FINAL TRACING REC'D FILE COPY

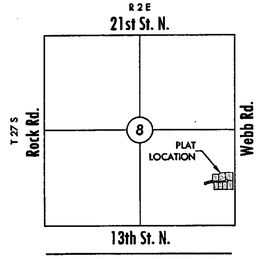
5-15-08

Sub 8008-27

FINAL PLAT

FOLIAGE FOURTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



VICINITY MAP

MINIMUM PAD ELEVATIONS *LOWEST OPENINGS*		
LOT	BLOCK	ELEVATION NGVD 29
1 and 2	1	1377.4
3	1	1376.3

LEGEND

- △ = Section Corner Monument Found
- ⊙ = Found Survey Monument ⅝" rebar w/ MKEC CLS 39 Id. cap unless otherwise annotated
- ● = Set ⅝" rebar w/ MKEC CLS 39 Id. cap
- (M) = Measured
- (P) = Platted
- (D) = Described or record description
- (CM) = Calculated from measured
- P.S. = Pipeline setback
- ST. =Street
- =Approximate location of existing pipeline

N

60 0 60

Basis of Bearings: Kansas coordinate system of 1983 south zone grid bearing of N00°53'35"W along the E. line of SE. ¼, Sec. 8, T27S, R2E, 6th P.M.

