

Professional Engineering Consultants, P.A.

Re: S/D 85-88 - Final Plat of Fairfield Estates Addition.

November 27, 1985

Page 2

cc: 13th & Rock Land Partnership, Attn: William E. Morin, 1650  
Georgetown, Suite 250, Wichita, KS 67218  
Wayne Brinegar, 7700 East 13th Street, #12, Wichita, KS 67206  
Stephen Lewallen, 1042 Lawrence Court, Wichita, KS 67206  
John Nodgaard, 1002 Lawrence Lane, Wichita, KS 67206  
Russell Duncan, 7700 East 13th St., #4, Wichita, KS 67206  
Thomas Borniger, 7912 Donegal, Wichita, KS 67206  
Richard Hartwell, 7712 Donegal, Wichita, KS 67206  
Mary Ann Riggs, 1054 Gretchen, Wichita, KS 67206  
John Callen, 7700 East 13th St., #23, Wichita, KS 67206  
Darryl Roberts, 734 Lawrence Lane, Wichita, KS 67206  
Jack Harper, 7700 East 13th St., #15, Wichita, KS 67206  
Becky Anderson, 7010 Beachy, Wichita, KS 67206  
Everett Fettis, Attorney-at-Law, 120 S. Market, #504, Wichita,  
KS 67202  
Pat Cook, 1050 Gretchen, Wichita, KS 67206  
Berniece K. Link, 718 Lawrence Lane, Wichita, KS 67206  
Joan Grissom, 1209 N. Armour, Wichita, KS 67206  
Ferda Omurtag, 1071 N. Armour, Wichita, KS 67206  
Sandy Witsman, 905 N. Armour, Wichita, KS 67206  
William P. Higgins, Sutton Place, Penthouse, Wichita, KS 67202  
Don Miller, Continental Pipeline Co., P.O. Drawer 1267,  
Ponca City, OK 74603  
Mike Lindebak, City Engineer

November 27, 1985

Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, KS 67211

Re: S/D 85-88 - Final Plat of Fairfield Estates Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 25, 1985, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 22, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

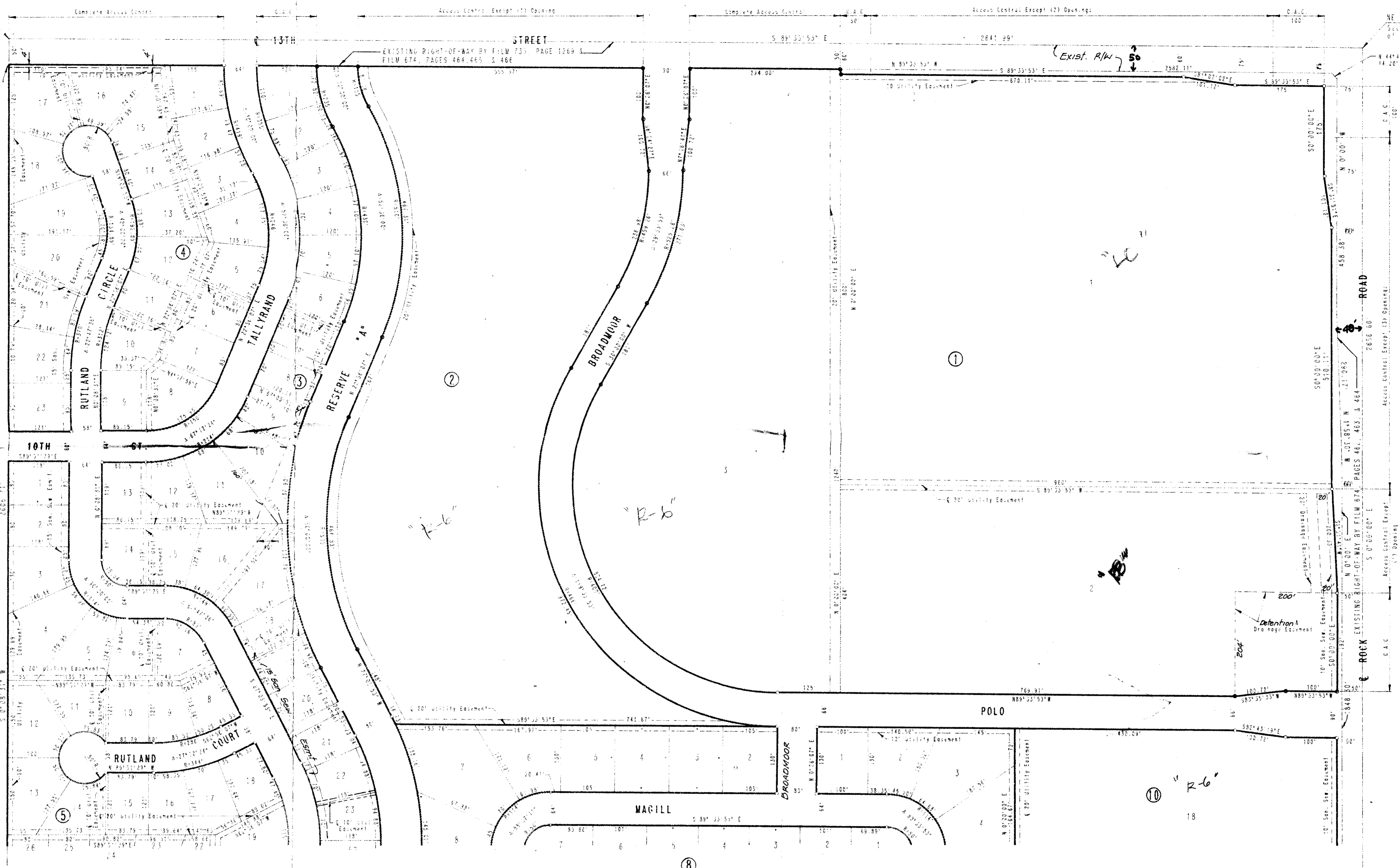
Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni  
Junior Planner

