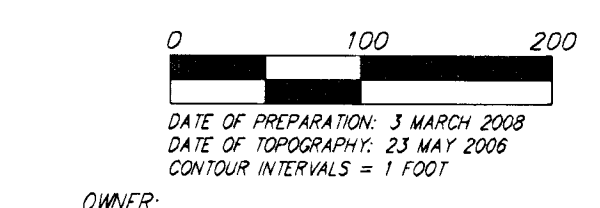
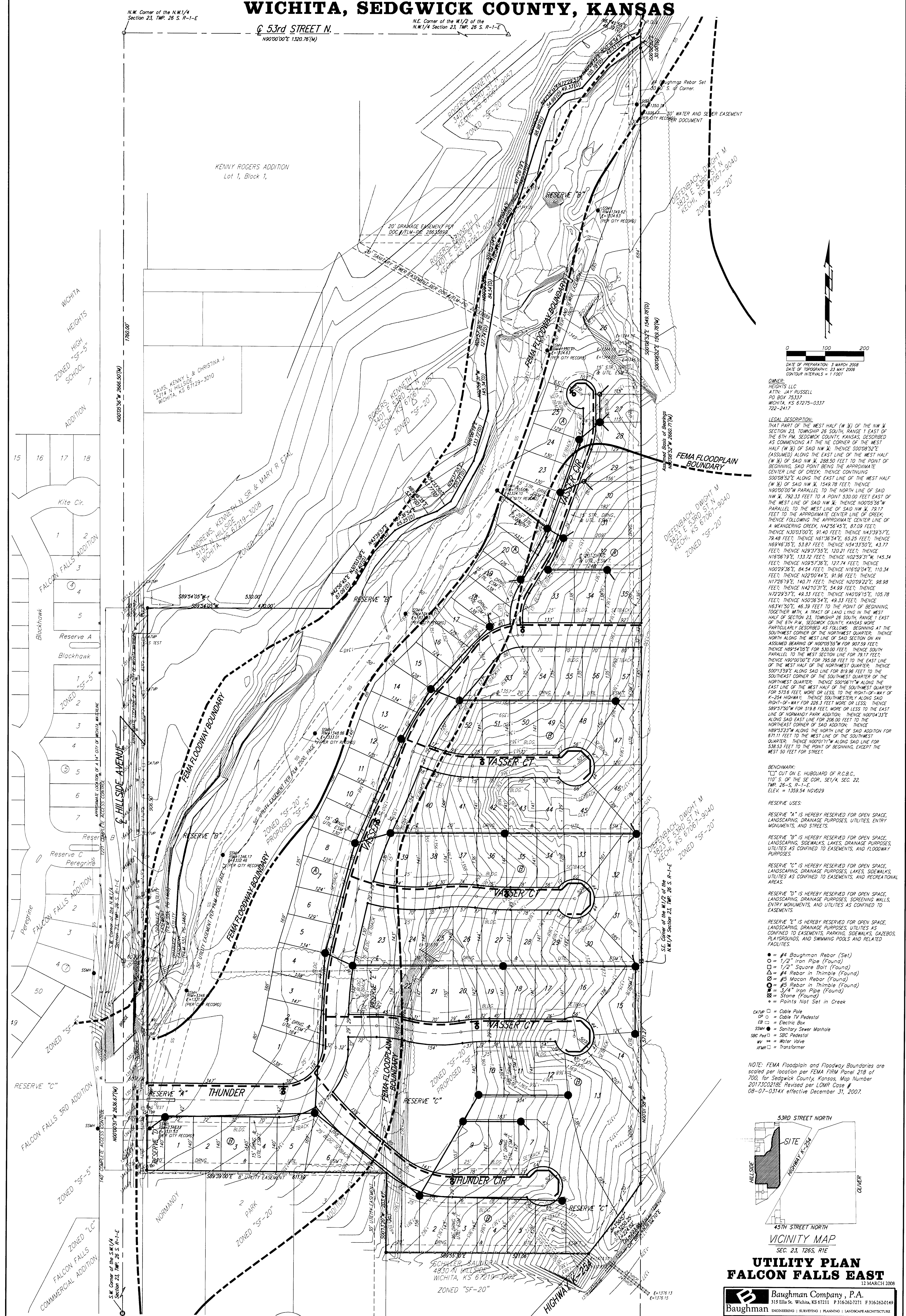


