

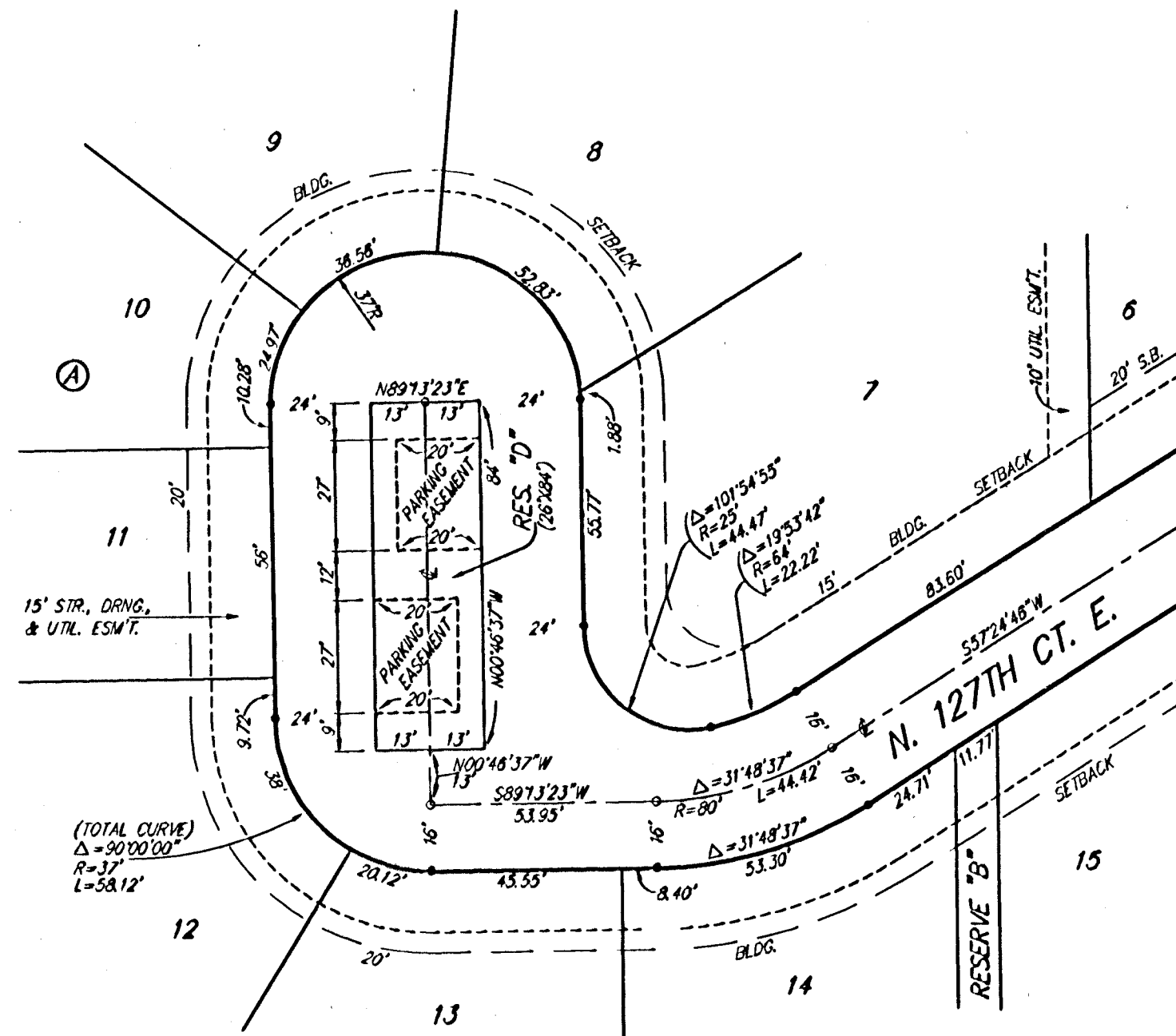
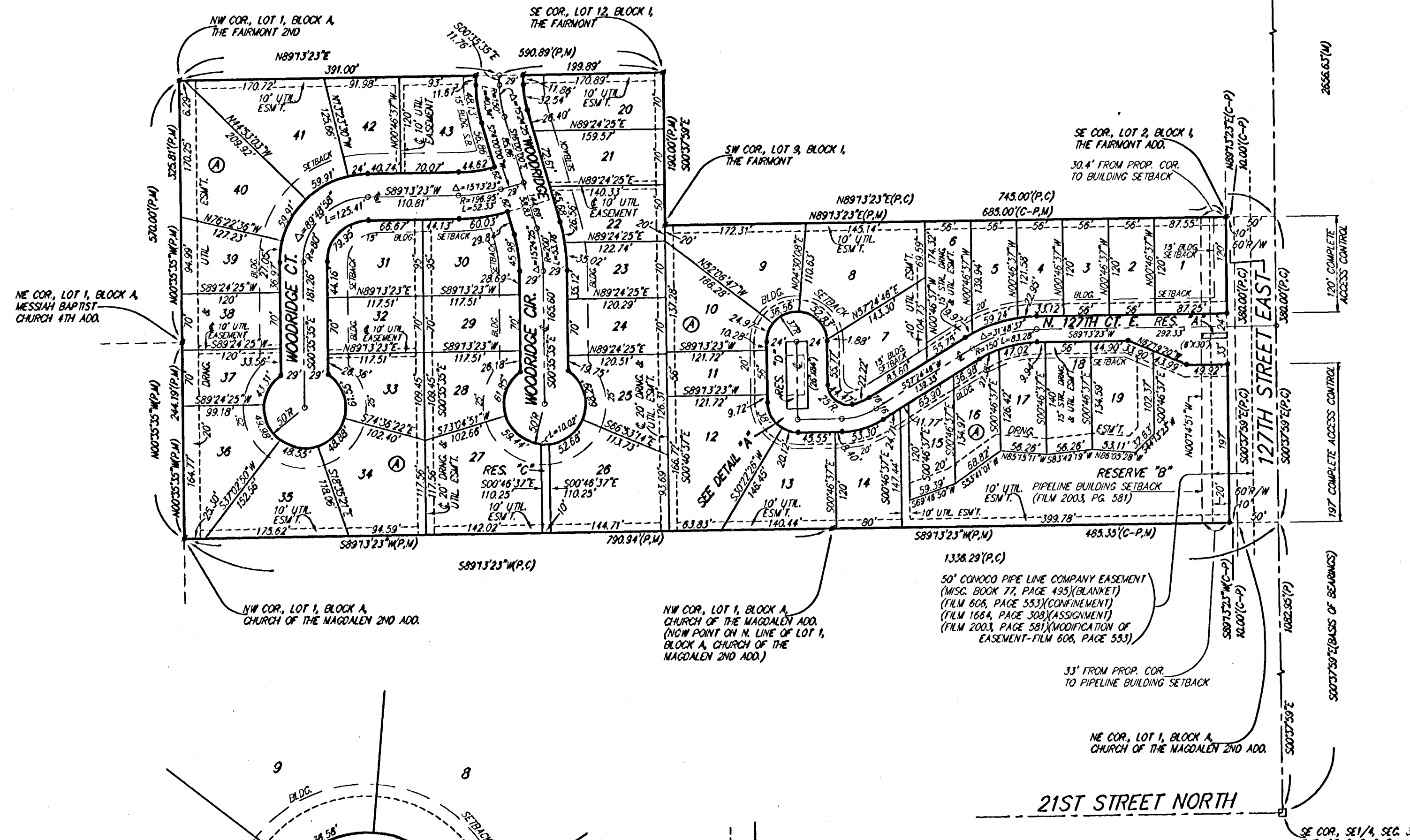
THE FAIRMONT 3RD

