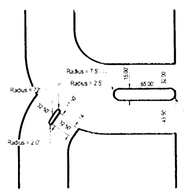


Reserve A Details

LINE TABLE		
LINE	LENGTH	BEARING
L1	134.30	S89°57'09"E
L2	214.27	S89°57'09"E
L3	220.56	S89°52'52"E
L4	105.86	N42°21'09"W
L5	55.72	N44°25'17"W
L6	52.74	N47°38'51"E
L7	92.15	N47°38'51"E
L8	215.00	S89°57'09"E
L9	568.44	S00°17'24"E
L10	178.69	S00°17'24"E
L11	129.79	N28°36'38"W
L12	77.50	S00°17'24"E
L13	181.71	S89°57'09"E
L14	52.34	N54°49'43"E
L15	530.73	S00°17'24"E
L16	507.30	S00°17'24"E
L17	67.50	S12°01'10"W
L18	147.38	N90°00'00"E
L19	44.50	S00°17'24"E
L20	76.28	S20°19'58"W
L21	127.08	S00°17'24"E
L22	64.24	S35°10'57"W
L23	106.20	S00°17'24"E
L24	295.18	S00°17'24"E
L25	99.24	S00°12'27"E
L26	212.00	N89°42'36"E
L27	67.90	S89°57'09"E
L28	187.51	S00°17'24"E
L29	184.62	S89°57'09"E
L30	154.02	S00°17'24"E
L31	39.49	N38°41'13"E
L32	116.32	S26°41'32"E
L33	59.49	N57°57'36"E
L34	16.50	S00°17'24"E
L35	46.68	S89°57'09"E

