

THE FAIRMONT

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

BENCHMARK:

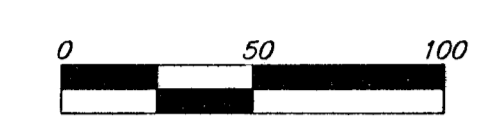
GREENWICH AND 21ST NORTH
CITY OF WICHITA BENCHMARK DISC
41' SOUTH AND 58' WEST OF IRON CTR. LINE BOTH
17.0' SW OF ASPHALT, 14.2' EAST OF FACE P.P.
17.0' WEST OF FACE P.P.
ELEVATION = 173.99 (CITY DATUM), 1361.39 NGVD

COUNTY "C" 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

LOT(S)	BLOCK	CITY DATUM	NGVD29
14,15,16,22,23	C	196.5	1383.9
5-10	F	196.5	1383.9
5-7, 9-13	H	186.0	1373.4

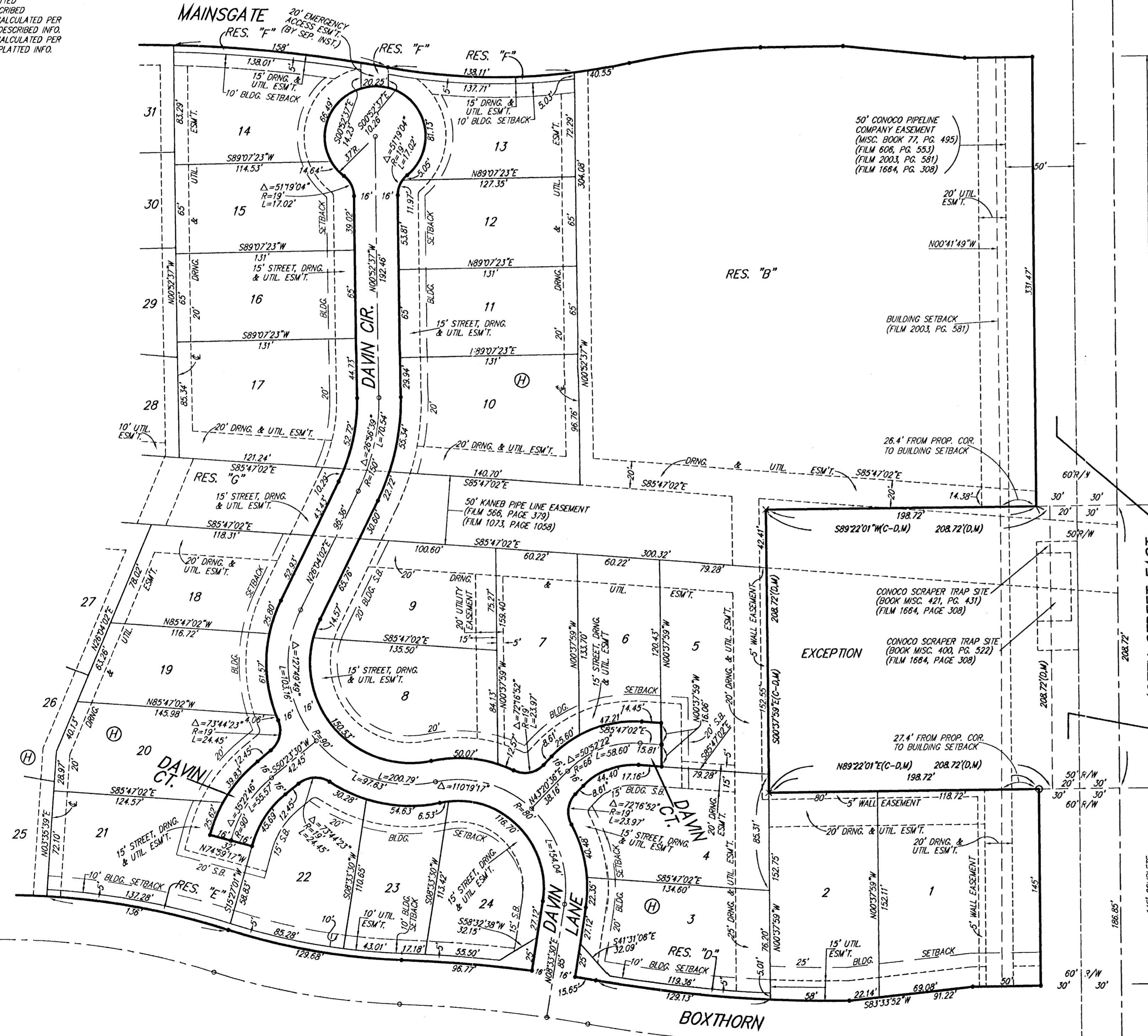
MINIMUM BUILDING PAD ELEVATIONS FOR
LOWEST OPENING TO THE STRUCTURES



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 3/4" IRON (FOUND)
- ▲ = #5 REBAR W/ "TORGU" 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
- (C-D) = CALCULATED PER DESCRIBED INFO.
- (C-P) = CALCULATED PER PLATTED INFO.

DETAIL "A"



State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid Sedgwick County and state do hereby certify that we have surveyed and platted "THE FAIRMONT", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as 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°10'23"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, EXCEPT therefrom the following described tract: Commencing at the NE corner of said SE1/4; thence S00°00'00"W along the east line of said SE1/4, 535.73 feet; thence S90°00'00"W, 50.00 feet for a place of beginning; S00°00'00"W parallel with the east line of said SE1/4, 208.72 feet; thence S90°00'00"W, 208.72 feet; thence N00°00'00"E, 208.72 feet to the place of beginning, all being subject to road rights-of-way of record.

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

Baughman Company, P.A.

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", 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 maintenance, utility, and drainage easement is hereby granted as indicated for access purposes to or from Reserve "L" for the maintenance of said Reserve "L", the construction and maintenance of all public utilities, and for drainage purposes, and no fences or other obstructions shall be constructed or placed on or within this easement. 