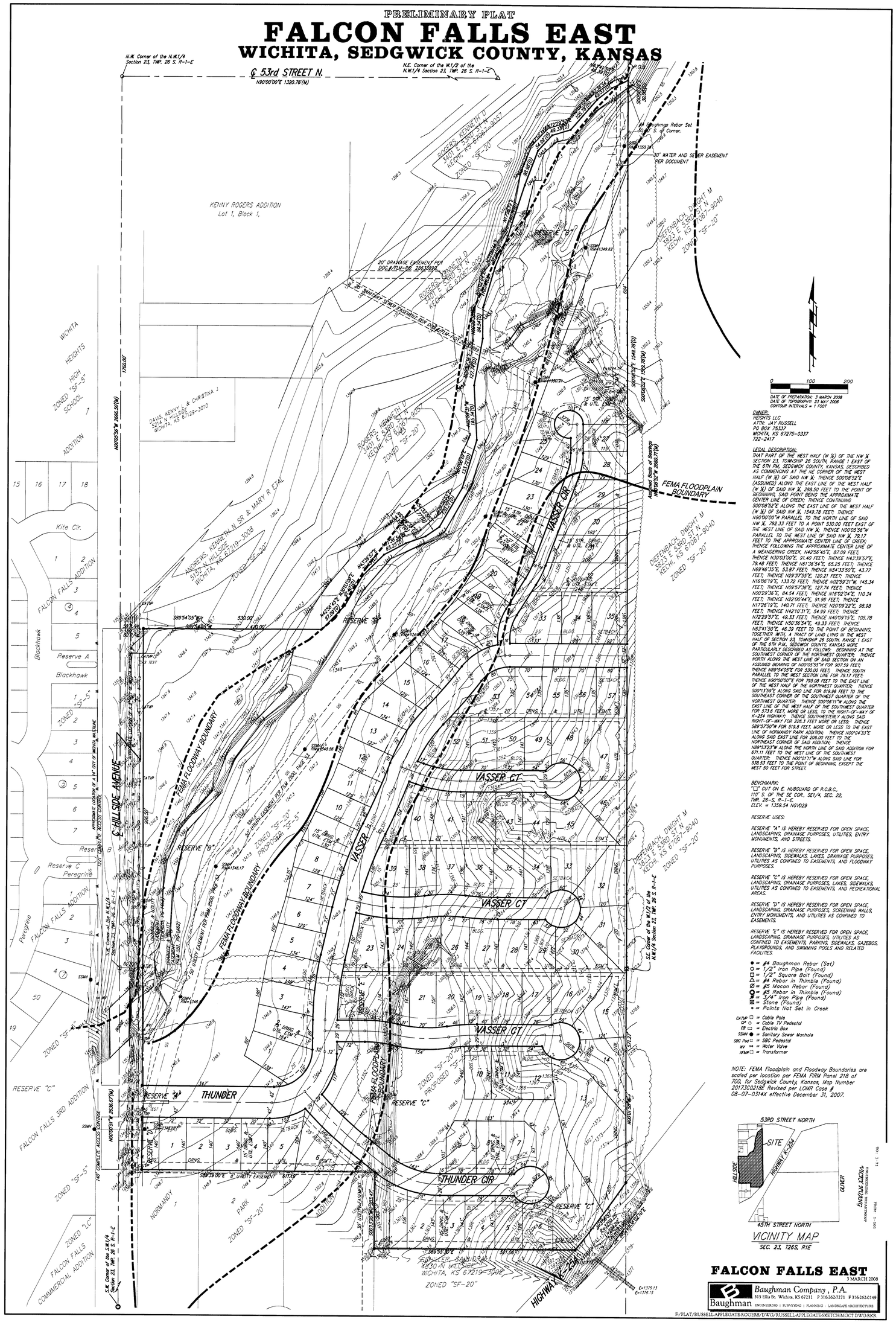
PRELIMINARY PLAT

FALCON FALLS EAST

WICHITA, SEDGWICK COUNTY, KANSAS



0 100 200

DATE OF PREPARATION: 3 MARCH 2008
DATE OF TOPOGRAPHY: 23 MAY 2006
CONTOUR INTERVALS = 1' FOOT

OWNER:
HEIGHTS LLC
ATTN: JAY RUSSELL
PO BOX 75317
WICHITA, KS 67275-0337
722-2417

LEGAL DESCRIPTION:
THAT PART OF THE WEST HALF (W ½) OF THE NW ¼ SECTION 23, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE 6TH PM, SEDGWICK COUNTY, KANSAS, DESCRIBED AS COMMENCING AT THE NE CORNER OF THE WEST HALF (W ½) OF SAID NW ¼; THENCE S00°05'52"E (ASSUMED) ALONG THE EAST LINE OF THE WEST HALF (W ½) OF SAID NW ¼, 288.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE APPROXIMATE CENTER LINE OF CREEK; THENCE CONTINUING S00°05'52"E ALONG THE EAST LINE OF THE WEST HALF (W ½) OF SAID NW ¼, 1549.78 FEET; THENCE N90°00'00"W PARALLEL TO THE NORTH LINE OF SAID NW ¼, 792.33 FEET TO A POINT 530.00 FEET EAST OF THE WEST LINE OF SAID NW ¼; THENCE N00°05'56"W PARALLEL TO THE WEST LINE OF SAID NW ¼, 79.17 FEET TO THE APPROXIMATE CENTER LINE OF CREEK; THENCE FOLLOWING THE APPROXIMATE CENTER LINE OF A MEANDERING CREEK, N42°56'45"E, 87.09 FEET; THENCE N30°03'30"E, 91.40 FEET; THENCE N43°39'37"E, 73.48 FEET; THENCE N81°36'54"E, 65.25 FEET; THENCE N69°46'35"E, 53.87 FEET; THENCE N54°33'50"E, 43.77 FEET; THENCE N29°37'55"E, 120.21 FEET; THENCE N16°36'19"E, 133.72 FEET; THENCE N02°59'31"W, 145.34 FEET; THENCE N09°57'36"E, 127.74 FEET; THENCE N00°29'36"E, 84.54 FEET; THENCE N16°02'04"E, 110.34 FEET; THENCE N22°00'44"E, 91.96 FEET; THENCE N17°28'19"E, 140.71 FEET; THENCE N20°09'22"E, 98.98 FEET; THENCE N42°10'31"E, 54.99 FEET; THENCE N72°29'57"E, 49.33 FEET; THENCE N40°09'57"E, 105.78 FEET; THENCE N50°16'54"E, 49.13 FEET; THENCE N63°41'50"E, 46.39 FEET TO THE POINT OF BEGINNING, TOGETHER WITH, A TRACT OF LAND LYING IN THE WEST HALF OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION ON AN ASSUMED BEARING OF N00°05'55"W FOR 907.59 FEET; THENCE N89°54'05"E FOR 530.00 FEET; THENCE SOUTH PARALLEL TO THE WEST SECTION LINE FOR 79.17 FEET; THENCE N00°00'00"E FOR 795.08 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER; THENCE S00°13'59"E ALONG SAID LINE FOR 819.96 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S00°09'11"W ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER FOR 513.6 FEET, MORE OR LESS, TO THE RIGHT-OF-WAY OF K-254 HIGHWAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY FOR 225.3 FEET MORE OR LESS; THENCE S89°57'50"W FOR 519.8 FEET, MORE OR LESS TO THE EAST LINE OF NORMANDY PARK ADDITION; THENCE N00°04'33"E ALONG SAID EAST LINE FOR 208.00 FEET TO THE NORTHEAST CORNER OF SAID ADDITION; THENCE N89°53'23"W ALONG THE NORTH LINE OF SAID ADDITION FOR 671.11 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER; THENCE N00°01'11"W ALONG SAID LINE FOR 538.53 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 50 FEET FOR STREET.

BENCHMARK:
"□" CUT ON E. HUBGUARD OF R.C.B.C., 110' S. OF THE SE COR. SET/4, SEC. 22, TWP. 26-S, R-1-E. ELEV. = 1359.54 NGVD29

RESERVE USES:

RESERVE "A" IS HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, DRAINAGE PURPOSES, UTILITIES, ENTRY MONUMENTS, AND STREETS.

RESERVE "B" IS HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, SIDEWALKS, LAKES, DRAINAGE PURPOSES, UTILITIES AS CONFINED TO EASEMENTS, AND FLOODWAY PURPOSES.

RESERVE "C" IS HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, DRAINAGE PURPOSES, LAKES, SIDEWALKS, UTILITIES AS CONFINED TO EASEMENTS, AND RECREATIONAL AREAS.

RESERVE "D" IS HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, DRAINAGE PURPOSES, SCREENING WALLS, ENTRY MONUMENTS, AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVE "E" IS HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, DRAINAGE PURPOSES, UTILITIES AS CONFINED TO EASEMENTS, PARKING, SIDEWALKS, GAZEBOS, PLAYGROUNDS, AND SWIMMING POOLS AND RELATED FACILITIES.

● = #4 Baughman Rebar (Set)
○ = 1/2" Iron Pipe (Found)
□ = 1/2" Square Bolt (Found)
△ = #4 Rebar in Thimble (Found)
Ø = #5 Macon Rebar (Found)
Ø = #5 Rebar in Thimble (Found)
⊠ = 1/4" Iron Pipe (Found)
⊠ = Stone (Found)
• = Points Not Set in Creek

CATV □ = Cable Pole
DP ○ = Cable TV Pedestal
EB □ = Electric Box
SSMH ● = Sanitary Sewer Manhole
SBC Ped □ = SBC Pedestal
WV ⋈ = Water Valve
XFMR □ = Transformer

NOTE: FEMA Floodplain and Floodway Boundaries are scaled per location per FEMA FIRM Panel 218 of 700, for Sedgwick County, Kansas, Map Number 20173C0218E Revised per LOMR Case # 08-07-0314X effective December 31, 2007.

VICINITY MAP
SEC. 23, T26S, R1E

FALCON FALLS EAST
3 MARCH 2008

Baughman Company, P.A.
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Baughman ENGINEERING | SURVEYING | PLANNING LANDSCAPE ARCHITECTURE

F:/PLAT/RUSSELL-APPLEGATE-ROGERS/DWG/RUSSELL-APPLEGATE-SKETCH-MOC7.DWG-RKR