UTILITY PLAN FALCON FALLS EAST WICHITA, SEDGWICK COUNTY, KANSAS



OWNER:
HEIGHTS LLC
ATTN: JAY RUSSELL
PO BOX 75337
WICHITA, KS 67275-0337
722-2417

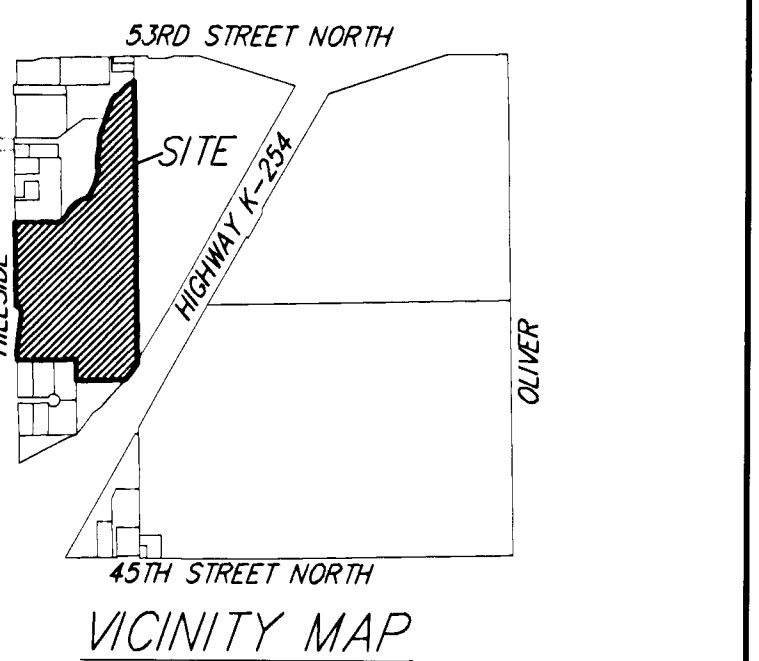
LEGAL DESCRIPTION:
THAT PART OF THE WEST HALF (W 1/2) OF THE NW 1/4 SECTION 23, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE 6TH PM, SEDGWICK COUNTY, KANSAS, DESCRIBED AS COMMENCING AT THE NE CORNER OF THE WEST HALF (W 1/2) OF SAID NW 1/4; THENCE S00D852'E (ASSUMED) ALONG THE EAST LINE OF THE WEST HALF (W 1/2) OF SAID NW 1/4, 288.60 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE APPROXIMATE CENTER LINE OF CREEK; THENCE CONTINUING S00D852'E ALONG THE EAST LINE OF THE WEST HALF (W 1/2) OF SAID NW 1/4, 1549.78 FEET; THENCE N02D00'00" 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 N02D03'56"W PARALLEL TO THE WEST LINE OF SAID NW 1/4, 291.7 FEET TO THE APPROXIMATE CENTER LINE OF CREEK; THENCE FOLLOWING THE APPROXIMATE CENTER LINE OF A MEANDERING CREEK, N42D54'45"E, 87.03 FEET; THENCE N02D03'50"E, 91.40 FEET; THENCE N43D39'57"E, 79.48 FEET; THENCE N63D56'42"E, 65.25 FEET; THENCE N69D40'35"E, 53.87 FEET; THENCE N34D33'50"E, 43.77 FEET; THENCE N02D37'55"E, 120.21 FEET; THENCE N08D18'E, 113.70 FEET; THENCE N02D31'W, 145.34 FEET; THENCE N02D37'58"E, 127.74 FEET; THENCE N02D39'36"E, 84.54 FEET; THENCE N02D02'42"E, 110.34 FEET; THENCE N02D04'44"E, 98.86 FEET; THENCE N72D9'18"E, 140.71 FEET; THENCE N02D22'22"E, 88.88 FEET; THENCE N42D07'17"E, 34.94 FEET; THENCE N52D29'57"E, 49.33 FEET; THENCE N02D19'15"E, 105.78 FEET; THENCE N50D28'54"E, 49.33 FEET; THENCE N82D45'07"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 PM, 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 N02D05'07"W FOR 807.59 FEET; THENCE N82D45'07"E FOR 400.00 FEET; THENCE SOUTH PARALLEL TO THE WEST SECTION LINE 500.00 FEET; THENCE N02D05'07"E FOR 795.00 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER; THENCE S02D53'E ALONG SAID LINE FOR 88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S02D07'17"W ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER FOR 358 FEET MORE OR LESS TO THE RIGHT-OF-WAY OF K-254 HIGHWAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY FOR 220 FEET MORE OR LESS; THENCE S02D47'50"W FOR 918 FEET MORE OR LESS TO THE EAST LINE OF NORMANDY PARK ADDITION; THENCE N02D04'31'E ALONG SAID EAST LINE FOR 200.00 FEET TO THE NORTHEAST CORNER OF SAID ADDITION; THENCE N02D03'52"E ALONG THE NORTH LINE OF SAID ADDITION FOR 671.11 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER; THENCE N02D07'17"W ALONG SAID LINE FOR 338.53 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 50 FEET FOR STREET.

