

THE FAIRMONT 2ND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Final Survey
4/13

This plat of "THE FAIRMONT 2ND", 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 _____, 2003.
Wichita-Sedgwick County Metropolitan Area Planning Commission

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and plotted "THE FAIRMONT 2ND", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in the SE 1/4 of Sec. 3, Twp. 27-S, R-2-E of the 8th P.M., Sedgwick County, Kansas, described as follows: Beginning at the NE corner of Lot 1, Block A, Church of the Magdalen 2nd Addition, Wichita, Sedgwick County, Kansas; thence S89°13'23"W along the north line of said Church of the Magdalen 2nd Addition, 1286.29 feet to the NW corner of Lot 1, Block A, in said Church of the Magdalen 2nd Addition, said point also being on the east line of Lot 1, Block A, Messiah Baptist Church 4th Addition, Sedgwick County, Kansas; thence N00°35'35"W along the east line of said Messiah Baptist Church 4th Addition, 244.19 feet to the NE corner of said Messiah Baptist Church 4th Addition, said NE corner also being the SE corner of Reserve "K", The Fairmont, an Addition to Wichita, Sedgwick County, Kansas; thence continuing N00°35'35"W along the east line of said Reserve "K", 325.81 feet to the SW corner of Lot 5, Block F, in said The Fairmont; thence N89°13'23"E along the south line of said Block F, along the south line of Woodridge as dedicated in said The Fairmont, and along the south line of Block 1 in said The Fairmont, 590.89 feet to the SE corner of Lot 12 in said Block 1; thence S00°37'59"E along the west line of said Block 1, 190.00 feet to the SW corner of Lot 9 in said Block 1; thence N89°13'23"E along the south line of said Block 1, and as extended easterly, 745.00 feet to a point on the east line of said SE 1/4; thence S00°35'35"E along the east line of said SE 1/4, 360.00 feet to the intersection with the north line of said Church of the Magdalen 2nd Addition, as extended easterly; thence S89°13'23"W along said extended north line, 50.00 feet to the point of beginning, all being subject to road rights-of-way of record.

_____ , Chair
Bernard A. Hentzen
_____ , Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2003.
At the direction of the City Council
_____ , City Manager
Chris Cherches
_____ , City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2003.
Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).
Baughman Company, P.A.
Michael G. Conroy, Surveyor
18-071
3-31-2003

Know all men by these presents that we, the undersigned, have caused the land in the surveys certificate to be platted into a Lot, a Block, and a Street, to be known as "THE FAIRMONT 2ND", 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 easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening location shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevation for the lowest opening to the structures on the west half of Lot 1, Block A, shall be 196.5 City Datum, (1383.9 NGVD29).

Entered on transfer record this _____ day of _____, 2003.
_____ , County Clerk
Don Broce

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2003 at _____ o'clock _____ M.; and is duly recorded.
_____ , Register of Deeds
Bill Meek
_____ , Deputy
Linda Kizzire

Ritchie Development Corporation, a Kansas corporation
Kevin M. Mullen, President
Jack Ritchie
Lou Ann Ritchie
Nancy Mullen
George E. Laham II

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "THE FAIRMONT 2ND", an Addition to Wichita, Sedgwick County, Kansas.
INTRUST Bank, N.A.
Susan K. Cook
Susan K. Cook

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 7th day of APRIL, 2003, by Kevin M. Mullen, President of Ritchie Development Corporation, a Kansas corporation, on behalf of the corporation.

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 8th day of April, 2003, by Gary D. Schmitt, S.V.P. of INTRUST Bank, N.A., on behalf of the bank.

SUSAN K. MONETTE, Notary Public
My App't. Exp. 11-9-03

SUSAN K. COOK, Notary Public
My App't. Exp. 11/3/04

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 7th day of APRIL, 2003, by Jack Ritchie and Lou Ann Ritchie, husband and wife.

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 7th day of April, 2003, by George E. Laham II, a single person.

