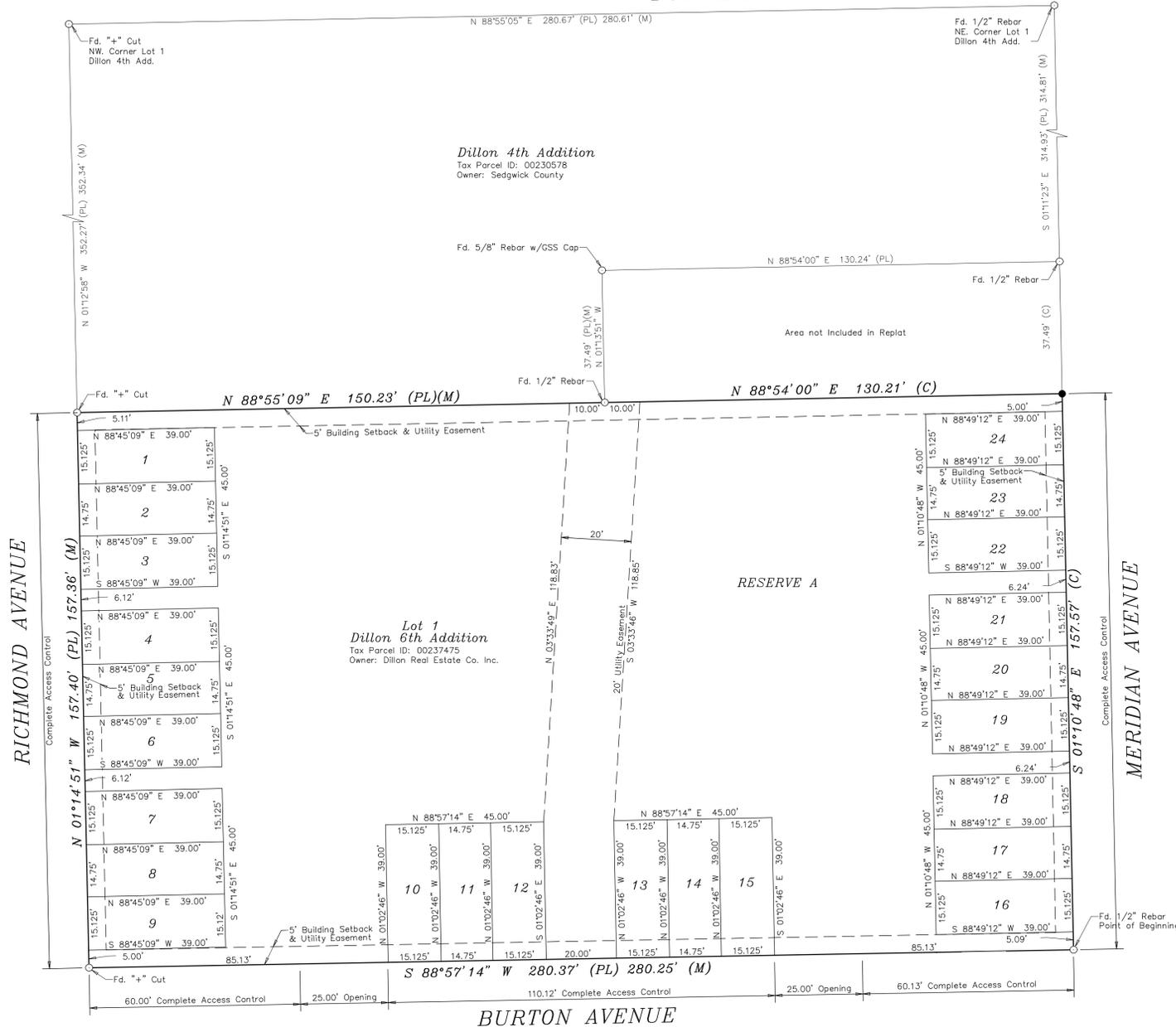


ONE STEP FINAL PLAT
FALCON CREST
 A REPLAT OF A PORTION OF LOT 1, DILLON 6th ADDITION, WICHITA, KANSAS
 JUNE 2025

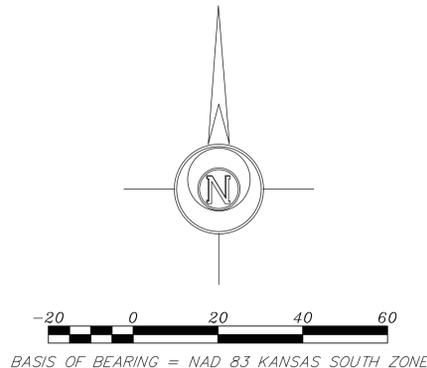
DOUGLAS AVENUE



RICHMOND AVENUE

MERIDIAN AVENUE

BURTON AVENUE



CLOSURE TABLE

NORTHING: 0.00306
 EASTING: 0.00497
 PRECISION: 875.6370,0058 = 1:150,968.97

LEGEND

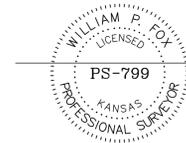
- - Survey Monument Found
- - 5/8" x 24" Iron Rebar Set w/GSS Cap
- (C) - Calculated
- (M) - Measured
- (R) - Record measurement
- (PL) - Platted

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, William P. Fox, Professional Land Surveyor of the State of Kansas, hereby certify that the following described tract of land was surveyed on March 11, 2025 and the accompanying Final Plat prepared based on that survey and all the survey monuments and benchmarks shown on the plat actually exist, and to the best of my knowledge and belief their positions are correctly shown.