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.

0 100 200



DETAIL "A"
(NO SCALE)

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 IMPED THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

BENCHMARKS

GREENWICH AND 21ST NORTH
CITY OF WICHITA BENCHMARK DSC
41' SOUTH AND 58' WEST OF IRON & BOLT
12.0' SW OF ASPHALT, 14.2' EAST OF P.P.
12.0' WEST OF P.P.
ELEV. = 173.38 CITY DATUM
(1581.38 NGVD29)

TOP OF IRON - SE COR. SE 1/4, SEC. 3
THP. 27-S, R-2-E, (127TH ST. EAST &
21ST ST. NORTH)
ELEV. = 158.01 CITY DATUM
(1383.41 NGVD29)

*1" OUT, SW COR. LOT 25, BLOCK H,
THE FAIRMONT.
ELEV. = 204.61 CITY DATUM
(1392.01 NGVD29)

LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD29
14-19	A	188.1	1378.3
36-40	A	198.3	1383.9

NOTE:
LOTS 1 THROUGH 19, BLOCK A, WITHIN
THE FAIRMONT 3RD SHALL HAVE A
3 FOOT INTERIOR 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, 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, President

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me,
this _____ day of _____, 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.

_____, Notary Public

My App'l. Exp. _____

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 _____ day of _____, 2004, by _____,
_____, of INTRUST Bank, N.A., on behalf of the bank.

_____, Notary Public

My App'l. Exp. _____

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

Ronald L. Marnell, Chair

John L. Schlegel, Secretary

Michael G. Conroy, Surveyor

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

Carlos Mayans, Mayor

Karen Sublett, City Clerk

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.

Don Brace, County Clerk

Bill Meek, Register of Deeds

Linda Kizire, Deputy

Baughman Company, P.A.
315 Ella St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
FLAT 118 FAIRMONT 3RD ADDITION FAIRMONT 3RD DWMCG

10-03-05-03