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 wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Reserves "A", "C", "D", and "E", are hereby reserved for streets, monuments, landscaping, open space, drainage purposes, and utilities. Reserve "F" is reserved for monuments, landscaping, open space, drainage purposes, emergency access as confined to easement, utilities, and streets as confined to easement. Reserve "B" is reserved for landscaping, sidewalks, open space, lakes, drainage purposes, utilities as confined to easements, and pipelines as confined to easements. Reserves "G", "H", "I", and "J" are hereby reserved for landscaping, open space, drainage purposes, utilities as confined to easements, and pipelines as confined to easements. Reserve "K" is hereby reserved for landscaping, sidewalks, open space, drainage purposes, and utilities as confined to easements. Reserve "L" is hereby reserved for landscaping, open space, lakes, drainage purposes, and utilities as confined to easements. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", and "L" shall be owned and maintained by the homeowners association for the addition. All abutters rights of access to or from 127th Street East 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.

Ritchie Development Corporation, a Kansas corporation

Kevin M. Mullen, President

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2002 at _____ o'clock _____ M., and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "THE FAIRMONT", an Addition to Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.

Gary D. Schmitt, Senior Vice President

State of Kansas) SS The foregoing instrument acknowledged before me, this 15th day of January, 2002, by Kevin M. Mullen, President of Ritchie Development Corporation, a Kansas corporation, on behalf of the corporation.

Krista Peterson, Notary Public

My App'l. Exp. 9-27-2003

State of Kansas) SS The foregoing instrument acknowledged before me, this 15th day of January, 2002, by Gary D. Schmitt, Senior Vice President of INTRUST Bank, N.A., on behalf of the bank.

Susan Barnes, Notary Public

My App'l. Exp. 12-22-04

This plat of "THE FAIRMONT", 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 _____, 2001.

Wichita-Sedgwick County Metropolitan Area Planning Commission

J. D. Michaelis, Chair

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2002.

At the direction of the City Council

Chris Cherches, City Manager

Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2002.

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

Entered on transfer record this _____ day of _____, 2002.