BENCHMARK:
"CT" CUT ON E. HUBBARD OF R.O.B.C.
110.5' OF THE SE COR. SE1/4, SEC. 22,
TWP. 26S, R.1E,
ELEV. = 1359.34 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, DRAINAGE PURPOSES, LAKES, SIDEWALKS, UTILITIES AS CONFINED TO EASEMENTS, AND FLOODWAY PURPOSES.
RESERVE "C" IS HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, DRAINAGE PURPOSES, UTILITIES AS CONFINED TO EASEMENTS, PARKING, SIDEWALKS, GAZEBOS, PLAYHOUSES, AND SWIMMING POOLS AND RELATED FACILITIES.
RESERVE "M" IS HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, DRAINAGE PURPOSES, SCREENING WALLS, ENTRY MONUMENTS, AND UTILITIES AS CONFINED TO EASEMENTS.

- = #4 Baughman Rebar (Set)
 - = 1/2" Iron Pipe (Found)
 - = 1/2" Square Box Iron (Found)
 - △ = #4 Rebar in Timber (Found)
 - ◇ = #5 Mason Rebar (Found)
 - = #5 Rebar in Timber (Found)
 - = 3/4" Iron Pipe (Found)
 - = Stone (Found)
 - = Points Not Set in Creek
- CBP = Cable Pole
 CP = Cable TV Pedestal
 EB = Electric Box
 SWM = Sanitary Sewer Manhole
 SPT = SPT
 MV = Meter Valve
 TRM = Transformer

NOTE: FEMA Floodplain and Floodway Boundaries are scaled per location per FEMA Flood Panel 218 of 700, for Sedgwick County, Kansas, Map Number 2017302120E, Revised per LOMR Case # 08-01-0314r effective December 31, 2007.



**UTILITY PLAN
FALCON FALLS EAST**
11-MAR-11-2008

Baughman Company, P.A.
115 1/2 St. Wichita, KS 67211 P 785-241-7171 F 785-241-6149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

FILE: PLAT/RUSSELL/APPLECOTE/ROGERS/DWG/RUSSELL/APPLECOTE/ROGERS/UTLTY PLAN/0311M002.DWG 13:48:28