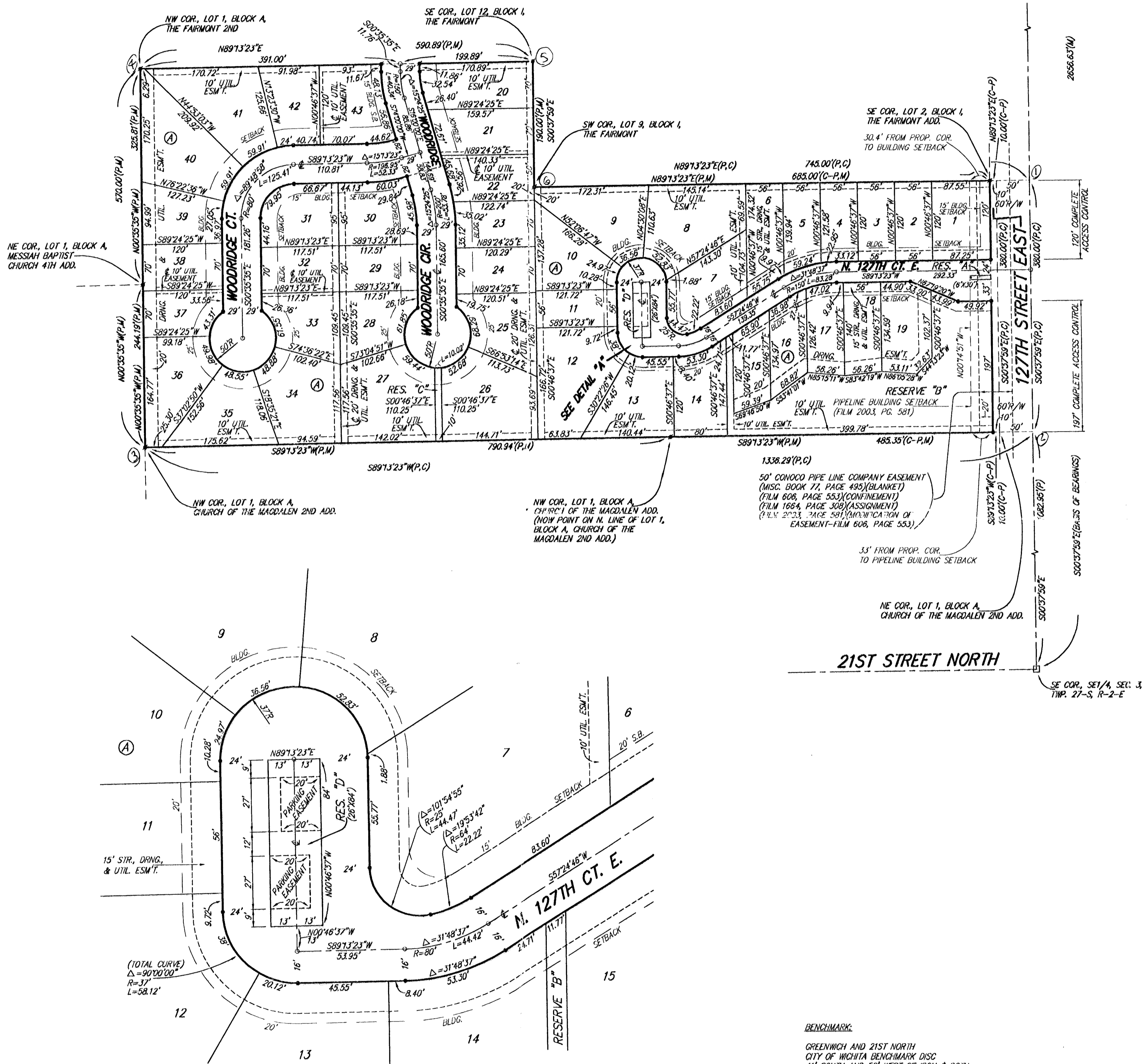


THE FAIRMONT 3RD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ◻ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ◻ = 3/4" IRON (FOUND)
- △ = STONE (FOUND)

- (M) = MEASURED
- (P) = PLATED
- (C) = CALCULATED
- (C-P) = CALCULATED PER PLATED INFO.



