


# FALCON FALLS 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) and state do hereby certify that we have surveyed and  
platted "FALCON FALLS 2ND ADDITION", Wichita, Sedgwick County, Kansas  
and that the accompanying plat is a true and correct exhibit of the  
property surveyed, described as a tract of land in the NE1/4 and SE1/4,  
Sec. 22, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas  
described as follows: Beginning at the NW corner of Lot 1, Block 1, Falcon  
Falls Addition to Wichita, Sedgwick County, Kansas; thence S0017'24"E  
along the west line of Lot 1, in said Block 1, and as extended south,  
194.00 feet to the SE corner of Kite as dedicated in said Falcon Falls  
Addition; thence S89'57'09"E along the south right-of-way line of said  
Kite, 66.00 feet to the NW corner of Lot 1, Block 2 in said Falcon Falls  
Addition; thence S0017'24"E along the west line of said Block 2, 683.98  
feet to a deflection corner in said west line; thence S24'45'09"W along  
said west line of said Block 2, 131.82 feet to a deflection corner in said  
west line; thence S0000'00"W along the west line of said Block 2, 172.92  
feet to the SW corner of Lot 45 in said Block 2; thence southerly along  
the westerly right-of-way line of Lanners Cir. as dedicated in said Falcon  
Falls Addition, being a curve to the left, having a central angle of  
107'41'00" and a radius of 50.00 feet, an arc distance of 93.97 feet,  
(having a chord length of 80.74 feet bearing S0000'00"W), to the NW  
corner of Lot 1, Block 6, in said Falcon Falls Addition; thence  
S0000'00"W along the west line of Lot 1 in said Block 6, and as  
extended south, 480.07 feet; thence S65'49'40"W, 42.45 feet; thence  
S21'46'19"E, 120.76 feet to a point on a curve to the left; thence  
southwesterly along said curve, having a central angle of 26'58'18" and a  
radius of 132.00 feet, an arc distance of 62.14 feet, (having a chord  
length of 61.57 feet bearing S54'44'32"W); thence N45'44'37"W, 133.15  
feet; thence S62'27'52"W, 83.11 feet; thence S00'25'46"E, 664.38 feet;  
thence S89'34'14"W, 174.17 feet to a point on a curve to the right;  
thence southwesterly, westerly, northwesterly, northerly, and northeasterly  
along said curve, having a central angle of 219'29'15" and a radius of  
75.00 feet, an arc distance of 287.31 feet, (having a chord length of  
141.18 feet bearing N45'25'46"W); thence N00'25'46"W, 104.17 feet; thence  
S89'34'14"W, 648.09 feet; thence N00'25'46"W, 344.00 feet; thence  
S89'34'14"W, 419.00 feet to a point on the west line of said SE1/4;  
thence N00'25'46"W along said west line, 628.40 feet to the NW corner of  
said SE1/4; thence N00'32'01"W along the west line of said NE1/4,  
1346.37 feet to a point 16.50 feet north of the NW corner of the SW  
of said NE1/4; thence S89'57'12"E, 1449.80 feet to the point of beginning.

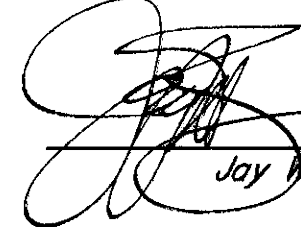
Existing public easements and dedications  
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

