

FALCON FALLS 6TH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "FALCON FALLS 6TH ADDITION",
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 , 2015.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Matthew J. Goalsby, Chair
John L. Schlegel, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this day of , 2015.

Jeff Longwell, Mayor
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this day of , 2015.

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

Entered on transfer record this day
of , 2015.

Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this day
of , 2015 at o'clock M; and is duly recorded.

Bill Meek, Register of Deeds
Tonya Buckingham, Deputy

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, a Block, Streets, and a Reserve to be known as
"FALCON FALLS 6TH ADDITION", Wichita, Sedgwick County, Kansas. The
utility easements are hereby granted as indicated for the construction and
maintenance of all public utilities. The drainage and utility easements are
hereby granted as indicated for drainage purposes and for the construction
and maintenance of all public utilities. The streets are hereby dedicated
to and for the use of the public. Reserve "A" is hereby reserved for open
space, lakes, landscaping, berms, floodway purposes, drainage purposes,
and utilities as confined to easements. No buildings shall be constructed
or placed on or within said floodway, nor shall any fill, change of grade,
creation of channel, or any other work be carried on without the
permission of the Engineer for the appropriate governing body. FEMA
floodplain and regulatory floodway boundaries are subject to periodic
change, and such change may affect the intended land use within the
subdivision. Reserve "A" shall be owned and maintained by the
homeowners association for the addition. Access controls shall be as
depicted on the face of the plat and are hereby granted to the City of
Wichita, Kansas. The Minimum Building Pad Elevations for the lowest
opening to the structures shall be as indicated on the face of the plat.

Heights, LLC, a Kansas limited liability company
Jay W. Russell, Managing Member

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this day of , 2015, by Jay W. Russell, Managing
Member of Heights, LLC, a Kansas limited liability company, on behalf of
the limited liability company.

Conway Bank, National Association
We the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "FALCON
FALLS 6TH ADDITION", Wichita, Sedgwick County, Kansas.

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this day of , 2015, by
of Conway Bank, National Association, on behalf of
the bank.

Notary Public
My App't. Exp.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "FALCON FALLS 6TH ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as and being a replat of all of Lots 2, 3, 4, 5,
6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25,
26, 27, 28, 29, 30, and 31, Block A, together with all of Reserve "A", and
together with all of Hillside Ct and 45th Ct N, all as platted and dedicated
in Falcon Falls 5th Addition, Wichita, Sedgwick County, Kansas.

Existing public easements, building setbacks,
access controls, and dedications, if any, being
vacated by virtue of K.S.A. 12-512b, as amended.
All being situated in the Southeast Quarter of
Section 22, Township 26 South, Range 1 East of the
Sixth Principal Meridian, Sedgwick County, Kansas.
Baughman Company, P.A.

