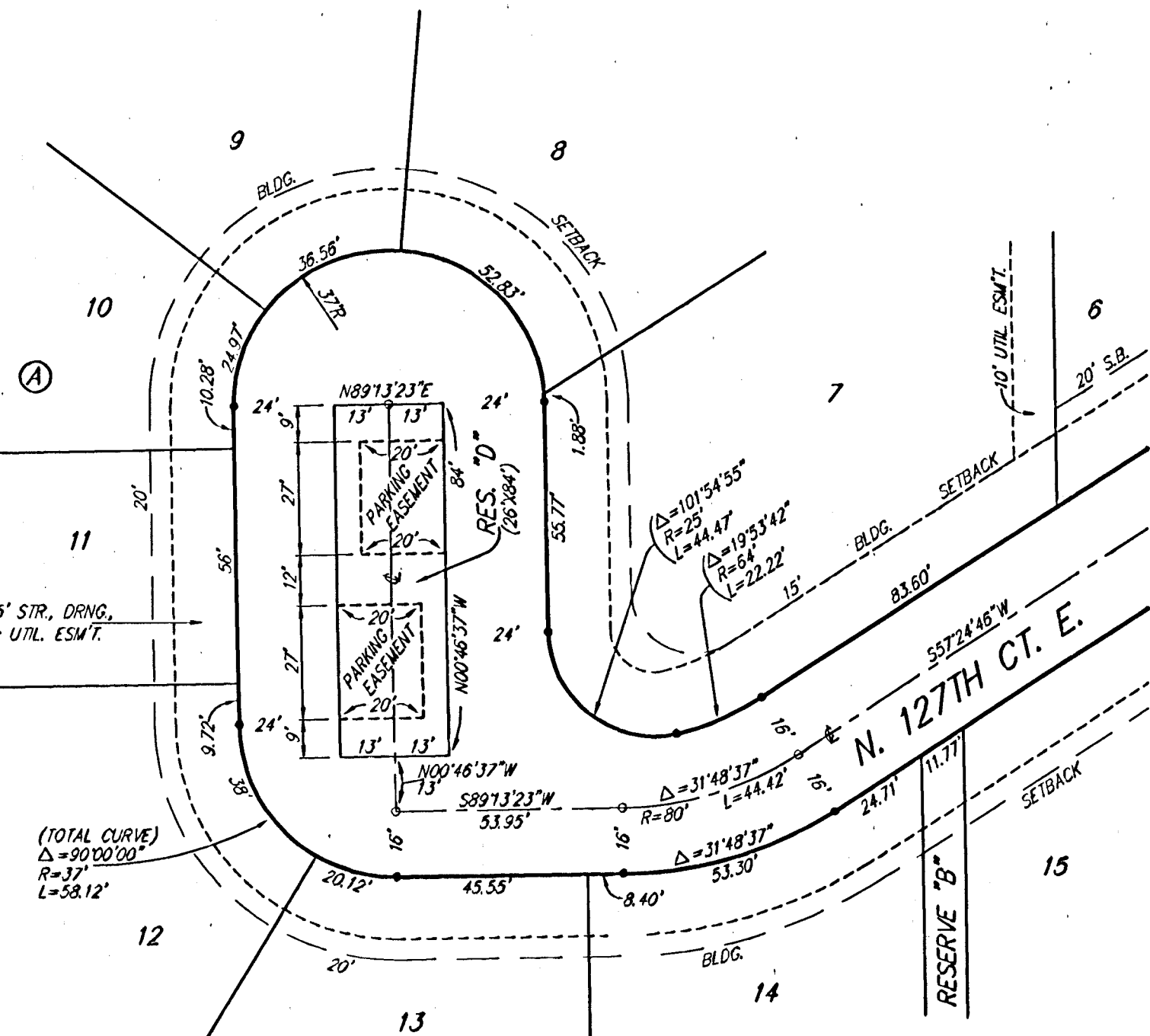
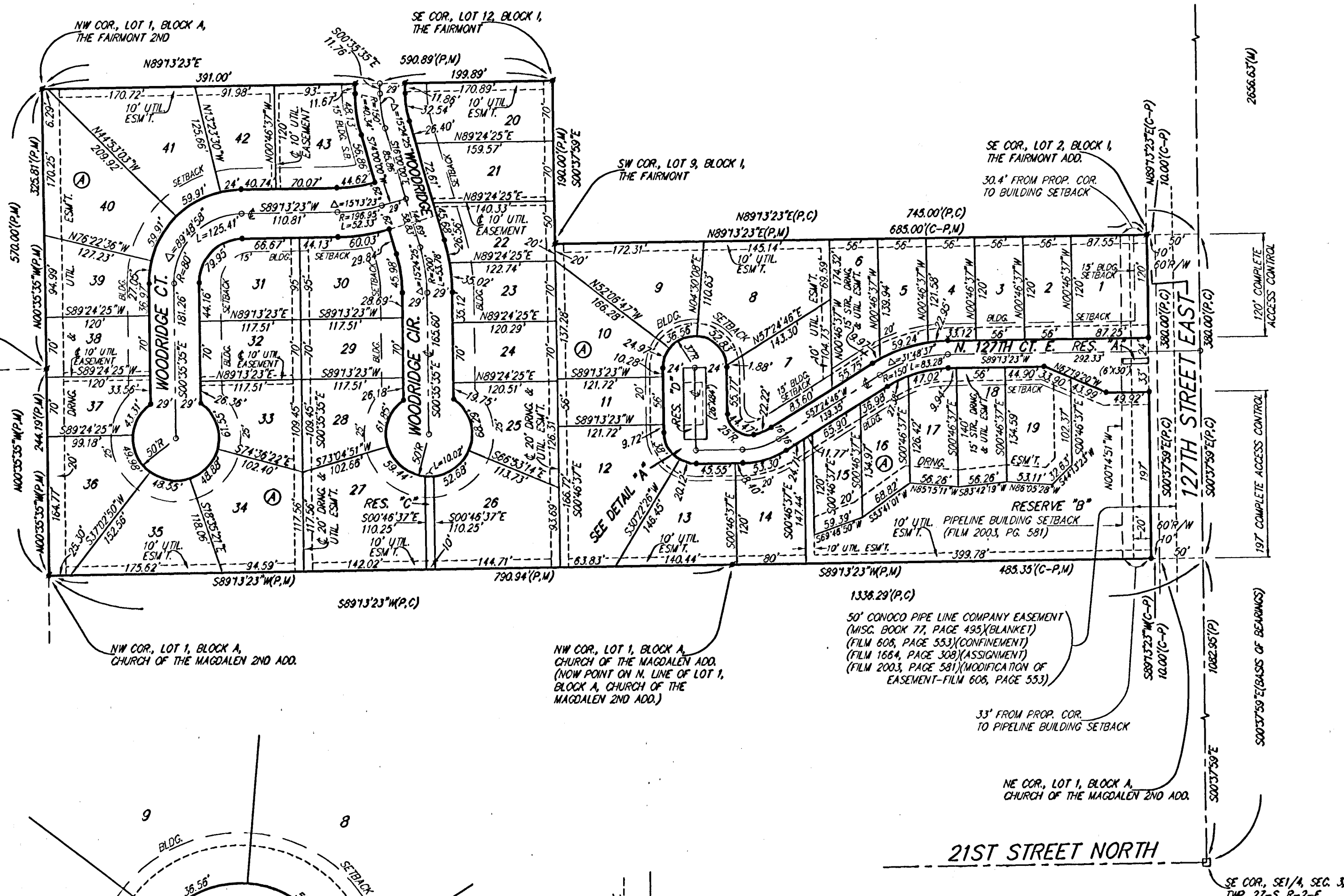
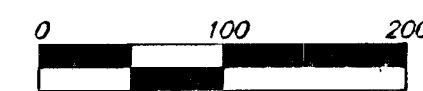