BRB:mlh

SW Cor. NE 1/4  
Sec. 18, T27S, R3E  
of the 6th P.M.



NE Cor. NE 1/4  
Sec. 18, T27S, R3E  
of the 6th P.M.

SCALE: 1" = 100'

IRON SET

C.A.C. - COMPLETE ACCESS CONTROL

B.M. - ROCK ROAD & 13TH STREET NORTH  
CITY OF WICHITA BENCH MARK DISC.  
42 FT. NORTH & 38 FT. EAST OF  
CENTERLINE BOTH.  
ELEV. 186.849

BUILDING SETBACKS AS PER  
THE REQUIREMENTS OF THE FAIRFIELD  
COMMERCIAL, FAIRFIELD RESIDENTIAL &  
FAIRFIELD COMMUNITY UNIT PLANS  
(CD 144, CD 146, & CD 149) ON FILE WITH  
THE WICHITA, SEDGWICK COUNTY METROPOLITAN  
AREA PLANNING DEPARTMENT.

STATE OF KANSAS  
COUNTY OF SEDGWICK

I, R. W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 11th DAY OF NOVEMBER 1985 I WAS PRESENT TO BE SURVEYED AND PLATTED FAIRFIELD ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, A DRAINAGE DEDICATION AND A RESERVE THE SAME BEING DESCRIBED AS:

BEGINNING AT A POINT IN THE SOUTH LINE AND 20.00 FEET WEST OF THE S E CORNER OF THE NE 1/4 OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 3 EAST OF THE 6TH P.M. THENCE BEARING N 01°00'00" E PARALLEL TO AND 180.00 FEET WEST OF THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 180.00 FEET THENCE BEARING N 1°58'30" W A DISTANCE OF 290.17 FEET TO THE POINT OF BEGINNING OF SAID NE 1/4 A DISTANCE OF 458.38 FEET THENCE BEARING S 89°33'53" E A DISTANCE OF 14.20 FEET THENCE BEARING N 89°33'53" W PARALLEL TO AND 20.00 FEET SOUTH OF THE NORTH LINE OF SAID NE 1/4 A DISTANCE OF 2982.11 FEET TO A POINT IN THE WEST LINE AND 50.00 FEET SOUTH OF THE N.W. CORNER OF SAID NE 1/4 THENCE ALONG SAID WEST LINE BEARING S 0°00'00" W A DISTANCE OF 2606.71 FEET TO THE S.W. CORNER OF SAID NE 1/4 THENCE BEARING S 89°33'53" E ALONG THE SOUTH LINE OF SAID NE 1/4 A DISTANCE OF 2109.57 FEET TO THE POINT OF BEGINNING.

