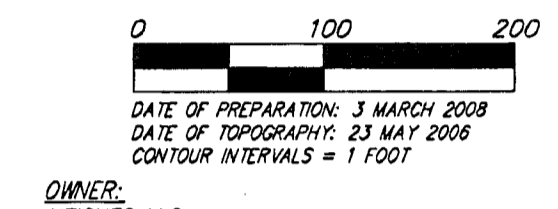
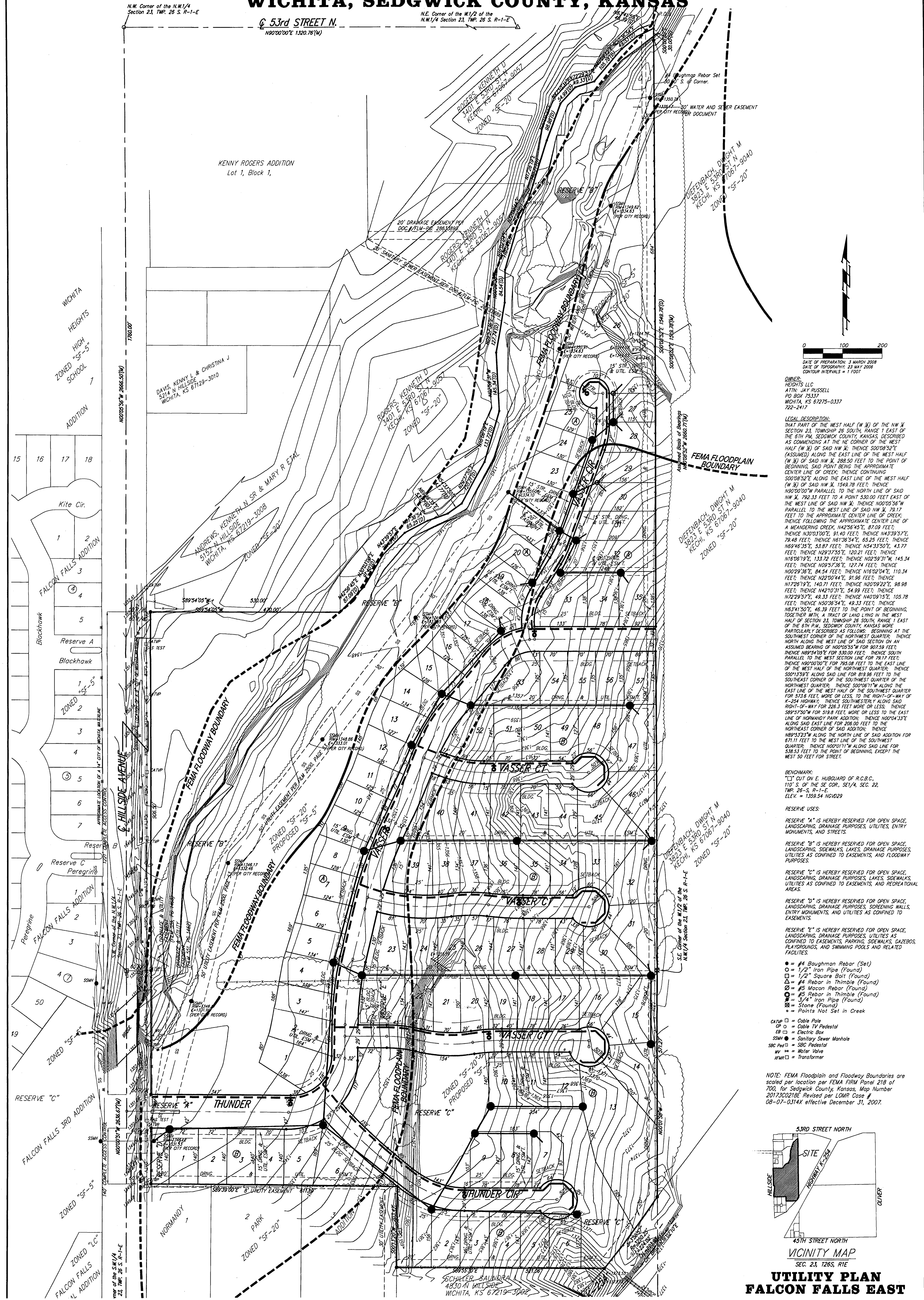


UTILITY PLAN FALCON FALLS EAST WICHITA, SEDGWICK COUNTY, KANSAS

N.W. Corner of the N.W. 1/4
Section 23, Twp. 26 S. R-1-E

N.E. Corner of the N.W. 1/2 of the
N.W. 1/4 Section 23, Twp. 26 S. R-1-E

53rd STREET N.
H000000'S, 1320.761(M)