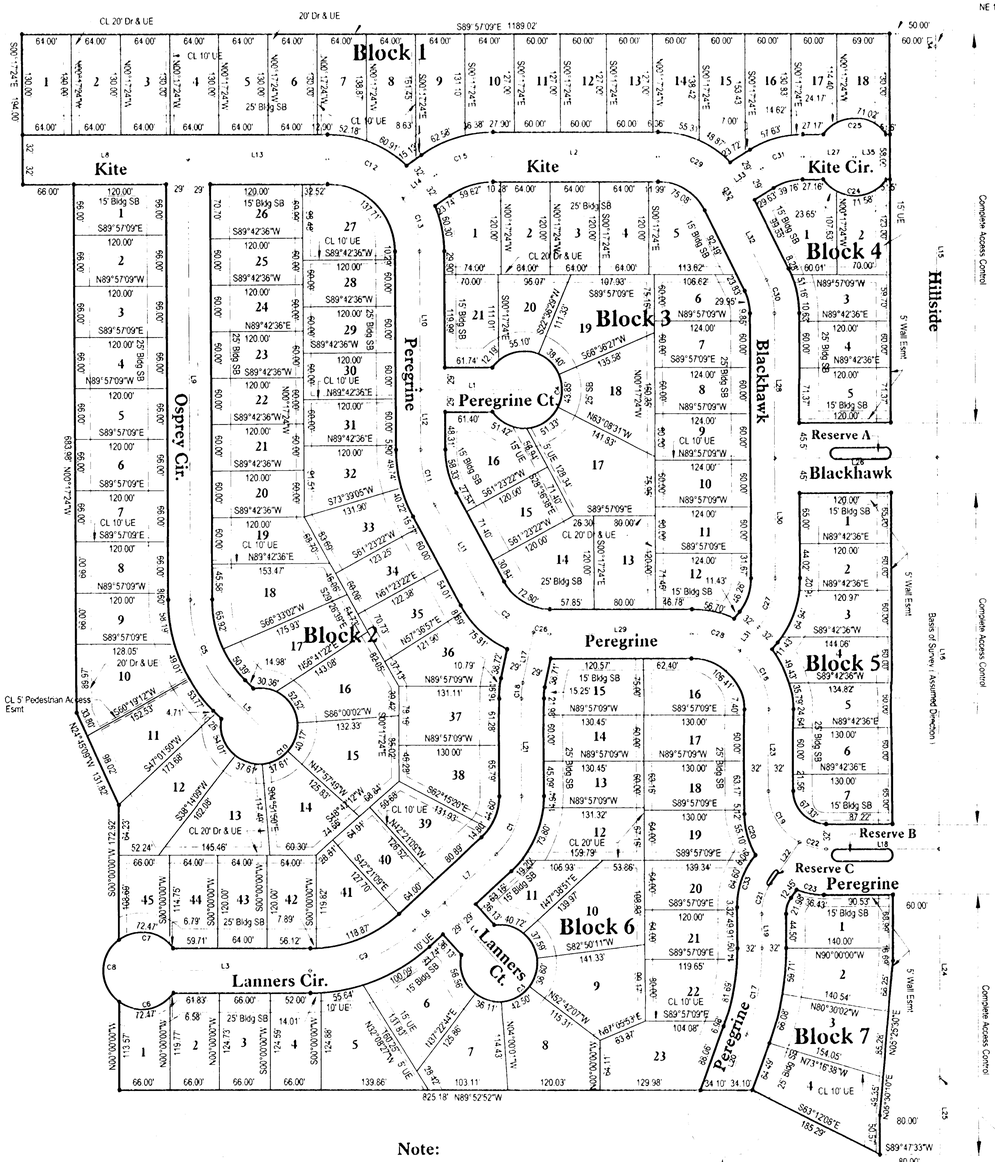


Reserve B and C Details

Found 1.5" pipe on West line of NE 1/4, Section 22, T26S, R1E

N. Line of the S. 16.5' N1/2 NE1/4, Section 22

Found Bar with MKEC Cap
NE Corner, South Half NE 1/4, Section 22, T26S, R1E



SE Corner, NE1/4 Section 22, T26S, R1E
Found square bolt in pipe

Note:

All lots in this addition shall have a side yard setback of 5 feet

Temporary easement by separate instrument

find tracing received 12-10-02

FALCON FALLS ADDITION

to Wichita, Sedgwick County, Kansas

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that the survey and platting of "FALCON FALLS ADDITION to Wichita, Kansas, was completed under my direct supervision, said plat being described as follows:

Beginning at the Southeast corner of the Northeast Quarter of Section 22, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence S00°12'27"E for a distance of 99.24 feet; thence S89°47'33"W for a distance of 80.00 feet; thence N63°12'08"W for a distance of 185.29 feet; thence N89°52'52"W for a distance of 825.18 feet; thence N00°00'00"W for a distance of 113.57 feet; thence Northwesterly on a non-tangent circular curve lying West of a 80.74 foot chord bearing N00°00'00"E, having a radius of 50.00 feet and a central angle of 107°41'00" for an arc distance of 93.97 feet; thence N00°00'00"E for a distance of 172.92 feet; thence N24°45'09"W for a distance of 131.82 feet; thence N00°17'24"W for a distance of 683.98 feet; thence N89°57'09"W for a distance of 66.00 feet; thence N00°17'24"W for a distance of 194.00 feet; thence S89°57'09"E for a distance of 1189.02 feet; thence S00°17'24"E for a distance of 16.50 feet to the Northeast corner of the South Half of said Northeast Quarter; thence on an assumed bearing of S00°17'24"E for a distance of 1333.21 feet to the point of beginning, subject to road right-of-way.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this 26TH day of NOVEMBER 2002.

Poe and Associates of Kansas, Inc.