THE FAIRMONT 3RD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

- 1/4 REBAR W/ "BAUGHMAN" CAP (SET)
- 1/4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- 1/4" IRON (FOUND)
- STONE (FOUND)

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



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
IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

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. = 123.38 CITY DATUM
(1381.38 NGVD29)

TOP OF IRON - SE COR., SE 1/4, SEC. 3,
TWP. 27-S, R-2-E, (12TH ST. EAST &
21ST ST. NORTH)
ELEV. = 158.01 CITY DATUM
(1385.41 NGVD29)

4" CUT, SW COR., LOT 25, BLOCK 14,
THE FAIRMONT
ELEV. = 204.61 CITY DATUM
(1382.01 NGVD29)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
14-19	A	188.1 1378.5
36-40	A	198.5 1383.9

NOTE:
LOTS 1 THROUGH 13, BLOCK A, WITHIN
THE FAIRMONT 3RD SHALL HAVE A
5 FOOT INTERIOR SETBACK

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) 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.

_____, Surveyor
Michael G. Conrey

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

_____, President
Kevin M. Mullen

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) 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't. 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.
IN TRUST Bank, N.A.

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____, 2004, by _____,
_____, of INTRUST Bank, N.A., on behalf of the bank.

_____, Notary Public

My App't. 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

_____, 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
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

14-10-05-00

Baughman Company, P.A.
315 Ellis St., Wichita, KS 67211 P 316.262.7771 F 316.262.0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
EXPLAT THE FAIRMONT 3RD ADD.DWG FAIRMONT 3RD.DWG MOC