OWNER:
FALCON FALLS LLC
ATTN: JAY RUSSELL
PO BOX 15333
WICHITA, KS 67275-0337
722-2417

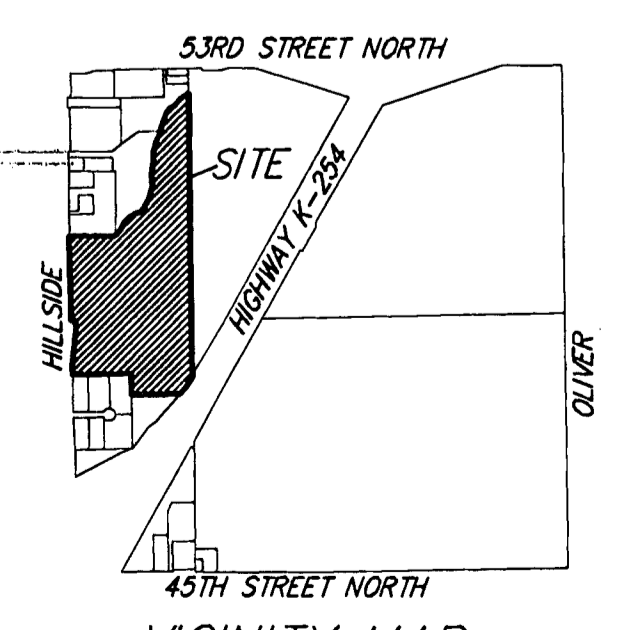
LEGAL DESCRIPTION:
THAT PART OF THE WEST HALF (W 1/2) OF THE NW 1/4 SECTION 23, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE 6TH PA. SEDGWICK COUNTY, KANSAS, DESCRIBED AS COMMENCING AT THE NE CORNER OF THE WEST HALF (W 1/2) OF SAID NW 1/4; THENCE S00°08'50"E (ASSUMED) ALONG THE EAST LINE OF THE WEST HALF (W 1/2) OF SAID NW 1/4, 288.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE APPROXIMATE CENTER LINE OF CREEK; THENCE CONTINUING S00°08'50"E ALONG THE EAST LINE OF THE WEST HALF (W 1/2) OF SAID NW 1/4, 1549.78 FEET; THENCE N00°00'00"W PARALLEL TO THE NORTH LINE OF SAID NW 1/4, 792.33 FEET TO A POINT 530.00 FEET EAST OF THE WEST LINE OF SAID NW 1/4; THENCE N00°00'00"W PARALLEL TO THE WEST LINE OF SAID NW 1/4, 79.17 FEET TO THE APPROXIMATE CENTER LINE OF CREEK; THENCE FOLLOWING THE APPROXIMATE CENTER LINE OF A MEANDERING CREEK, N42°56'43"E, 87.09 FEET; THENCE N03°03'00"E, 31.40 FEET; THENCE N42°59'37"E, 78.48 FEET; THENCE N61°36'54"E, 65.25 FEET; THENCE N09°44'35"E, 53.87 FEET; THENCE N34°33'50"E, 43.77 FEET; THENCE N25°23'52"E, 120.21 FEET; THENCE N10°08'19"E, 133.72 FEET; THENCE N22°52'31"W, 145.34 FEET; THENCE N09°37'36"E, 127.74 FEET; THENCE N02°00'00"E, 84.54 FEET; THENCE N10°00'00"E, 110.34 FEET; THENCE N22°00'44"E, 81.86 FEET; THENCE N12°29'19"E, 140.71 FEET; THENCE N02°09'22"E, 98.98 FEET; THENCE N42°01'12"E, 84.89 FEET; THENCE N22°29'57"E, 49.33 FEET; THENCE N40°09'15"E, 105.78 FEET; THENCE N00°08'54"E, 49.33 FEET; THENCE N42°34'05"E, 46.19 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 PA. 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 AND ASSUMED BEARING OF N00°00'00"W FOR 807.58 FEET; THENCE N89°04'50"E FOR 530.00 FEET; THENCE SOUTH PARALLEL TO THE WEST SECTION LINE FOR 29.19 FEET; THENCE N00°00'00"E FOR 29.08 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER, THENCE S01°13'57"E ALONG SAID LINE FOR 819.86 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE S00°08'11"W ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER FOR 2316 FEET, MORE OR LESS, TO THE NORTH-OR-MAY OF K-254 HIGHWAY; THENCE SOUTHWESTERLY ALONG SAID NORTH-OR-MAY FOR 288.1 FEET, MORE OR LESS; THENCE S89°17'00"W FOR 519.8 FEET, MORE OR LESS TO THE EAST LINE OF HIGHWAY 254 ADDITION; THENCE N00°04'15"E ALONG SAID EAST LINE FOR 268.00 FEET TO THE NORTHEAST CORNER OF SAID ADDITION; THENCE N00°04'15"E N89°53'23"W ALONG THE NORTH LINE OF SAID ADDITION FOR 871.11 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER, THENCE NORTH11°W ALONG SAID LINE FOR 528.53 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 50 FEET FOR STREET.

BENCHMARK:
T3 CUT ON E. HUBBARD OF R.C.B.C.
107.5' OF THE SE COR. SE1/4, SEC. 22,
TWP. 26-S, R-1-E
ELEV. = 1559.34 NAD1989

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 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 Trimble (Found)
 - ⊙ #5 Mason Rebar (Found)
 - ⊙ #5 Rebar in Trimble (Found)
 - 1/4" Iron Pipe (Found)
 - ⊙ Stone (Found)
 - Points Not Set in Creek
- CAT# □ = Cable Pole
 ○ = Cable TV Pedestal
 □ = Electric Box
 ● = Sanitary Sewer Manhole
 ● = SBC Pedestal
 W = Meter Valve
 W#1 = Transformer

NOTE: FEMA Floodplain and Floodway Boundaries are scaled per location per FEMA FIRM Panel 218 of 700 for Sedgwick County, Kansas, Map Number 201730218E, Revised per LOMR Case # 08-07-0314X effective December 31, 2007.



**UTILITY PLAN
FALCON FALLS EAST**