

Reserve A Details

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°28'17"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	128.75	N28°36'38"W
L12	77.50	S89°17'24"E
L13	181.71	S89°57'09"E
L14	62.34	N54°48'42"E
L15	530.73	S00°17'24"E
L16	507.30	S00°17'24"E
L17	67.53	S12°31'10"W
L18	147.36	N90°00'00"E
L19	44.50	S00°17'24"E
L20	76.28	S20°18'58"W
L21	127.08	S00°17'24"E
L22	64.24	S35°10'57"W
L23	106.20	S00°17'24"E
L24	285.18	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	46.88	S89°57'09"E

Reserve B and C Details

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

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°17'08"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°48'09"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

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 for 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

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.

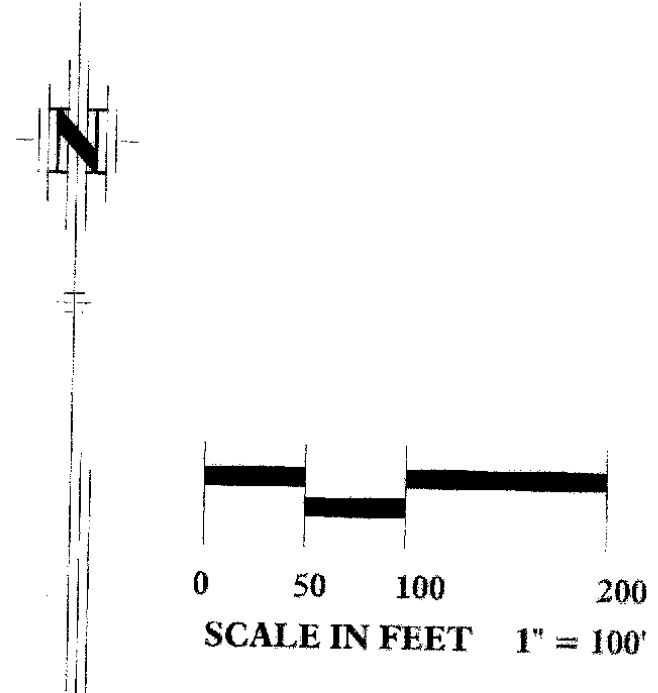
Chisholm Trail State Bank
Elmer S. Peters, Jr., Executive Vice President

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

My Appointment Expires: 4-15-04

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



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

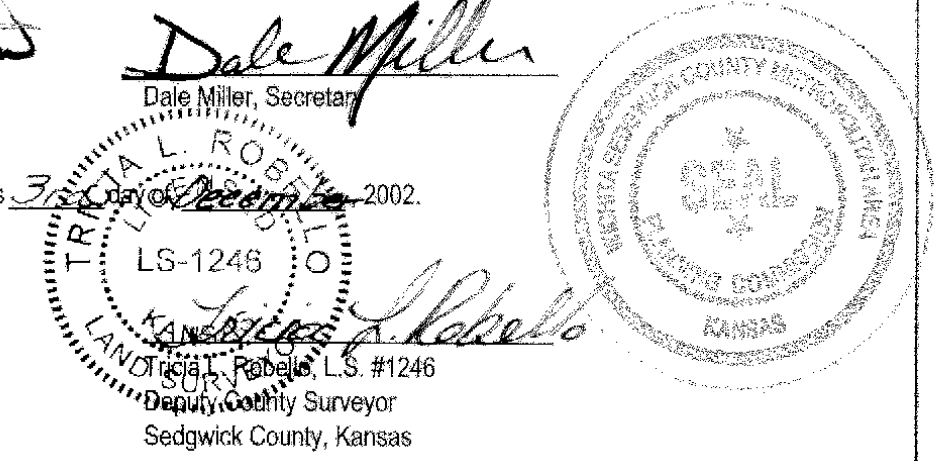
This plat of FALCON FALLS ADDITION to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this 21st day of December, 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 30th day of December, 2002.



This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 10th day of Jan., 2003.

At the Direction of the City Council

Chris Pletcher, City Manager
Pat Graves, City Clerk

Entered on transfer record this 14th day of January, 2003

Don Bruce, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at 8:30 A.M. P.M. on the 15th day of January, 2003.

2163435

Bill Meek, Register of Deeds
Lida Kuzniec, Chief Deputy

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°49'38"
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	71.33	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	21.99	41.13	S17°28'47"W	35°28'21"
C22	36.25	75.00	18.49	35.90	S78°08'18"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	10.48	20.86	S63°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	36°38'22"
C29	101.08	100.00	55.33	96.83	N60°58'47"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	36°50'11"

POE and ASSOCIATES OF KANSAS, INC.
CONSULTING ENGINEERS