

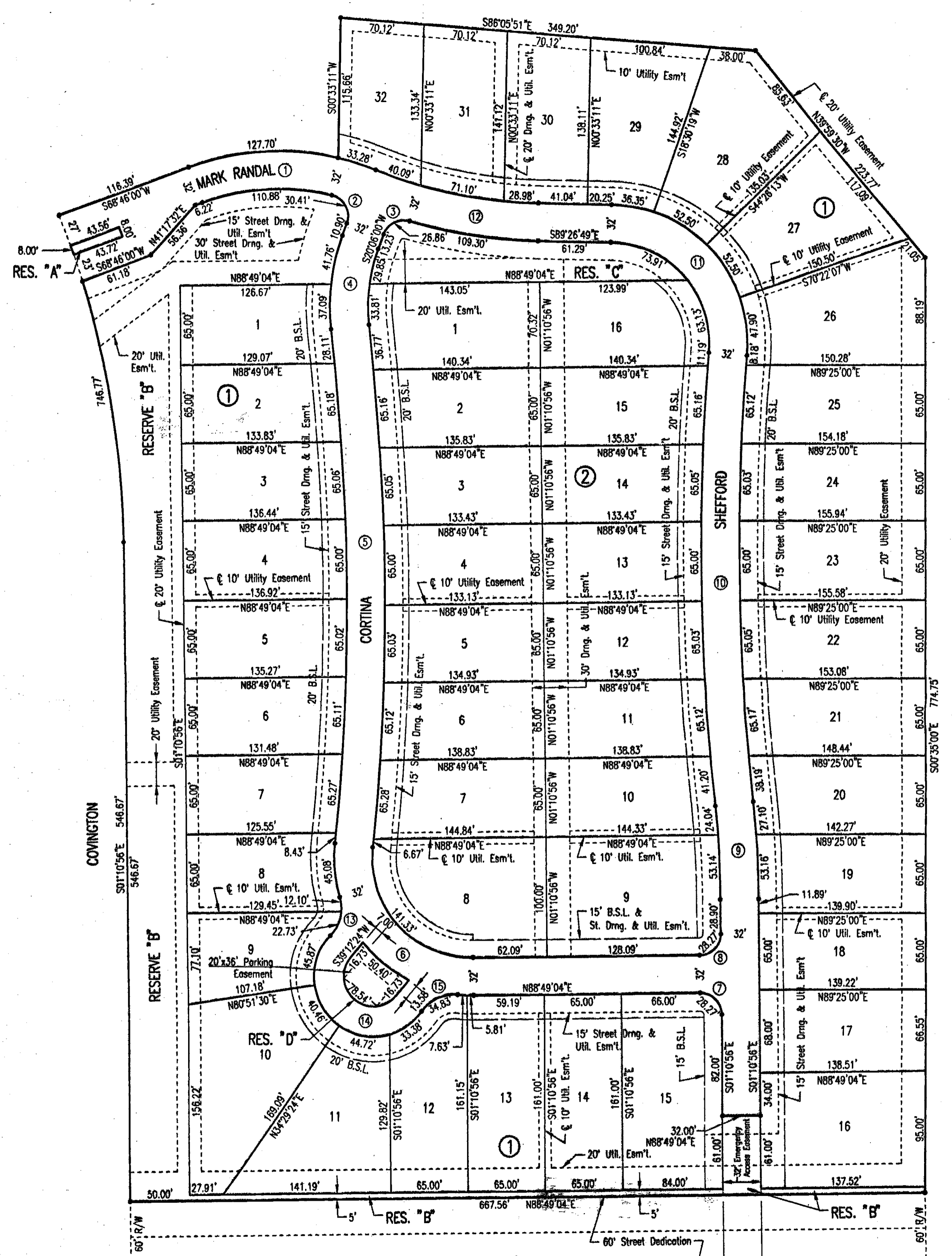
FILE COPY

# FONTANA 3RD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D

10-27-06  
FILE COPY

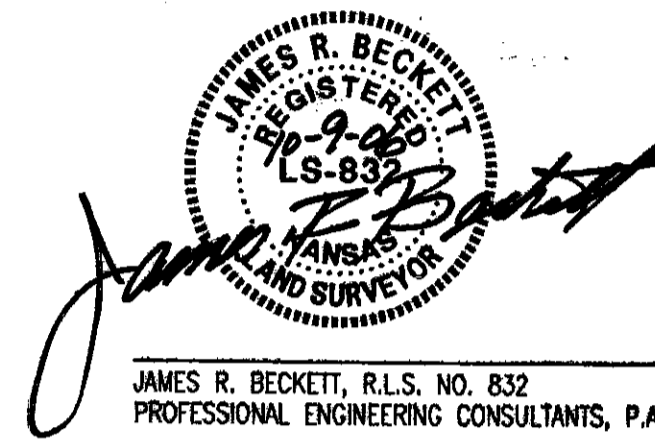


STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

WE, 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 SURVEYED AND 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.

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, President

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF October, 2006, BY LARRY A. CHAMBERS, PRESIDENT OF SOCORA HOMES, INC.

Linda S. Graham, Notary Public  
 LINDA S. GRAHAM  
 MY APPOINTMENT EXPIRES: 2/9/2008

LINDA S. GRAHAM  
 Notary Public - State of Kansas  
 My Exp. Expires: 2/9/2008

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, SR. VICE PRESIDENT  
 STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

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

Vickie Scroggin, Notary Public  
 MY APPOINTMENT EXPIRES: 8-29-08

THIS 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  
 Δ = 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

CURVE DETAILS

① = CURVE NUMBER	④ = CURVE NUMBER	⑦ = CURVE NUMBER	⑩ = CURVE NUMBER	⑬ = 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"	⑩ CURVE NO. 10 R=1984.00' Δ=107°44'06" 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=1984.00' Δ=12°20'13" R=2016.00'	⑧ CURVE NO. 8 R=18.00' Δ=90°00'00"	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=188°26'24" R=50.00'
③ CURVE NO. 3 R=18.00' Δ=85°30'24"	⑥ CURVE NO. 6 R=84.00' Δ=96°24'06" R=116.00'	⑨ CURVE NO. 9 R=800.00' Δ=05°31'39" R=852.00'	⑫ CURVE NO. 12 R=384.00' Δ=20°54'54" R=416.00'	⑮ CURVE NO. 15 R=33.00' Δ=60°28'20"

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

Search 10-09-2006 3:11:30 PM by JIK  
 Plat No. 149-10-00-00-00-00-00-00-00  
 Plat No. 149-10-00-00-00-00-00-00-00  
 Plat No. 149-10-00-00-00-00-00-00-00