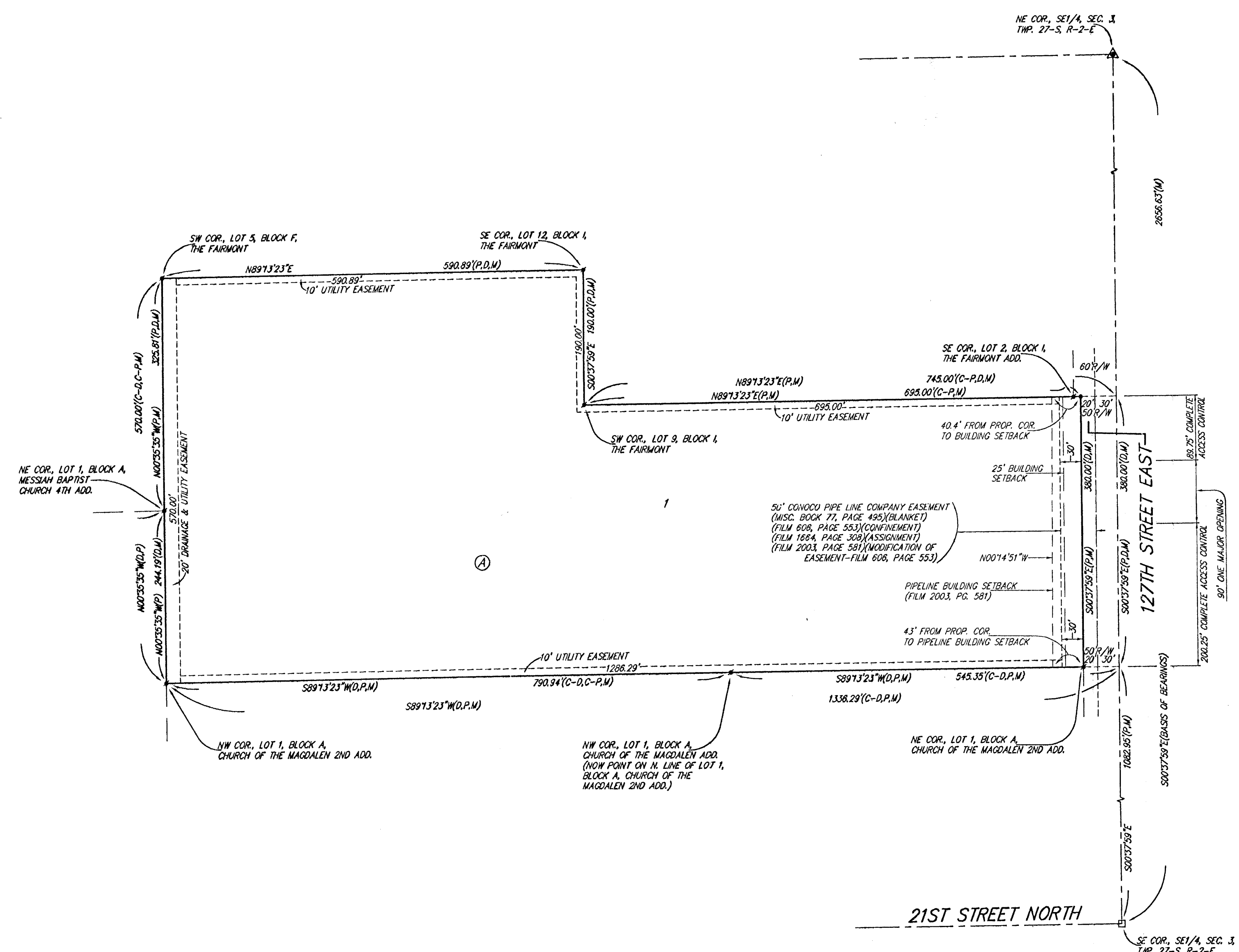
SUSAN K. MONETTE, Notary Public
My App't. Exp. 11-9-03

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 7th day of APRIL, 2003, by Kevin M. Mullen and Nancy Mullen, husband and wife.

Georgia A. Biggs, Notary Public
My App't. Exp. 3-17-07

SUSAN K. MONETTE, Notary Public
My App't. Exp. 11-9-03

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211



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

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), 1381.38 NGVD

COUNTY "C" OUT, SOUTH HEADWALL
1/2 MILE WEST OF 127TH ST. EAST
ON 21ST STREET NORTH.
ELEV. = 188.83 (CITY DATUM), 1373.23 NGVD

TOP OF IRON - SE COR., SE 1/4, 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	BLOCK	ELEVATION
		CITY DATUM NGVD29
W1/2 OF 1	A	196.5 1383.9

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted 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 plan shall be allowed.