DETAIL "A"
(NO SCALE)

BENCHMARK:
GREENWICH AND 21ST NORTH
CITY OF WICHITA BENCHMARK DISC
41" SOUTH AND 58" WEST OF IRON @ BOTH
12.0' SW OF ASPHALT, 14.2' EAST OF P.P.
12.0' WEST OF P.P.
ELEV. = 173.99 CITY DATUM
(1361.38 NGVD29)

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
(1365.41 NGVD29)

+ CUT, SW COR, LOT 25, BLOCK H,
THE FAIRMONT.
ELEV. = 204.61 CITY DATUM
(1392.01 NGVD29)

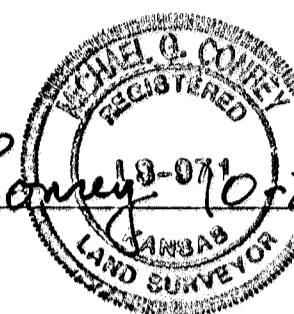
LOT	BLOCK	ELEVATION
14-19	A	189.1
36-40	A	196.5

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, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT 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 SHALL BE ALLOWED.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "THE FAIRMONT 3RD", an Addition to Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as and being a replat of Lot 1, Block A,
The Fairmont 2nd, an Addition to Wichita, 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
Michael G. Conroy
Surveyor



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 3RD", 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 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 streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for entry monuments, landscaping, drainage purposes, open space, streets, and utilities. Reserve "B" is hereby reserved for lakes, drainage purposes, open spaces, berms, pedestrian access and utilities as confined to easements. Reserve "C" is hereby reserved for open space, landscaping, sidewalks, and public pedestrian access. No obstructions shall be constructed or placed on or within said Reserve "C". Reserve "D" is hereby reserved for open space, landscaping, streets, parking as confined to easements, drainage purposes, and utilities. The parking easements within said Reserve "D" shall be used for residential parking exclusively. No obstructions shall be constructed or placed on or within the parking easements in said Reserve "D". Reserves "A", "B", "C", and "D" shall be owned and maintained by the homeowners association for the addition provided, however, that the undersigned, or the homeowners association, as the undersigned's successor in interest, may, in their discretion, deed a parcel of a Reserve to an owner or owners of an adjacent Lot, subject to the obligation to maintain such deeded parcel of a Reserve in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants and/or regulations. Access controls 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.

Fairmont LLC, a Kansas limited liability company
Ritchie Associates, Inc., Manager
Kevin M. Mullen
Kevin M. Mullen, President

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this 31st day of NOVEMBER, 2004, by Kevin M. Mullen, President of
Ritchie Associates, Inc., as Manager of Fairmont LLC, a Kansas limited
liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2005
Judith M. Terhune
JUDITH M. TERHUNE, Notary Public

We, the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "THE FAIRMONT 3RD", an Addition to Wichita, Sedgwick County, Kansas.
INTRUST Bank, N.A.

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 4th day of NOVEMBER, 2004, by GARY D. SCHMITT,
GARY D. SCHMITT, S.V.P., of INTRUST Bank, N.A., on behalf of the bank.

Susan K. Cook
SUSAN K. COOK
Notary Public - State of Kansas
My Appt. Expires 11/3/08
SUSAN K. COOK
Notary Public - State of Kansas
My Appt. Expires 11/3/08

This plat of "THE FAIRMONT 3RD", 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 _____, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Ronald L. Marnell
_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2004.
_____, Mayor
Carlos Mayans
_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2004.
_____, Deputy County Surveyor
Tricia L. Robello, L.S. #1246
Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2004.
_____, County Clerk
Don Brace

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2004 at _____ o'clock _____ M., and is duly recorded.
_____, Register of Deeds
Bill Meek
_____, Deputy
Linda Kizzire