R. W. LINN, P.E. P.L. No. 3684

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, A DRAINAGE DEDICATION, AND A RESERVE, THE SAME TO BE KNOWN AS FAIRFIELD ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, ASSESSMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVE: SAID RESERVE SHALL BE RESERVED FOR UTILITIES, DRAINAGE AND RECREATION AREA, RECREATION TRAILS, LANDSCAPING AND RECREATIONAL FACILITIES IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS ESTABLISHED BY THE LANDOWNERS ASSOCIATION AGREEMENT AND SHALL BE OWNED AND MAINTAINED BY THE FAIRFIELD OWNER'S ASSOCIATION. ALL ADJUTERS RIGHTS OF ACCESS TO AND FROM 13TH STREET AND ROCK ROAD OVER AND ACROSS THE NORTH LINE OF BLOCKS 1, 2, 3 AND 4 AND THE EAST LINE OF BLOCKS 1 AND 2, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED, HOWEVER, THAT LOT 1 OF BLOCK 2 SHALL HAVE ACCESS TO 13TH STREET AT ONE (1) LOCATION AND THAT LOT 1 OF BLOCK 1 SHALL HAVE ACCESS TO 13TH STREET AT TWO (2) LOCATIONS; THAT LOT 1, BLOCK 1 SHALL HAVE ACCESS TO ROCK ROAD AT THREE (3) LOCATIONS; AND THAT LOT 2, BLOCK 1, AND LOTS 17 & 18, BLOCK 1 SHALL HAVE ACCESS TO ROCK ROAD AT ONE (1) LOCATION EACH AS SHOWN ALSO LOT 17, BLOCK 1 SHALL HAVE ONE (1) EMERGENCY ACCESS POINT TO ROCK ROAD AS SHOWN. ALL LOCATIONS FOR ACCESS SHALL BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. THE DRAINAGE DEDICATION IS HEREBY DEDICATED TO THE PUBLIC FOR DRAINAGE, PUBLIC UTILITIES, AND PEDESTRIAN ACCESS.

ALL BUILDING SETBACKS AS PER THE REQUIREMENTS OF FAIRFIELD COMMERCIAL, COMMUNITY UNIT PLAN (CD 144) FAIRFIELD RESIDENTIAL COMMUNITY UNIT PLAN (CD 146) AND FAIRFIELD COMMUNITY UNIT PLAN (CD 149) ON FILE WITH THE WICHITA, SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

OWNERS:  
THIRTEENTH & ROCK LAND PARTNERSHIP  
KANSAS GENERAL PROPERTIES, INC. PARTNER

BY: WILLIAM E. MORIN, VICE PRESIDENT RALPH RUDY, PARTNER  
FAIRFIELD CLUB APARTMENTS, LTD.

STATE OF KANSAS  
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS 11th DAY OF NOVEMBER 1985 BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME WILLIAM E. MORIN, VICE-PRESIDENT OF KANSAS GENERAL PROPERTIES, INC. PARTNER AND RALPH RUDY, PARTNER, ALL OF THE PARTNERS OF THIRTEEN & ROCK LAND PARTNERSHIP TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF I HAVE HEREBY SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_, NOTARY PUBLIC

MY APPOINTMENT EXPIRES \_\_\_\_\_

STATE OF KANSAS  
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS 11th DAY OF NOVEMBER 1985, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME \_\_\_\_\_ TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID COMPANY, IN TESTIMONY WHEREOF I HAVE HEREBY SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_, NOTARY PUBLIC

MY APPOINTMENT EXPIRES \_\_\_\_\_

STATE OF KANSAS  
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS 11th DAY OF NOVEMBER 1985, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME \_\_\_\_\_ TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID COMPANY, IN TESTIMONY WHEREOF I HAVE HEREBY SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF KANSAS  
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS 11th DAY OF NOVEMBER 1985, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME \_\_\_\_\_ TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID COMPANY, IN TESTIMONY WHEREOF I HAVE HEREBY SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

OFFICE COPY  
DO NOT REMOVE

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11-21-85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11-22-85

# FAIRFIELD ESTATES

## WICHITA, SEDGWICK COUNTY, KANSAS

# FAIRFIELD ESTATES

## WICHITA, SEDGWICK COUNTY, KANSAS

KNOW ALL MEN BY THESE PRESENTS THAT WE, GILL SAVINGS ASSOCIATION, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF FAIRFIELD ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS

KNOW ALL MEN BY THESE PRESENTS THAT WE, SECURITY BANK OF KANSAS CITY, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF FAIRFIELD ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS  
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, LIVE \_\_\_\_\_, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS, WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID COMPANY, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

COMMISSION EXPIRES \_\_\_\_\_

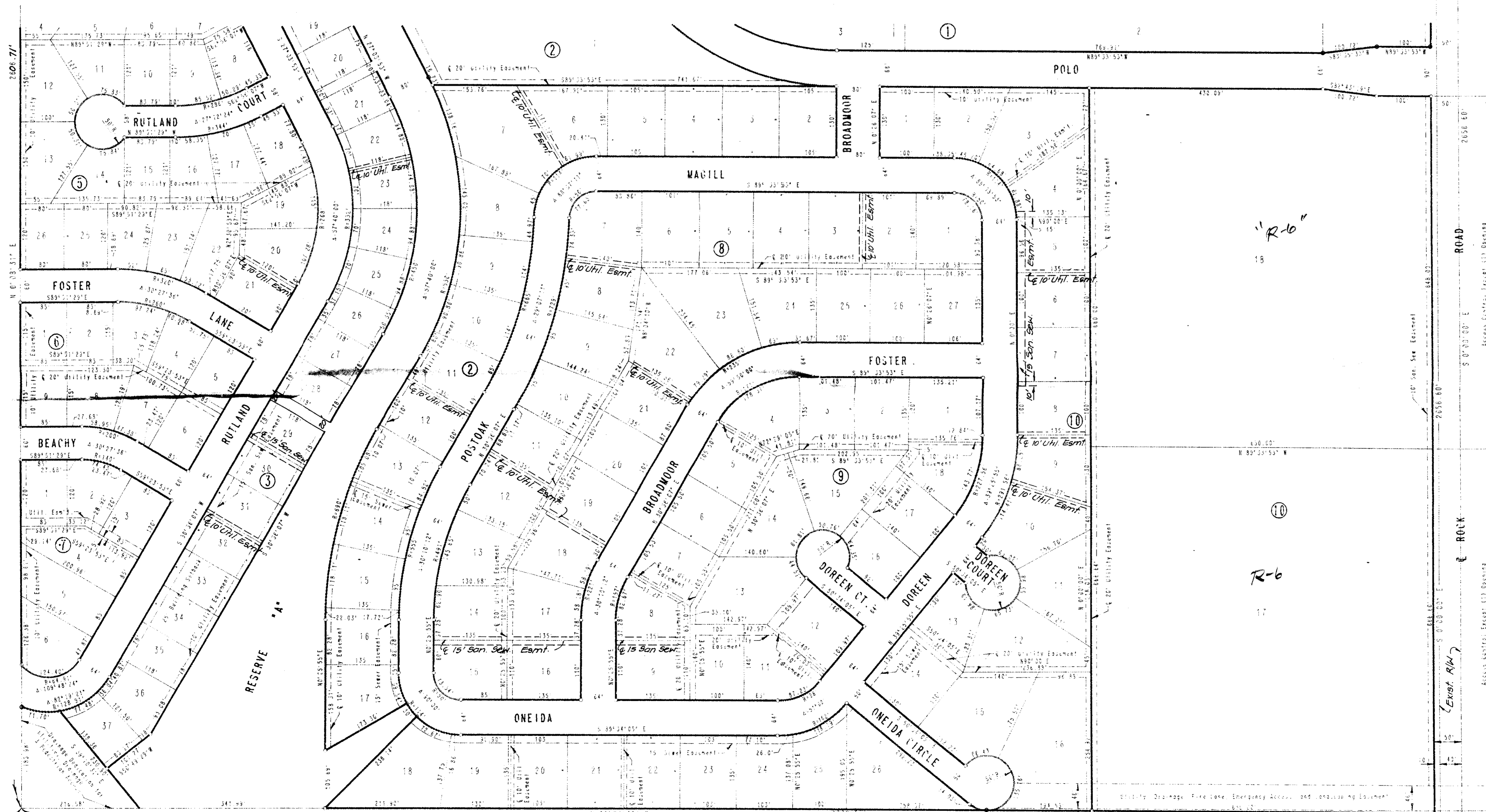
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, LIVE \_\_\_\_\_, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS, WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID COMPANY, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