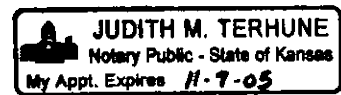
  
Michael G. Conrey, Surveyor

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into Lots, Blocks, Streets, and Reserves to be known as "FALCON  
FALLS 2ND 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 drainage  
easements are hereby granted as indicated for drainage purposes. The  
drainage and pedestrian access easements are hereby granted as  
indicated for drainage purposes and for pedestrian access to or from  
Reserve "B" and no fences or other obstructions shall be constructed or  
placed on or within these easements. The temporary cul-de-sac  
easements are hereby granted as indicated for the construction and  
maintenance of a temporary cul-de-sac and shall expire at such time as  
Thunder is extended further west or terminated as a permanent  
cul-de-sac. The streets are hereby dedicated to and for the use of the  
public. Reserve "A" is reserved for landscaping, open space, pedestrian  
access, drainage purposes, and utilities as confined to easements.  
Reserve "B" is reserved for landscaping, swimming pools and related uses,  
playgrounds, open space, lakes, drainage purposes, and utilities as  
confined to easements. Reserve "C" is reserved for entry monuments,  
landscaping, streets, drainage purposes, and utilities. Reserves "A", "B",  
and "C" shall be owned and maintained by the homeowners association for  
the addition. The Minimum Building Pad Elevations for the lowest opening  
to the structures shall be as indicated on the face of the plat.

Heights, LLC

  
Jay W. Russell, Member

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 22<sup>nd</sup> day of JULY, 2005, by Jay W. Russell, Member of  
Heights, LLC, on behalf of the limited liability company.

  
Judith M. Terhune, Notary Public

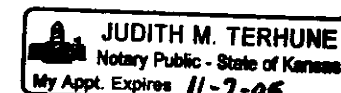
My App't. Exp. 11-7-05

We the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of "FALCON  
FALLS 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Chisholm Trail State Bank

  
ELMER S. PETERS, JR., (Title)


State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this 25<sup>th</sup> day of JULY, 2005, by ELMER S. PETERS, JR.  
Exec. V.P. of Chisholm Trail State Bank, on behalf of the bank.

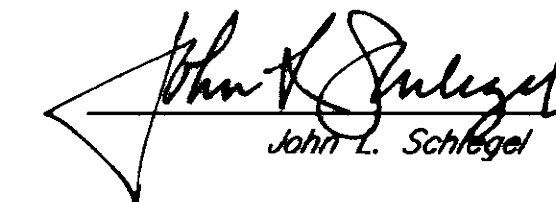
  
Judith M. Terhune, Notary Public

My App't. Exp. 11-7-05

This plat of "FALCON FALLS 2ND ADDITION",  
Wichita, Sedgwick County, Kansas has been submitted to and approved by  
the Wichita-Sedgwick County Metropolitan Area Planning Commission,  
Wichita, Kansas.


Dated this 12<sup>th</sup> day of May, 2005.  
Wichita-Sedgwick County Metropolitan Area Planning Commission


  
Morris K. Dunlap, Chair

  
John L. Schlegel, Secretary

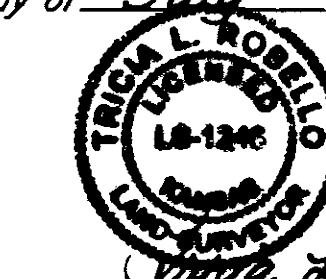



This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this 2<sup>nd</sup> day of August, 2005.

  
Carlos Moyans, Mayor

  
Karen Sublett


Reviewed in accordance with K.S.A. 58-2005  
on this 28<sup>th</sup> day of July, 2005.



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

Entered on transfer record this 14<sup>th</sup> day  
of SEPTEMBER, 2005.




  
Don Brace, 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 14<sup>th</sup> day  
of September, 2005 at 1:00 o'clock P.M. and is duly recorded.

  
Bill Meek, Register of Deeds


  
Tonya Buckingham, Deputy



Sedgwick County  
Register of Deeds - Bill Meek  
DOC #/FLM-PG: 28714101  
Receipt #: 1587732  
Pages Recorded: 2  
Recording Fee: \$40.00  
Created: Initials: DM  
Date Recorded: 9/14/2005 9:00:07 AM  
Authorized By: 

PAGE 1 OF 2

for reference only  
SHEET  
13 OF 14

  
Baughman Company, P.A.  
315 Ellis St. Wichita, KS 67211 P 316-262-7771 F 316-262-0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
P:\PLAT\FALCON FALLS 2ND ADDITION\DWG\FALCON FALLS 2ND ADDITION.DWG