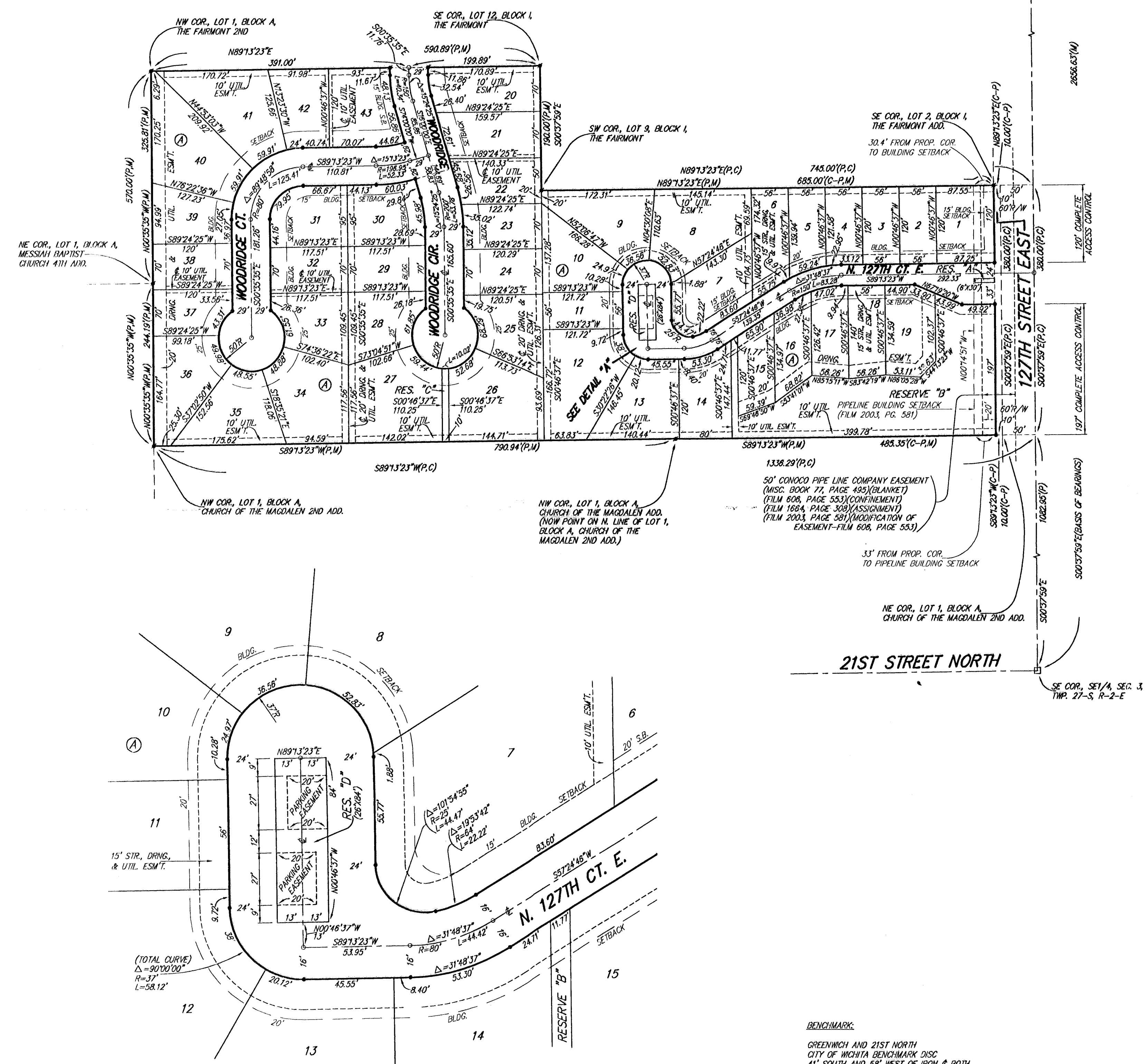
Baughman Company, P.A.
315 Ella St. Wichita, KS 67211 P 316.262.1211 F 316.262.0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
EXPLAT THE FAIRMONT 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THE FAIRMONT 3RD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 3/4" IRON (FOUND)
- △ = STONE (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (C) = CALCULATED
- (C-P) = CALCULATED PER PLATTED INFO.



