

FILE COPY

FONTANA 3RD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D

10-27-06

FILE COPY

STATE OF KANSAS }
COUNTY OF SEDGWICK } SSWE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND
SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF
THIS 9th DAY OF OCTOBER, 2006, WE HAVE SURVEYEDAND PLATTED FONTANA 3RD, AN ADDITION TO WICHITA, SEDGWICK COUNTY,
KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES; THE SAME BEING
DESCRIBED AS FOLLOWS:LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23,
24, 25 AND 26, BLOCK 4; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12, BLOCK 5;
TOGETHER WITH RESERVES G, H, I, J, K AND L, ALL IN FONTANA, AN ADDITION TO WICHITA,
SEDGWICK COUNTY, KANSAS.ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY
VACATED AND REPLATED BY VIRTUE OF KSA 12-512(b) AMENDED.

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

James R. Beckett

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.
EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND
DRAINAGE ARE HEREBY GRANTED.THE STREET DEDICATION ALONG 29TH ST. NORTH IS HEREBY DEDICATED TO AND
FOR THE USE OF THE PUBLIC.RESERVES "A", "B", "C", "D" ARE HEREBY PLATTED FOR LANDSCAPING, ENTRY
MONUMENTS, DRAINAGE, SIDEWALKS, PARKING, AND UTILITIES CONFINED TO EASEMENTS.
RESERVE "B" IS ALSO PLATTED FOR AN EMERGENCY ACCESS EASEMENT AND PRIVATE
DRIVEWAYS ADJACENT TO LOT 16. RESERVES "A" THROUGH "D" SHALL BE OWNED
AND MAINTAINED BY AN OWNER'S ASSOCIATION TO BE FORMED WITHIN FONTANA 3RD.ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM 29TH ST. NORTH OVER AND
ACROSS THE SOUTH PROPERTY LINE IS HEREBY GRANTED TO THE CITY OF WICHITA.

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS) SHALL BE AS FOLLOWS:

BLOCK	CITY DATUM	N.G.V.D.
LOTS 26-31	171.3	1358.7
LOTS 32	173.8	1361.2

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS
AND RIGHTS-OF-WAY 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 3RD, AN ADDITION TO
WICHITA, SEDGWICK COUNTY, KANSAS.OWNER:
SOCORA HOMES, INC.

Larry A. Chambers
LARRY A. CHAMBERS, PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SSTHIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF
October, 2006, BY LARRY A. CHAMBERS, PRESIDENT OF SOCORA HOMES, INC.

Linda S. Graham
LINDA S. GRAHAM, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 2/9/2010

LINDA S. GRAHAM
Notary Public - State of Kansas
My Exp. Date: 2/9/2010

WE, FIDELITY BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY,
DO HEREBY CONSENT TO THE PLATTING OF FONTANA 3RD, AN ADDITION TO
WICHITA, SEDGWICK COUNTY, KANSAS.

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

STATE OF KANSAS }
COUNTY OF SEDGWICK } SSTHIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF
October, 2006, BY TERRY L. CARPENTER, SR. VICE PRESIDENT OF FIDELITY BANK.

Vickie Scroggin
VICKIE SCROGGIN, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 8-29-08THIS PLAT OF FONTANA 3RD HAS BEEN SUBMITTED TO AND APPROVED BY
THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION,
WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2006.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

DARRELL A. DOWNING, CHAIR

JOHN L. SCHLEGEL, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY
OF _____, 2006.

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 _____, 2006.

CARLOS MAYANS, MAYOR

KAREN SUBLETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2006.

DON BRACE, 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 _____, 2006.