Kenny E. Hill, L.S. 984
Vice President

KENNY E. HILL — LICENSED — LS-0984 — 11-26-02 — KANSAS — LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into lots, blocks, streets and reserves. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of walls, drainage and utilities. Reserve A, B and C shall be reserved for, entry monuments, lighting, landscaping and utilities. All reserves are to be owned and maintained by a home owners association its successors and assigns. A drainage plan has been developed for the plat and all drainage easements, rights-of-way and reserves shall remain at established grades or modified with the approval of the applicable City or County Engineer, and remain unobstructed to allow for the conveyance of stormwater. All abutters rights of access to or from Hillside over and across the East line of Blocks 1, 4, 5 and 7 are hereby granted to the City of Wichita. Vacation of the temporary turnaround easement, located on the south line of this addition at the end of Peregrine, shall be effective upon the extension of the street to the south.

Heights, LLC

Jay W. Russell, Managing Member

STATE OF KANSAS, COUNTY OF SEDGWICK: ss

This instrument was acknowledged before me on this 6th day of Dec., 2002, by Jay W. Russell, Managing Member of Heights, LLC.

CAROL R. BARNES — Notary Public — CAROL R. BARNES

My Appointment Expires 4/25/2004

KNOW ALL MEN BY THESE PRESENTS: ss

That, the Chisholm Trail State Bank, holders of a mortgage on the property described in the Surveyor's Certificate, do hereby consent to the plat of Falcon Falls Addition.

Chisholm Trail State Bank

Elmer S. Peters, Jr., Executive Vice President

This instrument was acknowledged before me on this 5TH day of Dec., 2002, by Elmer S. Peters, Jr., Executive Vice President of Chisholm Trail State Bank.

Melissa J. Bluml
Notary Public
MELISSA J. BLUML

My Appointment Expires: 9-15-04

This plat of FALCON FALLS ADDITION to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this _____, day of _____, 2002.

WICHITA SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

Bernard A. Hentzen, Chair

Dale Miller, Secretary

Reviewed in accordance with K.S.A. 58-2005 on this _____, day of _____, 2002.

KENNY E. HILL — LICENSED — LS-1246 — KANSAS — LAND SURVEYOR

Kenny E. Hill, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____, day of _____, 2002.

At the Direction of the City Council

Chris Cherches, City Manager

Pat Graves, City Clerk

Entered on transfer record this _____, day of _____, 2002.

Don Brace, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____, A.M.-P.M. on the _____, day of _____, 2002.

Bill Meek, Register of Deeds

Linda Kizzire, Chief Deputy

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	83.67	100.00	44.46	81.25	N23°40'44"E	47°56'16"
C2	86.17	100.00	45.96	83.53	S53°17'44"E	49°22'12"
C3	252.29	50.00	35.60	58.00	N47°38'51"E	289°05'56"
C4	252.29	50.00	35.60	58.00	N00°02'51"E	289°05'56"
C5	138.64	180.00	72.96	135.24	S22°21'20"E	44°07'52"
C6	79.05	50.00	50.52	71.07	N80°51'50"E	90°35'20"
C7	79.26	50.00	50.73	71.22	N80°44'42"W	90°49'36"
C8	93.97	50.00	68.42	80.74	S00°00'00"W	107°41'00"
C9	148.25	200.00	77.72	144.88	N68°53'00"E	42°28'17"
C10	252.29	50.00	35.60	58.00	N45°34'43"E	289°05'56"
C11	74.14	150.00	37.85	73.39	S14°27'01"E	28°19'14"
C12	114.73	120.00	62.18	110.41	N82°33'43"W	54°46'53"
C13	73.06	120.00	37.70	71.93	N17°43'50"W	34°52'53"
C15	79.29	129.00	40.94	78.05	S72°26'17"W	35°13'07"
C16	89.05	100.00	47.72	86.14	N25°48'06"W	51°01'23"
C17	114.28	317.50	57.77	113.66	N10°01'17"E	20°37'22"
C18	21.48	100.00	10.78	21.44	S05°51'53"W	12°18'34"
C19	81.18	75.00	45.08	77.28	S31°17'57"E	62°01'06"
C20	55.10	104.00	28.21	54.46	S15°28'02"E	30°21'16"
C21	41.79	67.50	21.59	41.13	S17°26'47"W	35°28'21"
C22	36.25	75.00	18.49	35.90	S76°09'15"E	27°41'30"
C23	36.43	104.00	18.41	36.25	S79°57'49"E	20°04'21"
C24	95.23	50.00	70.25	81.47	S89°57'09"E	109°07'11"
C25	95.19	50.00	70.20	81.45	N89°57'09"W	109°04'41"
C26	20.90	100.00	10.49	20.86	S83°58'00"E	11°58'19"
C27	68.03	100.00	35.39	66.72	N19°11'54"E	38°58'37"
C28	67.44	100.00	35.06	66.17	N70°37'58"W	38°38'22"
C29	101.08	100.00	55.33	96.83	N60°59'47"W	57°54'45"
C30	44.70	97.00	22.75	44.30	N13°29'28"W	26°24'08"
C31	56.00	100.00	28.76	55.27	S74°00'13"W	32°05'15"
C32	9.33	100.00	4.67	9.33	N29°21'58"W	05°20'53"
C33	72.66	104.50	37.87	71.20	N19°37'41"E	39°50'11"