Michael G. Conrey, Surveyor

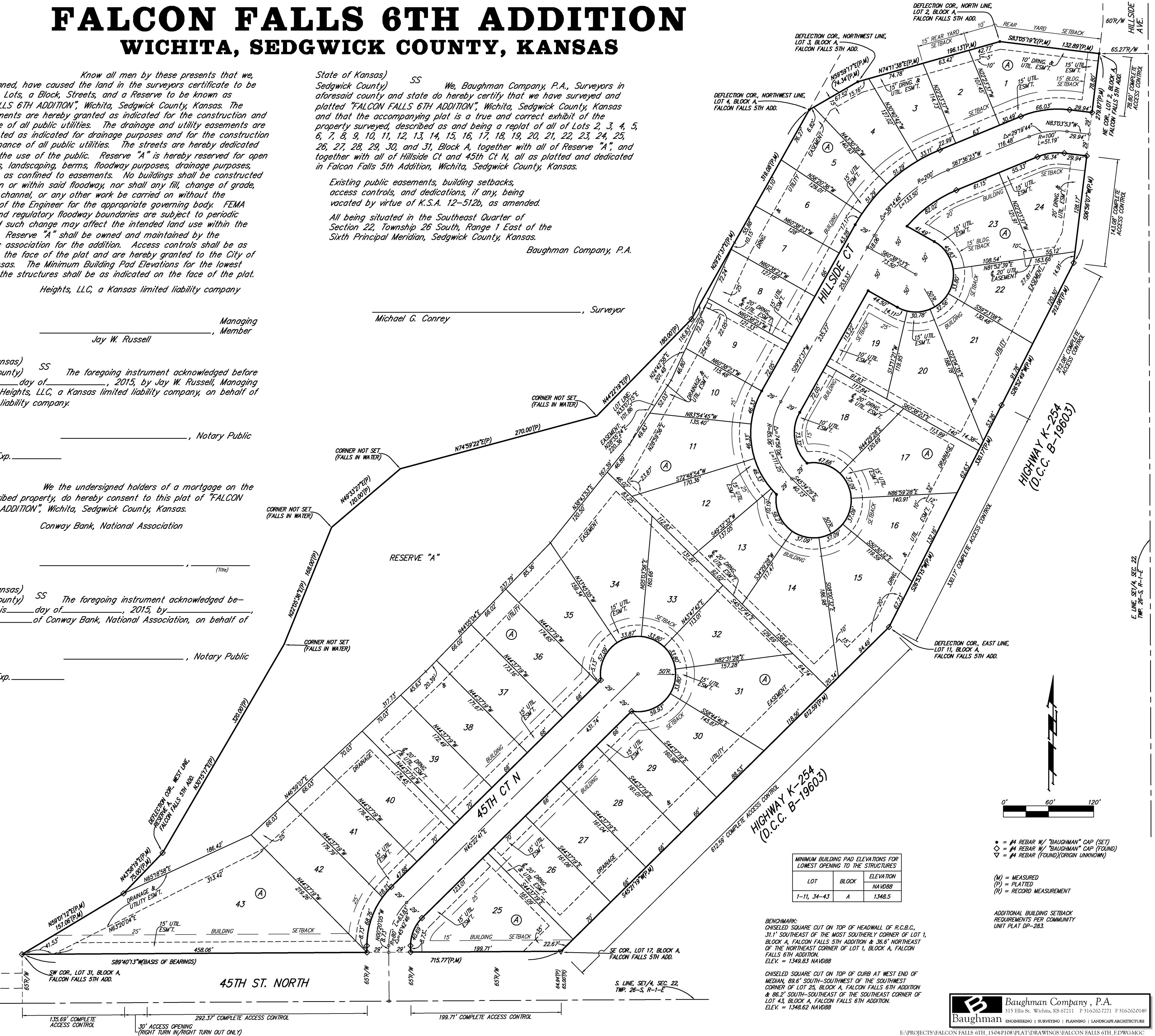
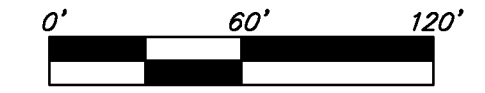


Table with 3 columns: LOT, BLOCK, ELEVATION. Row 1: 1-11, 34-43, A, 1348.5

BENCHMARK:
CHISELED SQUARE CUT ON TOP OF HEADWALL OF R.C.B.C.,
31.1' SOUTHEAST OF THE MOST SOUTHERLY CORNER OF LOT 1,
BLOCK A, FALCON FALLS 5TH ADDITION & 36.6' NORTHEAST
OF THE NORTHEAST CORNER OF LOT 1, BLOCK A, FALCON
FALLS 6TH ADDITION.
ELEV. = 1349.83 NAVD88
CHISELED SQUARE CUT ON TOP OF CURB AT WEST END OF
MEDIAN, 89.6' SOUTH-SOUTHWEST OF THE SOUTHWEST
CORNER OF LOT 25, BLOCK A, FALCON FALLS 6TH ADDITION
& 86.2' SOUTH-SOUTHWEST OF THE SOUTHWEST CORNER OF
LOT 43, BLOCK A, FALCON FALLS 6TH ADDITION.
ELEV. = 1348.62 NAVD88



• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
▽ = #4 REBAR (FOUND)(ORIGIN UNKNOWN)

(M) = MEASURED
(P) = PLATTED
(R) = RECORD MEASUREMENT

ADDITIONAL BUILDING SETBACK
REQUIREMENTS PER COMMUNITY
UNIT PLAT DP-283.

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

NOTE:
A drainage plan has been developed for the plat and 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.