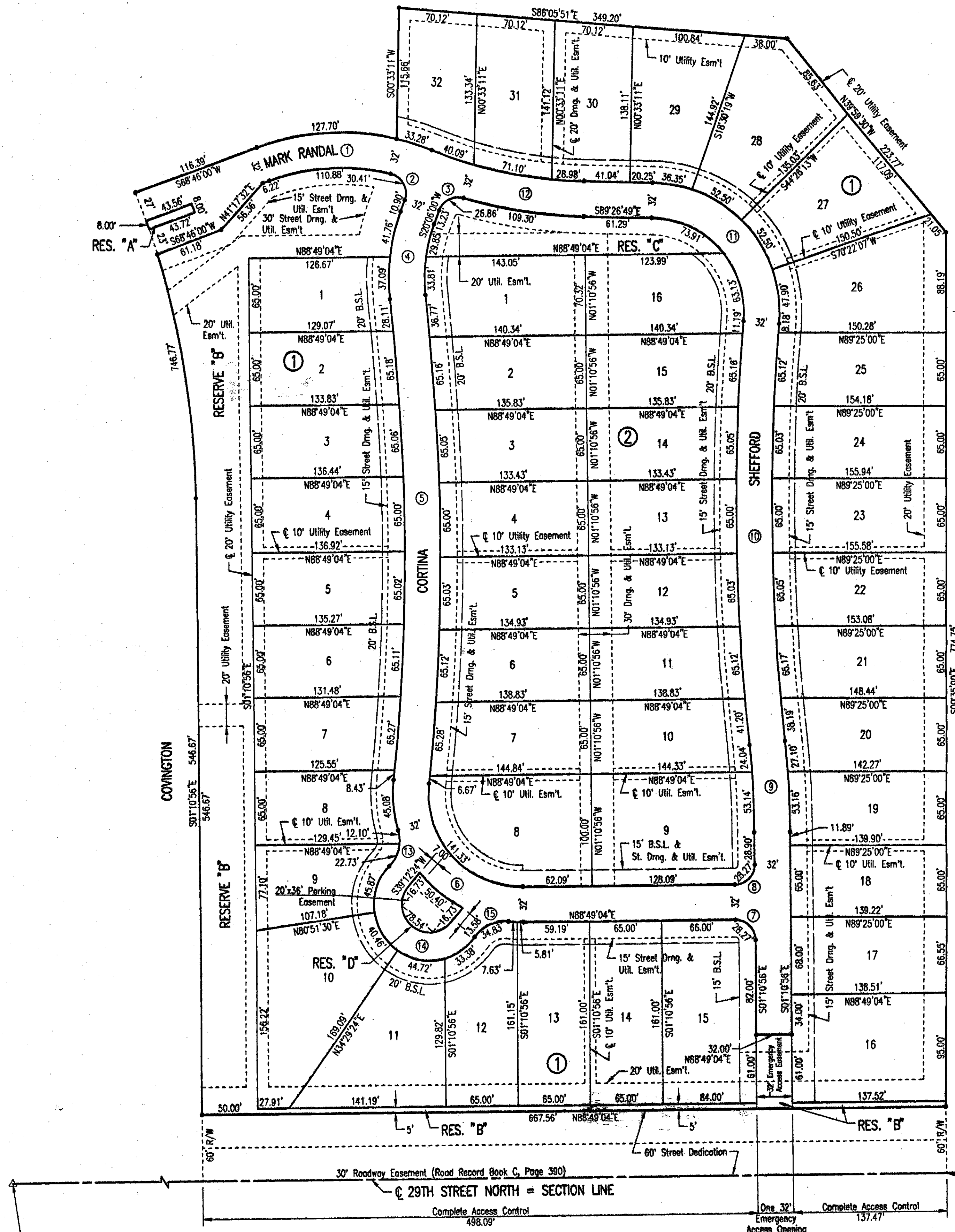
BILL MEEK, REGISTER OF DEEDS

TONYA BUCKINGHAM, DEPUTY

SCALE: 1" = 60'

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

BENCHMARKS:
BM#1: C.O.W. DISK STAMPED "NO STAMP" ±22.0' S. OF S
1/4 COR. SEC. 31, T26S, R1W.
ELEV. = 178.29 CITY DATUM
1365.69 N.G.V.D.
BM#8: SET "T" POST ±15' S. OF N.W. COR. SW1/4,
SE1/4, SEC. 31, T26S, R1W.
ELEV. = 169.43 CITY DATUM



SW Cor., Sec. 31, T26S, R1W
Found Pipe w/Sedgwick County
Cap in Concrete

S 1/4 Cor. Sec. 31, T26S, R1W
Found Stone & 3/4" IP on
West side

CURVE DETAILS
① = CURVE NUMBER

① CURVE NO. 1 R=184.00' Δ=34°31'37" Δ=42°42'05" R=216.00'	④ CURVE NO. 4 R=134.00' Δ=27°13'02" Δ=166.00'	⑦ CURVE NO. 7 R=18.00' Δ=90°00'00" R=2016.00'	⑩ CURVE NO. 10 R=1984.00' Δ=10°44'08" R=2016.00'	⑬ CURVE NO. 13 R=33.00' Δ=60°28'20"
② CURVE NO. 2 R=18.00' Δ=98°48'23"	⑤ CURVE NO. 5 R=1884.00' Δ=12°20'13" R=2016.00'	⑧ CURVE NO. 8 R=18.00' Δ=90°00'00" R=2016.00'	⑪ CURVE NO. 11 R=84.00' Δ=93°28'22" R=116.00'	⑭ CURVE NO. 14 R=25.00' Δ=180°00'00" Δ=180°26'24" R=50.00'
③ CURVE NO. 3 R=18.00' Δ=83°30'24"	⑥ CURVE NO. 6 R=84.00' Δ=96°24'08" R=116.00'	⑨ CURVE NO. 9 R=800.00' Δ=05°31'39" R=832.00'	⑫ CURVE NO. 12 R=384.00' Δ=20°54'54" Δ=15°03'15" R=416.00'	⑮ CURVE NO. 15 R=33.00' Δ=60°28'20"