

# FONTANA 2ND

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

### FINAL TRACING REC'D

*11/30/05*

Center Sec. 31, T26S, R1W  
N.E. Cor. Lot 61, Blk. 4  
Fontana Addition  
Found 3/4" Pipe

SCALE: 1" = 100'

• = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED

BENCHMARKS:

BW#1: C.O.W. DISK STAMPED "NO STAMP" ±22.0' S. OF S1/4 COR. SEC. 31, T26S, R1W.  
ELEV. = 178.29 CITY DATUM  
1365.69 N.G.V.D.

BW#6: SET R.R. SPIKE IN SOUTH FACE OF SOUTH POLE OF 2 POLE ELECTRIC LINE STRUCTURE, 2ND STRUCTURE WEST OF CENTER SEC. 31, T26S, R1W.  
ELEV. = 168.75 CITY DATUM  
1356.155 N.G.V.D.

BW#7: SET "T" POST IN PI DITCH BERM N-E, ±20' E. OF CENTER SEC. 31, T26S, R1W.  
ELEV. = 168.93 CITY DATUM  
1356.33 N.G.V.D.

BW#8: SET "T" POST ±15' S. OF N.W. COR. SW1/4, SE1/4, SEC. 31, T26S, R1W.  
ELEV. = 169.43 CITY DATUM  
1356.83 N.G.V.D.

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT OF THIS 11TH DAY OF OCTOBER, 2005, WE HAVE SURVEYED AND PLATTED FONTANA 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

A REPLAT OF A PORTION OF FONTANA, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS:  
LOTS 56 THROUGH 65, BLOCK 3, LOTS 27 THROUGH 61, BLOCK 4, LOTS 1 THROUGH 10, BLOCK 6, ALL OF RESERVE "E", AND A PORTION OF RESERVE "E" DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 56, BLOCK 3 IN SAID ADDITION, THENCE BEARING N00°35'00"W, ALONG THE EAST LINE OF SAID RESERVE "E", A DISTANCE OF 753.16 FEET TO THE NORTH LINE OF SAID RESERVE "E"; THENCE BEARING S89°02'03"W, ALONG SAID NORTH LINE, A DISTANCE OF 190.00 FEET; THENCE BEARING S00°35'00"E, A DISTANCE OF 732.24 FEET TO THE NORTHEAST CORNER OF LOT 55, BLOCK 3; THENCE BEARING S60°36'01"E, ALONG THE NORTHEAST LINE OF SAID LOT 55, A DISTANCE OF 137.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 55, SAID POINT ALSO BEING ON A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 232.00 FEET, A CHORD BEARING OF N54°43'35"E, AND A CHORD DISTANCE OF 66.22 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°25'03", AN ARC DISTANCE OF 86.72 FEET TO THE POINT OF BEGINNING; TOGETHER WITH FONTANA AND FONTANA COURT IN BLOCK 4, AND CONINGTON AND SHEFFORD LYING NORTHEAST OF A RADIAL LINE FROM THE NORTHEAST CORNER OF LOT 55, BLOCK 3 IN SAID ADDITION.

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**  
REGISTERED  
LS-832  
KANSAS  
ENGINEER AND SURVEYOR

*James R. Beckett*

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.

PROPERTY CORNERS ON THE REAR OF LOTS 7 AND 8, 10 THROUGH 17, 18 THROUGH 21, AND 32 THROUGH 36, BLOCK 1, MAY LIE WITHIN PROPOSED DETENTION POND.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR DRAINAGE, LAKES, LANDSCAPING, RECREATIONAL USES, SIDEWALKS AND UTILITIES CONFINED TO EASEMENTS; RESERVES "A" AND "B" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN FONTANA 2ND.

MINIMUM OPENINGS      ELEVATION (N.G.V.D.)      ELEVATION (City Datum)

LOT	ELEVATION (N.G.V.D.)	ELEVATION (City Datum)
LOTS 7-8	1361.20	173.80
LOTS 10-11	1358.70	171.30
LOTS 12-21	1358.90	171.50
LOTS 32-36	1359.10	171.70
LOTS 1-8	1359.10	171.70

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSERVED 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 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNERS:  
SOCORA HOMES, INC., A KANSAS CORPORATION

*Larry A. Chambers*  
LARRY A. CHAMBERS, PRESIDENT

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12th DAY OF October, 2005, BY LARRY A. CHAMBERS, PRESIDENT OF SOCORA HOMES, INC., A KANSAS CORPORATION.

*Linda S. Graham*  
LINDA S. GRAHAM, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 2/9/06

WE, FIDELITY BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF FONTANA 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

*Terry L. Carpenter*  
TERRY L. CARPENTER, SR. VICE PRESIDENT

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13th DAY OF October, 2005, BY TERRY L. CARPENTER, SR. VICE PRESIDENT OF FIDELITY BANK.

*Vickie Scroggin*  
VICKIE SCROGGIN, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 8-29-08

**VICKIE SCROGGIN**  
NOTARY PUBLIC  
STATE OF KANSAS  
My Exp. Aug 29, 2008

THIS PLAT OF FONTANA 2ND, 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 \_\_\_\_\_, 2005.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, CHAIR

\_\_\_\_\_, SECRETARY

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

TRICIA L. ROBELLO, LS #1246  
DEPUTY COUNTY SURVEYOR  
SEDGWICK COUNTY KANSAS

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

\_\_\_\_\_, 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 \_\_\_\_\_, 2005.

\_\_\_\_\_, REGISTER OF DEEDS

\_\_\_\_\_, DEPUTY

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 \_\_\_\_\_, 2005.

\_\_\_\_\_, MAYOR

\_\_\_\_\_, CITY CLERK