DETAIL "A"
(NO SCALE)

NOTE:
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BENCHMARK:
GREENWICH AND 21ST NORTH
CITY OF WICHITA BENCHMARK DISC
41' SOUTH AND 58' WEST OF IRON & BOUTH
17.0' SW OF ASPHALT, 14.2' EAST OF P.P.
17.0' WEST OF P.P.
ELEV. = 123.58 CITY DATUM
(1361.38 NGVD29)

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
(1388.41 NGVD29)

*4" CUT, SW COR., LOT 25, BLOCK 11,
THE FAIRMONT.
ELEV. = 204.61 CITY DATUM
(1392.01 NGVD29)

LOT	BLOCK	CITY DATUM	NGVD29
14-19	A	198.1	1378.5
36-40	A	198.5	1383.9

NOTE:
LOTS 1 THROUGH 19, BLOCK A, SHALL
HAVE A 5 FOOT INTERIOR SIDETWY SETBACK.

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
platted "THE FAIRMONT 3RD", an Addition to Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as and being a replat of Lot 1, Block A,
The Fairmont 2nd, an Addition to Wichita, 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
Michael G. Conroy
Surveyor
KANSAS LAND SURVEYORS
No. 11308

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 3RD", 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
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 streets are hereby dedicated
to and for the use of the public. Reserve "A" is hereby reserved for
entry monuments, landscaping, drainage purposes, open space, streets,
and utilities. Reserve "B" is hereby reserved for lakes, drainage purposes,
open spaces, berms, pedestrian access and utilities as confined to
easements. Reserve "C" is hereby reserved for open space, landscaping,
sidewalks, and public pedestrian access. No obstructions shall be
constructed or placed on or within said Reserve "C". Reserve "D" is
hereby reserved for open space, landscaping, streets, parking as confined
to easements, drainage purposes, and utilities. The parking easements
within said Reserve "D" shall be used for residential parking exclusively.
No obstructions shall be constructed or placed on or within the parking
easements in said Reserve "D". Reserves "A", "B", "C", and "D" shall be
owned and maintained by the homeowners association for the addition
provided, however, that the undersigned, or the homeowners association,
as the undersigned's successor in interest, may, in their discretion, deed a
parcel of a Reserve to an owner or owners of an adjacent Lot, subject to
the obligation to maintain such deeded parcel of a Reserve in compliance
with the provisions hereof and in compliance with the maintenance
covenants of any applicable restrictive covenants and/or regulations.
Access controls 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.

Fairmont LLC, a Kansas limited liability company
Ritchie Associates, Inc., Manager
Kevin M. Mullen
Kevin M. Mullen, President

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me,
this 1st day of NOVEMBER, 2004, by Kevin M. Mullen, President of
Ritchie Associates, Inc., as Manager of Fairmont LLC, a Kansas limited
liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App't. Expires 11-7-2005
Judith M. Terhune
JUDITH M. TERHUNE, Notary Public

We, the undersigned holders of mortgages on the
above described property, do hereby consent to this plat of "THE
FAIRMONT 3RD", an Addition to Wichita, Sedgwick County, Kansas.
INTRUST Bank, N.A.

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this 4th day of November, 2004, by GARY D. SCHMITZ,
S.V.P., of INTRUST Bank, N.A., on behalf of the bank.

Susan K. Cook
SUSAN K. COOK
Notary Public - State of Kansas
My App't. Expires 11/3/08

This plat of "THE FAIRMONT 3RD", 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 _____, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission
_____, Chair
Ronald L. Marnell

_____, Secretary
John L. Schlegel

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2004.

_____, Mayor
Carlos Mayans
_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2004.

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

Entered on transfer record this _____ day
of _____, 2004.

_____, County Clerk
Dan Brace

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 _____, 2004 at _____ o'clock _____ M., and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7211 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
Baughman
EXPLA THE FAIRMONT 3RD ADD'DWG FAIRMONT 3E DWG.MXC