Don Brace, County Clerk

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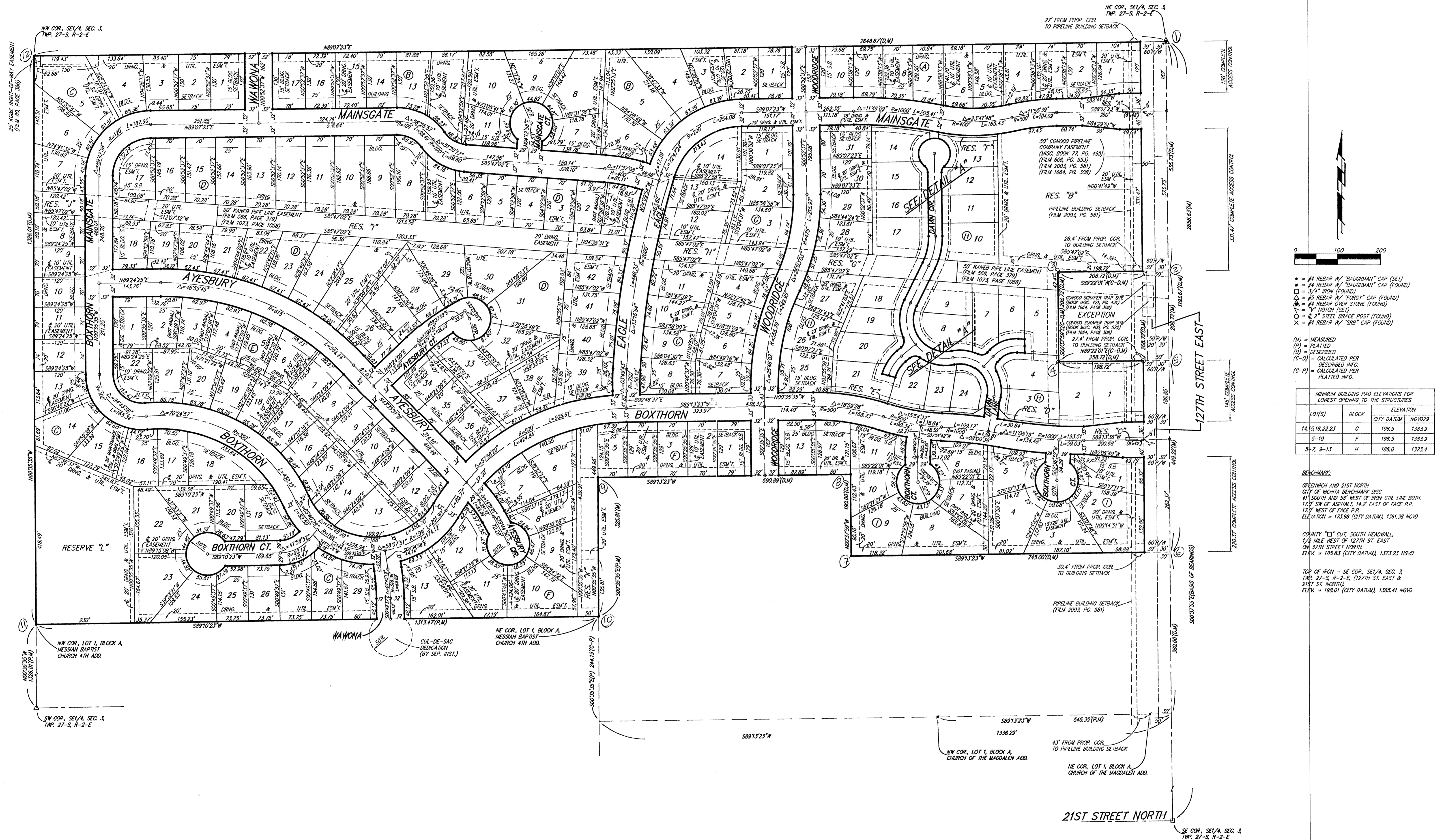
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NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, right-of-ways, or reserves shall remain as established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system be allowed.

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AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



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