S89°13'23"W parallel with the south line of said SE1/4, 745.00 feet; thence N00°37'59"W parallel with the east line of said SE1/4, 190.00 feet; thence S89°13'23"W parallel with the south line of said SE1/4, 590.89 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 S00°35'35"E along said extended east line, 325.81 feet to the NE corner of said Lot 1; thence S89°10'23"W along the north line of said Lot 1, 1313.47 feet to the NW corner of said Lot 1; thence N00°35'35"W along the west line of said SE1/4, 1326.01 feet to the NW corner of said SE1/4; thence N89°07'23"E along the north line of said SE1/4, 2648.67 feet to the NE corner of said SE1/4; thence S00°37'59"E along the east line of said SE1/4, 1193.67 feet to the point of beginning, all being subject to road rights-of-way of record.

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. = 173.98 (City Datum), 1361.38 NGVD

RESERVES "A", "C", "D", "E", AND "F" ARE RESERVED FOR MONUMENTS, LANDSCAPING, OPEN SPACE, AND UTILITIES.

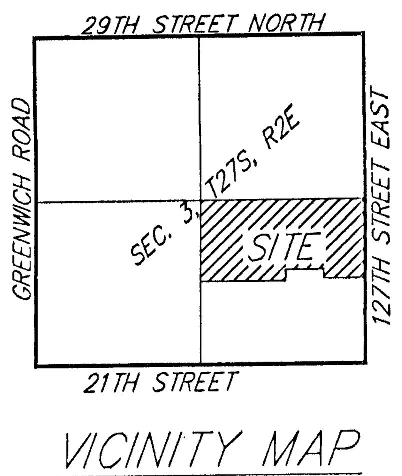
RESERVE "F" IS RESERVED FOR MONUMENTS, LANDSCAPING, OPEN SPACE, EMERGENCY ACCESS AND UTILITIES.

RESERVE "B" IS RESERVED FOR LANDSCAPING, OPEN SPACE, LAKES, DRAINAGE PURPOSES, UTILITIES AS CONFINED TO EASEMENTS, AND PIPELINES AS CONFINED TO EASEMENTS.

RESERVE "G", "H", "I", AND "J" IS RESERVED FOR LANDSCAPING, OPEN SPACE, DRAINAGE PURPOSES, UTILITIES AS CONFINED TO EASEMENTS, AND PIPELINES AS CONFINED TO EASEMENTS.

RESERVES "K" ARE RESERVED FOR LANDSCAPING, OPEN SPACE, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVE "L" IS RESERVED FOR LANDSCAPING, OPEN SPACE, LAKES, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENTS.



VICINITY MAP

BENCHMARK:

GREENWICH AND 21ST NORTH
CITY OF WICHITA BENCHMARK DISC
41' SOUTH AND 58' WEST OF IRON CTR. LINE BOTH.
17.0' SW OF ASPHALT, 14.2' EAST OF FACE P.P.
17.0' WEST OF FACE P.P.
ELEVATION = 173.98 (CITY DATUM), 1361.38 NGVD

COUNTY "□" CUT, SOUTH HEADWALL,
1/2 MILE WEST OF 127TH ST. EAST
ON 37TH STREET NORTH.
ELEV. = 185.83 (CITY DATUM), 1373.23 NGVD

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 NGVD

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT(S)	BLOCK	ELEVATION	
		CITY DATUM	NGVD
14,15,16,22,23	C	196.5	1383.9
5–10	G	196.5	1383.9
5–7, 9–13	I	186.0	1373.4

NOTE:
THE FOLLOWING INSTRUMENT IS IN THE PROCESS OF BEING RELEASED THIS 16TH DAY OF OCTOBER, 2000: TELEPHONE AND TELEGRAPH EASEMENT TO SHELL PETROLEUM CORPORATION (MISC. BOOK 77, PAGE 411) AND LAST ASSIGNED TO CONOCO PIPE LINE COMPANY (FILM 1664, PAGE 308).

15 OCTOBER 2001

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316–262–7271 • 315 ELLIS • WICHITA, KANSAS 67211

F:\PLAT\THE FAIRMONT\DWG\FAIRMONTP.DWG–MGC