

FONTANA 4TH
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY

FINAL TRACING RECORD

6-30-09
SUB 2008-51

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 20TH DAY OF MAY, 2009, WE HAVE SURVEYED AND PLATTED FONTANA 4TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

A RE-PLAT OF LOTS 41 THROUGH 68, BLOCK 1; LOTS 1 THROUGH 25, BLOCK 2; LOTS 1 THROUGH 48, BLOCK 3; LOTS 1 THROUGH 19, BLOCK 7; LOTS 1 THROUGH 16, BLOCK 8, AND RESERVES "C", "D", AND "E", AND THE WEST 133.00 FEET OF RESERVE "N", FONTANA, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS;

INCLUDING THE FOLLOWING STREET RIGHTS-OF-WAY IN SAID ADDITION: FONTANA, PINE GROVE, PINE GROVE CIRCLE, JUDITH, MARK RANDAL, PARK RIDGE, CHAMBERS, AND CHAMBERS CIRCLE ALL WITHIN THE FOLLOWING DESCRIBED BOUNDARY: BEGINNING AT THE NORTHWEST CORNER OF FONTANA, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N89°02'03"E, A DISTANCE OF 1,837.24 FEET; THENCE BEARING S01°22'54"W, A DISTANCE OF 462.12 FEET; THENCE BEARING S08°02'50"E, A DISTANCE OF 244.52 FEET; THENCE BEARING S25°03'06"E, A DISTANCE OF 53.28 FEET; THENCE ALONG SAID CURVE TO THE LEFT (NON TANGENT), HAVING A RADIUS OF 232.00 FEET, A CHORD BEARING OF S54°28'59"W, A CHORD DISTANCE OF 84.28 FEET AND THROUGH A CENTRAL ANGLE OF 20°55'50", AN ARC DISTANCE OF 84.75 FEET; THENCE BEARING N60°36'01"W, A DISTANCE OF 137.51 FEET; THENCE BEARING S29°23'59"W, A DISTANCE OF 1,328.02 FEET; THENCE BEARING S88°49'04"W, A DISTANCE OF 302.66 FEET; THENCE BEARING S09°51'28"W, A DISTANCE OF 140.99 FEET; THENCE BEARING S88°49'04"W, A DISTANCE OF 725.07 FEET; THENCE BEARING N00°30'19"E, A DISTANCE OF 2,021.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RESERVE "B", FONTANA 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PUBLIC EASEMENTS AND DEDICATED STREETS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

ACCESS CONTROLS AS INDICATED ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

PROPERTY CORNERS ON THE REAR OF LOTS 1 THROUGH 22, BLOCK 4 AND LOTS 17 THROUGH 51, BLOCK 1, MAY LIE WITHIN PROPOSED DETENTION POND.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR DRAINAGE, LAKES, LANDSCAPING, RECREATIONAL USES, SIDEWALKS, MASONRY SCREENING WALLS AND UTILITIES CONFINED TO EASEMENTS. RESERVE "C" IS HEREBY PLATTED FOR MASONRY SCREENING WALLS. RESERVES "D" AND "E" ARE HEREBY PLATTED FOR ENTRY MONUMENTS, DRAINAGE, LANDSCAPING, SIGNAGE, AND UTILITIES. RESERVES "A" THROUGH "E" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN FONTANA 4TH.

MINIMUM OPENINGS	ELEVATION (N.G.V.D.)	ELEVATION (City Datum)
BLOCK 1 LOTS 17-51	1357.40	170.00
BLOCK 4 LOTS 1-22	1360.15	172.75

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND RESERVES. THE SAME TO BE KNOWN AS FONTANA 4TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNERS:
SOCORA HOMES, INC., A KANSAS CORPORATION

Linda S. Graham, Vice President

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF June, 2009, BY LINDA S. GRAHAM, VICE PRESIDENT OF SOCORA HOMES, INC., A KANSAS CORPORATION.

F. Lynn Holloway, Notary Public

MY APPOINTMENT EXPIRES: 7/27/09

WE, FIDELITY BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF FONTANA 4TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

Terry L. Carpenter, Sr. Vice President

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF June, 2009, BY TERRY L. CARPENTER, SR. VICE PRESIDENT OF FIDELITY BANK.

Vickie Scroggin, Notary Public

MY APPOINTMENT EXPIRES: 8-27-12

THIS PLAT OF FONTANA 4TH, 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 , 2009.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Darrell Downing, Chair

John L. Schlegel, Secretary

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS DAY OF , 2009.

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

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS DAY OF , 2009.

Carl Brewer, Mayor

Karen Sublett, City Clerk

ENTERED ON TRANSFER RECORD THIS DAY OF , 2009.

Kelly B. Arnold, County Clerk

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT .M., ON THE DAY OF , 2009.

Bill Week, Register of Deeds

Tonya Buckingham, Deputy



SCALE: 1" = 100

- = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED
- △ = SECTION CORNER

BENCHMARKS

BM 4-1

CHISELED "d" TOP OF CURB, NORTH SIDE OF
FONTANA AT PT OF CURB, AND $\pm$ 95' WEST OF
CENTER OF COVINGTON AND LONDON CIR.

ELEV. = 176.94 CITY DATUM
1364.34 N.G.V.D.

BM 4-2

CHISELED "d" TOP OF CURB NEAR SOUTHEAST
CORNER OF LOT 32, BLOCK 1, FONTANA
ADDITION.

ELEV. = 179.45 CITY DATUM
1366.85 N.G.V.D.

RM 4-3

BRASS DISC IN TOP OF CURB, NORTH CURB
RETURN, NORTHEAST CORNER OF COVINGTON
AND FONTANA CIR.

ELEV. = 172.30 CITY DATUM
1359.70 N.G.V.D.

BM 4-4

BRASS DISC IN TOP OF CURB, EAST CURB
RETURN, NORTHEAST CORNER OF SHEFFORD
AND COVINGTON.

ELEV. = 171.44 CITY DATUM
1358.84 N.G.V.D.

BM

RAILROAD SPIKE IN SOUTH FACE OF SOUTH
POLE OF 2-POLE ELECTRIC LINE STRUCTURE
ON EAST SIDE OF 119TH STREET WEST, 9'
SOUTH AND 25' EAST OF WEST 1/4 CORNER,
SECTION 31, T26S, R1W

ELEV. = 171.14 CITY DATUM
1358.54 N.G.V.D.