N

0 50 100 200
SCALE IN FEET 1" = 100'

LEGEND

Utility Easement	20' UE
Drainage Easement	20' Dr E
Iron Set	
Building Setback	25' Bldg SB
Curve Label	C2
Line Label	L2
Center Line	CL

POE and ASSOCIATES OF KANSAS, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 ■ Wichita KS 67208 ■ 316/685-4174 ■ Fax 316/685-4444

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 21, 2002

Kenny Hill
Poe and Associates
5940 E. Central
Wichita, KS 67208

RE: SUB 2002-105 -- Final Plat of Falcon Falls Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 21, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated November 15, 2002.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 15, 2002

Kenny Hill
Poe and Associates
5940 E. Central
Wichita, KS 67208

RE: SUB 2002-105 -- Final Plat of Falcon Falls Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 14, 2002, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. ***An off-site drainage easement is needed. A maintenance agreement for the pond is also needed.***

D. ***County Engineering has required left turn lanes on Hillside.***

E. The plat proposes complete access control along the plat's frontage to Hillside. In the plattor's text regarding Complete Access Control, Block 1 needs added and West needs changed to East.

F. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

G. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Falcon at the plat's south line. If off-site, the temporary turnaround shall be established by separate instrument. The plattor's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street southward.

H. It is recommended that the future reserve abutting the site along the west be extended to Eagle Point Circle by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition.

The pedestrian connection has been platted as requested.

I. MAPD recommends a pedestrian access connection extending to the school property to the north. ***The Applicant intends to plat a pedestrian connection within a future phase of development.***

J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

L. Dimensions and locations are needed for Reserves A, B and C.

M. **County Surveying** has advised that the legal description does not close.

N. The North line of the plat needs referenced in the legal description as being the "North line of the South 16.5 feet of the North half of the Northeast Quarter of Section 22".

O. Dimensions need added or corrected on Lot 17, Block 1; Lots 8 and 10, Block 3; Lot 4, Block 5; Lot 4, Block 6; and Lots 1 and 2, Block 7.

P. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

Q. On the final plat tracing, the MAPC signature block needs to reference "Dale Miller, Secretary".

R. The applicant intends to plat 5-ft interior side yard setbacks for all of the lots. A plat note to that effect shall be included on the final plat tracing. The Zoning Code allows 5-ft side yards on lots up to 6,000 sq. ft.; however 6 feet is required for larger lots. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

R. The **City Fire Department/GIS** has approved the street names.

S. The signature line for the City Clerk needs to be revised to reference "Pat Graves".

T. The Applicant is reminded that a platting binder is required with the final plat. approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

U. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-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 stormwater.

V. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

W. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

X. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

Y. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

Z. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

AA. Perimeter closure computations shall be submitted with the final plat tracing.

BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

CC. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property. ***Westar Energy and Southwestern Bell have requested additional easements.***

DD. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, November 21, 2002, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Heights, LLC, C/O Jay Russell, 12602 W. 13th Street, Wichita, KS 67235
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1
NOVEMBER 21, 2002

STAFF REPORT

(FINAL PLAT APPROVED 11/14/02; PRELIMINARY PLAT APPROVED 10/17/02)

CASE NUMBER: SUB 2002-105 -- FALCON FALLS ADDITION (Formerly Falcon Ridge Addition)

OWNER/APPLICANT: Heights, LLC, Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235

SURVEYOR/ENGINEER: Poe and Associates, 5940 E. Central, Wichita, KS 67208

LOCATION: South of 53rd St. North, West side of Hillside

SITE SIZE: 37.4 acres

NUMBER OF LOTS

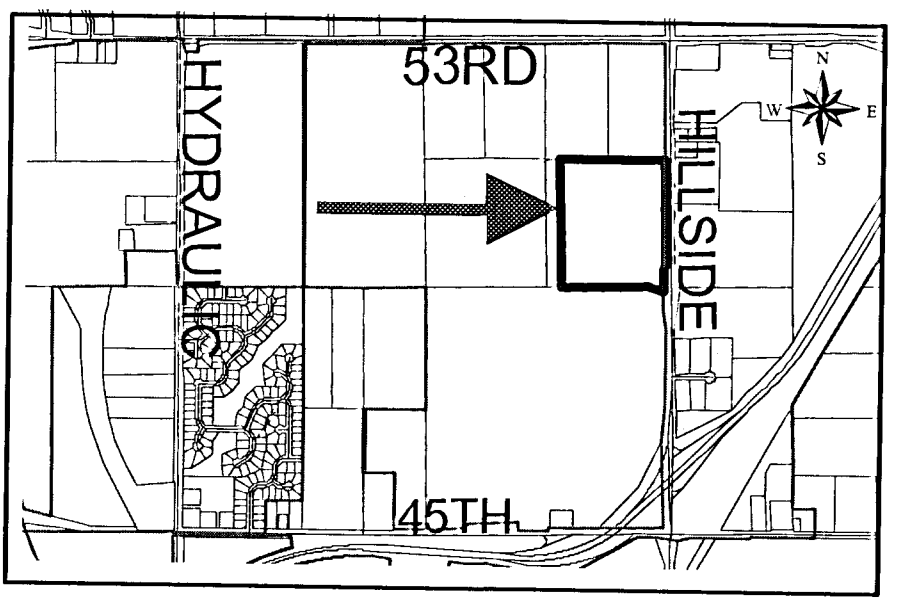
Residential:	123
Office:	
Commercial:	
Industrial:	
Total:	123

MINIMUM LOT AREA: 7,200 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City. It is located in the Park City Area of Influence.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. ***An off-site drainage easement is needed. A maintenance agreement for the pond is also needed.***

D. ***County Engineering has required left turn lanes on Hillside.***

E. The plat proposes complete access control along the plat's frontage to Hillside. In the plattor's text regarding Complete Access Control, Block 1 needs added and West needs changed to East.

F. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

G. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Falcon at the plat's south line. If off-site, the temporary turnaround shall be established by separate instrument. The plattor's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street southward.

H. It is recommended that the future reserve abutting the site along the west be extended to Eagle Point Circle by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition.

The pedestrian connection has been platted as requested.

I. MAPD recommends a pedestrian access connection extending to the school property to the north. ***The Applicant intends to plat a pedestrian connection within a future phase of development.***

J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

L. Dimensions and locations are needed for Reserves A, B and C.

M. **County Surveying** has advised that the legal description does not close.

N. The North line of the plat needs referenced in the legal description as being the "North line of the South 16.5 feet of the North half of the Northeast Quarter of Section 22".

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R. The **City Fire Department/GIS** has approved the street names.

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V. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

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BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

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