DESCRIPTION:
 A part of Lot 1, Dillon 6th Addition, Wichita, Kansas, more particularly described by William P. Fox, Professional Surveyor #799, on May 21, 2025 as follows:
 Beginning at the Southeast corner of Lot 1, Dillon 6th Addition, Wichita, Kansas; Thence on a Kansas State Plane Coordinate System NAD83 Grid Bearing of South 88° 57' 14" West on the South line of said Lot 1 for a distance of 280.25 feet to the Southwest corner of said Lot 1; Thence, North 01° 14' 51" West on the West line of said Lot 1, for a distance of 157.36 feet to a North line of said Lot 1; Thence, North 88° 55' 09" East on a North line of said Lot 1, for a distance of 150.23 feet to a corner of said Lot 1; Thence, North 88° 54' 00" East parallel with the most Northerly line of said Lot 1 for a distance of 130.21 feet to a point on the East line of said Lot 1, said point being 37.49 feet South of the Northeast corner of said Lot 1; Thence South 01° 10' 48" East on the East line of said Lot 1 for a distance of 157.57 feet to the point of beginning. The described tract contains 44142.33 square feet, more or less.
 Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

Date: June 9, 2025.



OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

This is to certify that the undersigned, Owner of the land described in the Surveyor's Certificate; has caused the same to be surveyed and subdivided on the accompanying plat into Lots and a Reserve under the name of "FALCON CREST", a Replat of a portion of lot 1, Dillon 6th Addition, Wichita, Kansas; that all easements as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations, and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas. Access controls are hereby granted to the appropriate governing body as indicated on the face of the plat. Reserve "A" is hereby reserved for open space, landscaping, entry monuments, drainage purposes, parking, trash enclosure, utilities, ingress and egress. Reserve "A" shall be owned and maintained by the homeowners association for the addition. A drainage plan has been developed for this plat. All easements and reserves shall remain at established grades or as modified with approval of the Wichita City Engineer, and unobstructed to allow for the conveyance of storm water.

Iron Horse Development, LLC

Tim Austin, Managing Member

NOTARY CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

BE IT REMEMBERED:

That on this _____ day of _____, 20____ A.D., before me, the undersigned a Notary Public in and for the County of State aforesaid, came Tim Austin, who is known to me to be the same person who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF:
 I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.

My Commission Expires: _____

_____, Notary Public

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

This plat of "FALCON CREST", a replat of a portion of Lot 1, Dillon 6th Addition, Wichita, Kansas; has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2025.

By _____, Chair
 Bryon K. Frye

ATTEST:
 _____, Secretary
 Scott A. Wadle

CITY COUNCIL CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

This plat is approved as a Final Plat/Replat under the Subdivision Regulations of the City of Wichita, Kansas, and all dedications shown hereon are hereby accepted by the City Council of the City of Wichita, Kansas this _____ day of _____, 2025.

_____, Mayor, Lily Wu
 (Seal)

ATTEST: _____, Date Signed: _____

Paul Leeker, City Clerk

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

I, the undersigned, do hereby certify that I have reviewed this plat on this _____ day of _____, 2025. This plat has been reviewed for filing, pursuant to K.S.A. 58-2005 and K.S.A. 58-2001 for content only and is in compliance with those provisions. No other warranties are extended or implied.

Tricia L. Robello, P.S.# 1246

TRANSFER RECORD

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

Entered on transfer record on this _____ day of _____, 2025.

_____, County Clerk
 Kelly B. Arnold

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ m. on this _____ day of _____, 2025, in Doc/Film# _____.

_____, Register of Deeds
 Tonya E. Buckingham

_____, Deputy Register of Deeds
 Kenly Zehring

Prepared For: FALCON CREST	Description: FINAL PLAT
Prepared By: Garber Surveying Service, P.A.	
2908 North Plum St. 67502 (Main Office)	
BRANCH OFFICES:	MANHATTAN Ph. 785-320-4810
MCPHERSON Ph. 620-241-4441	NEWTON Ph. 316-283-5053
SALINA Ph. 785-404-6302	WICHITA Ph. 316-260-9933
Drawn By: FRB	Scale: 1"=20'
Checked By: WPF	Date: 06/09/2025
Date of Field Work: March 11, 2025	Job No: G2025-482
Sheet 1 of 1 Sheet(s)	