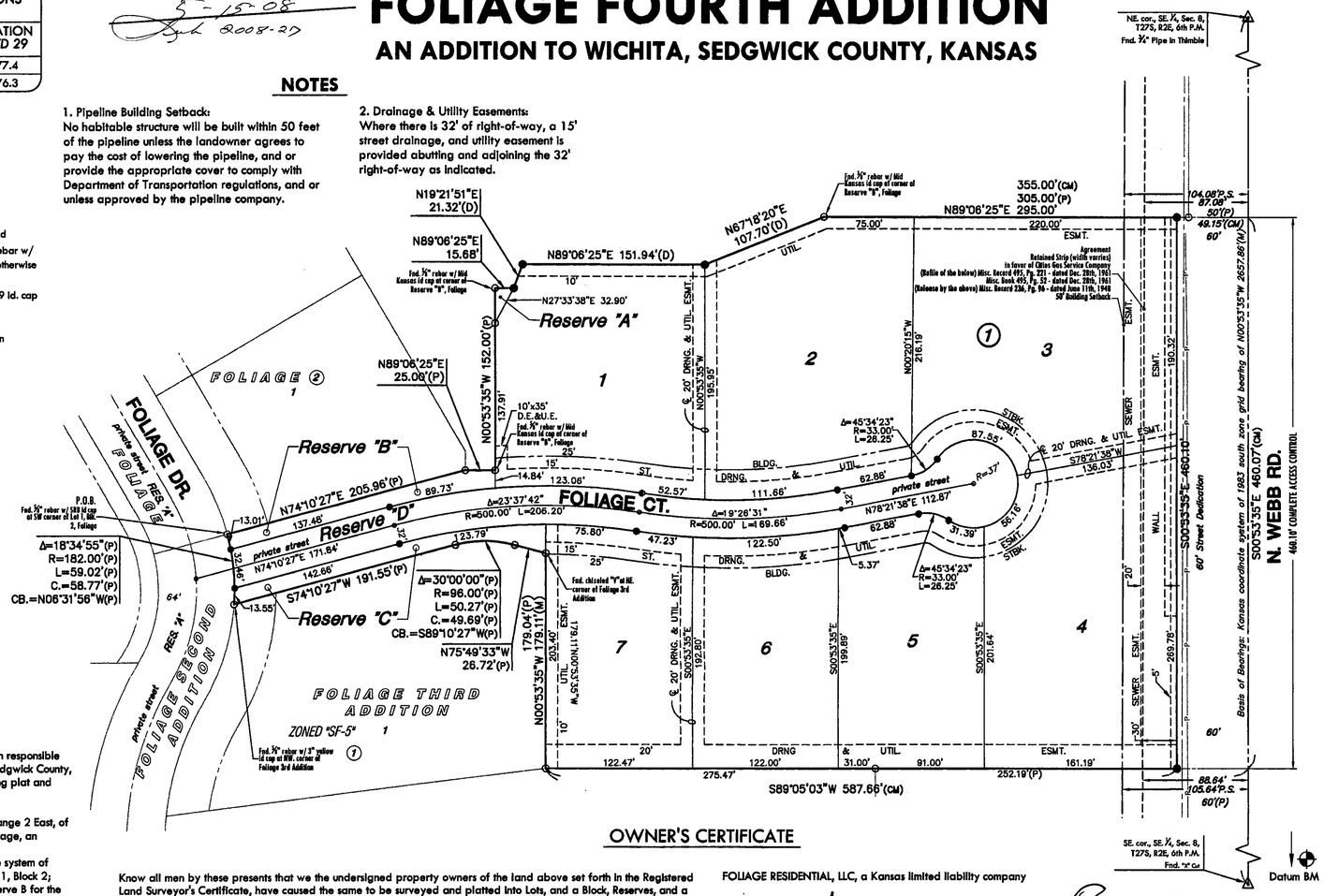
BENCH MARK

Datum BM ⊕ Square cut on SW. corner of signal light pole base at NE. corner of Webb Rd. and 13th St.
Elev.=1373.345 (NGVD 29)

NOTES

1. Pipeline Building Setback: No habitable structure will be built within 50 feet of the pipeline unless the landowner agrees to pay the cost of lowering the pipeline, and or provide the appropriate cover to comply with Department of Transportation regulations, and or unless approved by the pipeline company.

2. Drainage & Utility Easements: Where there is 32' of right-of-way, a 15' street drainage, and utility easement is provided abutting and adjoining the 32' right-of-way as indicated.



CERTIFICATE OF SURVEY

I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "FOLIAGE FOURTH ADDITION", an addition to Wichita, Sedgwick County, Kansas, into a Lot, a Block, and a Street the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the East Half of the Southeast Quarter, Section 8, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; and a portion of Reserve B, Foliage, an addition to Sedgwick County, Kansas; said tract being more particularly described as follows: BEGINNING at the southwest corner Lot 1, Block 2, said Foliage, thence on a Kansas coordinate system of 1983 south zone grid bearing of N74°10'27"E, 205.96 feet to the southeast corner of said Lot 1, Block 2; thence along the south line of said Reserve B, N89°06'25"E, 25.00 feet; thence along said Reserve B for the next two courses, N00°53'35"W, 152.00 feet; thence N89°06'25"E, 15.68 feet; thence N19°21'51"E, 21.32 feet; thence N89°06'25"E, 151.94 feet; thence N67°18'20"E, 107.70 feet to a platted corner of said Reserve B, thence along a south line of said Reserve B extended, N89°06'25"E, 355.00 feet to the east line of said Southeast Quarter; thence along said east line of said Southeast Quarter, S00°53'35"E, 460.07 feet; thence S89°05'03"W, 587.66 feet to the southeast corner of Lot 1, Block 1, Foliage Third Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the east line of said Lot 1, Block 1, N00°53'35"W, 179.11 feet to the northeast corner of said Lot 1, Block 1; thence along the north lines of said Lot 1, Block 1, for the next three courses, N75°49'33"W, 26.72 feet to a point on a curve to the left; thence along the said curve 50.27 feet, said curve having a central angle of 30°00'00", a radius of 96.00 feet, and a long chord distance of 49.69 feet, bearing S89°10'27"W; thence S74°10'27"W, 191.55 feet to the northwest corner of said Lot 1, Block 1; said corner being coincident with the easterly line of Reserve "A", Foliage Second Addition, an addition to Wichita, Sedgwick County, Kansas being on a curve to the left; thence along the said curve 59.02 feet and along said easterly line of said Reserve "C", said curve having a central angle of 18°34'55", a radius of 182.00 feet, and a long chord distance of 58.77 feet, bearing N06°31'56"W to the POINT OF BEGINNING.