2 of 2



Scale: 1" = 100'  
C.A.C.=Complete Access Control  
B.M.-Rock Road & 13th Street North  
City of Wichita bench mark disc.,  
42 ft. north & 38 ft. east of  
centerline both.  
Elev. 186.849

BUILDING SETBACKS AS PER  
THE REQUIREMENTS OF THE FAIRFIELD  
COMMERCIAL, FAIRFIELD RESIDENTIAL, &  
FAIRFIELD COMMUNITY UNIT PLANS  
ADP 144, DP 146, & DP 459 ON FILE WITH  
THE WICHITA SEDGWICK COUNTY METROPOLITAN  
AREA PLANNING DEPARTMENT.

Pt. of beginning

- I. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- J. Since the reserve is being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the City, the authority to maintain the drainage reserve in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. The applicant is advised that the Fairfield Community Unit Plan (DP-149), requires that the pedestrian route within the Reserve shall be constructed prior to the issuance of any building permits for the single-family area east of the Reserve.
- L. The applicant is cautioned that any walls along the north line of Lot 1, Block 1, whether 6-foot or 8-foot screening walls or 2-foot decorative masonry walls, will have to be constructed south of the 10-foot wide utility easement.
- M. The applicant is cautioned that the wall required along the east line of Lots 17 and 18, Block 10, will have to be constructed west of the 10-foot wide sanitary sewer easement.
- N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- O. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- P. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 50-foot or 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- Q. On the final plat tracing, the amount of existing street right-of-way for Rock Road shall be dimensioned (40 feet) on sheet one of this two-page plat. A 50-foot dimension shall also be provided for the street right-of-way existing for 13th Street North.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- T. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage improvements need to be guaranteed with the platting of this property?

S/D No.: 85-88: FAIRFIELD ESTATES ADDITION

Preliminary Approved: 10/24/85  
Scheduled S/D Meeting: 11/21/85

DESCRIPTION

General Location: At the southwest corner of 13th Street & Rock Road.  
Owner: 13th & Rock Land Partnership, Attn: William E. Morin, 1650 Georgetown,  
Suite 250, Wichita, KS 67218  
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 160 Acres ±
2. Number of Lots:
  - Residential: 191
  - Office: 1
  - Commercial: 1
  - Industrial:
  - Total: 193
3. Minimum Lot Area: 8,400 Sq. Ft.
4. Existing Zoning: "AA" & "LC"
5. Proposed Zoning: "AA", "A", "R-6", "BB" & "LC" (Z-270I and Z-271I)

---

STAFF COMMENTS:

NOTES: Lots 1 and 2, Block 1 are subject to the provisions of the Fairfield Commercial Community Unit Plan (DP-144). Lot 1 will be zoned "LC" (light commercial) and Lot 2 will be zoned "BB" (office).

Lot 3, Block 1; Lot 1, Block 2 and Lots 17 and 18, Block 10 are subject to the provisions of the Fairfield Residential Community Unit Plan (DP-146). Lot 3, Block 1 will be developed with garden apartments. Lot 1, Block 2 will be developed with townhomes. Lots 17 and 18, Block 10 will be developed with townhomes and garden apartments, respectively.

Lots 2-26, Block 2; Blocks 3-9 and Lots 1-16, Block 10 are subject to the provisions of the Fairfield Estates Community Unit Plan (DP-149). All of these lots and blocks will be developed with single family homes.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. In accordance with the associated C.U.P., the applicant shall guarantee decel lanes for Rock Road and 13th Street to serve Lot 1, Block 1. This guarantee shall provide for the construction of those portions of the two required major entrances that are within street rights-of-way. The decel lane guarantee shall provide for free flow right turns at the major street intersection.
- E. The applicant shall guarantee the construction of the hammerhead turnaround needed to terminate Lawrence Lane to the south of this plat. The City Engineering representative should be prepared to comment on the acceptability of the geometrics proposed for the turnaround.
- F. The paving petitions for Polo and Broadmoor shall provide for a sidewalk on each side of these streets (multi-family and office zoning).
- G. The applicant shall guarantee any drainage improvements required by the platting of this property.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.