

FALCON FALLS 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "FALCON FALLS 3RD ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as the SE1/4 of Sec. 22, Twp. 26-S, R-1-E
of the 6th P.M., Sedgwick County, Kansas, except that part platted as
Falcon Falls Addition, Wichita, Sedgwick County, Kansas, and except that
part platted as Falcon Falls 2nd Addition, Wichita, Sedgwick County,
Kansas, and except that part platted as Falcon Falls Commercial Addition,
Wichita, Sedgwick County, Kansas, and except that part condemned for
K-254 Highway in Condemnation Case No. B-19603, all being subject to
road rights-of-way of record.

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 3RD 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
streets are hereby dedicated to and for the use of the public. Reserve
"A" is reserved for landscaping, streets, open space, entry monuments,
drainage purposes, and utilities. Reserve "B" is reserved for landscaping,
open space, berms, pipelines as confined to easements, and drainage
purposes. Reserve "C" is reserved for sidewalks, landscaping, open space,
floodway, lakes, drainage purposes, and utilities as confined to easements.
Reserve "D" is reserved for sidewalks, landscaping, open space, lakes,
drainage purposes, and utilities as confined to easements. Reserve "E"
is reserved for sidewalks, landscaping, open space, and drainage purposes.
Reserves "A", "B", "C", "D" and "E" 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

Jay W. Russell, Member

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this _____ day of _____, 2005, by Jay W. Russell, Member of
Heights, LLC, on behalf of the limited liability company.

My App't. Exp. _____

We the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "FALCON
FALLS 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Chisholm Trail State Bank

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 2005, by _____,
of Chisholm Trail State Bank, on behalf of the bank.

Notary Public

My App't. Exp. _____

This plat of "FALCON FALLS 3RD 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 _____, 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 _____ day of _____, 2005.

Carlos Mayans, Mayor

Karen Sublett, City Clerk

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

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

Entered on transfer record this _____ day
of _____, 2005.

Don Brace, County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 2005 at _____ o'clock _____ M; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

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Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-1211 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
F:\PLAT\FALCONFALLS3RDADD.DWG\FALCONFALLS3RDF.DWG\MCC