All reserves, streets, easements, setbacks, and access controls, together with, that portion of easement recorded on Film 476, Page 289, together with, that portion of easement recorded on Film 476, Page 288, together with, that portion of easement recorded on Film 843, Page 888, together with that portion of easement for right-of-way recorded on Film 1624, Page 1442, together with all other public dedications or rights-of-way(s) within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 14th day of May 2008.

GREGORY J. ALLISON LICENSED LS-1257 KANSAS LAND SURVEYOR

5/14/08

Gregory J. Allison, PE, LS #1257
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, and a Block, Reserves, and a Street the same to be known as "FOLIAGE FOURTH ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities, as indicated hereon, are hereby granted to and for the use of the public. The wall easement is non-exclusive and is platted for the construction and maintenance of a private wall; utilities may cross under the private wall.

Webb Road street right-of-way is hereby dedicated to and for the use of the public.

All abutters rights of access to or from Webb Road over and across the east line of "FOLIAGE FOURTH ADDITION," are hereby granted to the appropriate governing body, as indicated hereon. These access controls are hereby granted to the City of Wichita, Kansas.

A drainage plan has been developed for this plat and all drainage easements, right-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of storm water. Lots 1, 2, and 3 shall be required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon.

Reserves "A" is platted for open space, landscaping, irrigation, and berming; Reserve "B" is platted for open space, landscaping, irrigation, berming, monuments, sidewalks, and public utilities; such public utilities are not required to be confined by easement; Reserve "C" is platted for open space, landscaping, irrigation, berming, monuments, sidewalks, and public utilities; such public utilities are not required to be confined by easement; Reserve "D" is platted for public access, a private street, emergency access, public and private utilities; such utilities are not required to be confined by easement. All of the the Reserves shall be owned and maintained by the developer and/or a Lot or Homeowner Association and are reserved for the stated uses. The owners of the reserves shall bear the cost of any repair or replacement of improvements within said reserves resulting from street construction, repair and or maintenance.

FOLIAGE RESIDENTIAL, LLC, a Kansas limited liability company

Johnny Stevens, manager

Stephen L. Clark, manager

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on 14 day of May, 2008, by Johnny Stevens, and Stephen L. Clark, managers, Foliage Residential, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

SHARON K. PACK Notary Public - State of Kansas My Appt. Expires 6-6-2008

Notary Public

My Term Expires: 6-6-2008

FOLIAGE ASSOCIATION, INC.

Dan Flynn, manager

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on 14 day of May, 2008, by Dan Flynn, manager, Foliage Association, Inc..

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Affix Seal

SHARON K. PACK Notary Public - State of Kansas My Appt. Expires 6-6-2008

Notary Public

My Term Expires: 6-6-2008

PLANNING COMMISSION CERTIFICATE

This plat of "FOLIAGE FOURTH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2008

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chair
M.S. Mitchell, Chair

Attest:

_____, Secretary
John L. Schlegel, Secretary

Affix MAPC Seal

GOVERNING BODY CERTIFICATE

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this ____ day of _____, 2008

At the direction of the City Council.

_____, Mayor
Carl Brewer, Mayor

Affix City Seal

Attest:

_____, City Clerk
Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this ____ day of _____, 2008

_____, County Clerk
Don Brace, County Clerk

Affix County Clerk Seal

REGISTER OF DEEDS CERTIFICATE

This is to certify that this instrument was filed for record in the Register of Deeds office this day of _____, 2008, at _____ o'clock __M; and is duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

Attest:

_____, Deputy
Tonya E. Buckingham, Deputy

COUNTY SURVEYOR

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2008.

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

MKEC ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

J:\Civil\0427\Surv\Subdivision\0427sp 5/13/2008 10:04:48 PM CDT