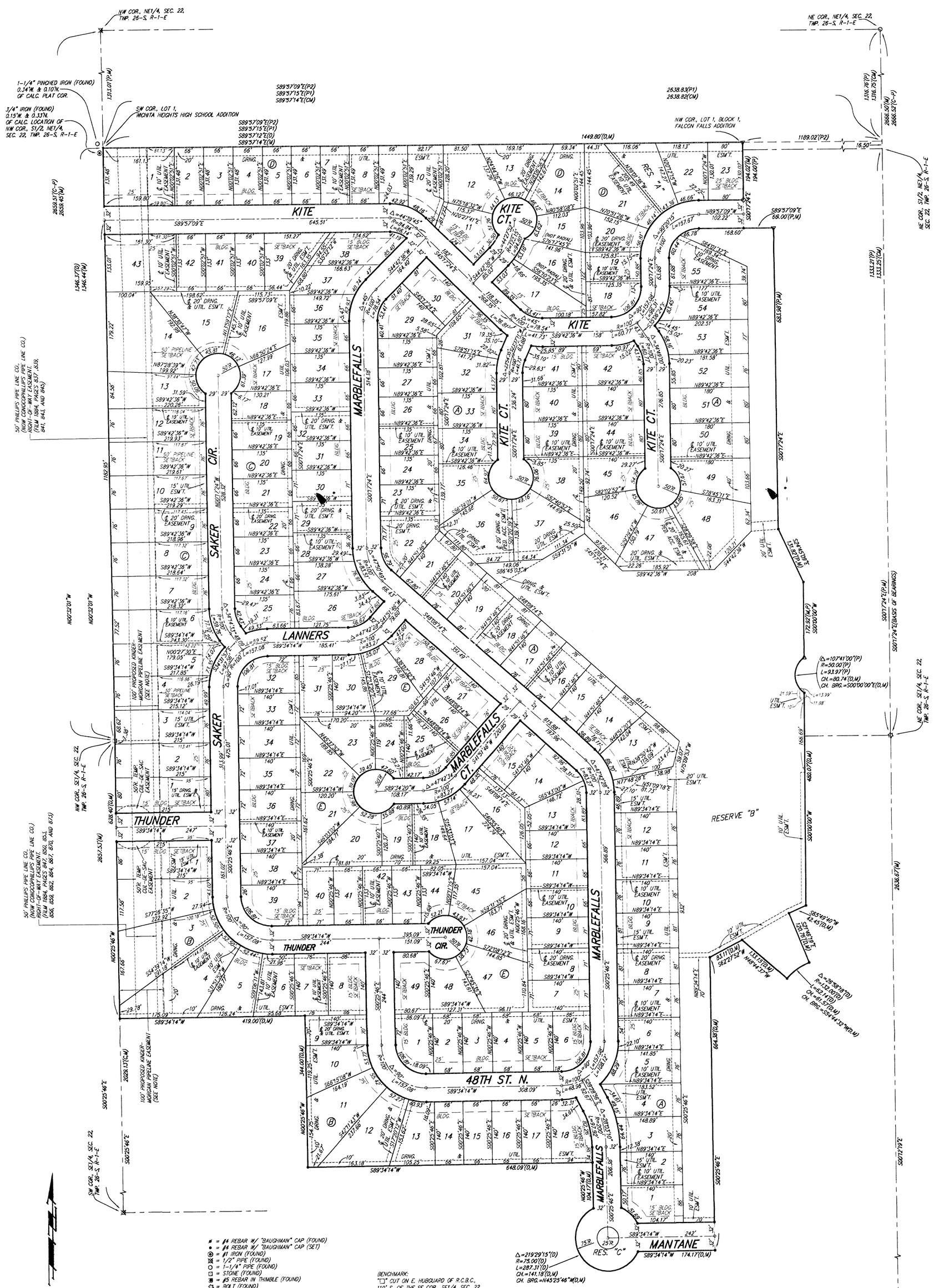
FALCON FALLS 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:
ALL LOTS WITHIN FALCON FALLS 2ND ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system shall be allowed.

- ★ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ◉ = #1 IRON (FOUND)
- ⊠ = 1/2" PIPE (FOUND)
- ○ = 1-1/4" PIPE (FOUND)
- □ = STONE (FOUND)
- ▣ = #5 REBAR IN THIMBLE (FOUND)
- ✪ = BOLT (FOUND)
- △ = #4 REBAR W/ "POE" CAP (FOUND)
- ▽ = #5 REBAR W/ "ARMSTRONG" CAP (FOUND)
- ◇ = #4 REBAR (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C) = CALCULATED
(CM) = CALCULATED PER MEASURED INFO.
(C-P) = CALCULATED PER PLATTED INFO.
(P1) = CALCULATED PER HEIGHTS HIGH SCHOOL PLATTED INFO.
(P2) = PLATTED INFO. PER FALCON FALLS ADDITION

BENCHMARK:
"□" CUT ON E. HUBGUARD OF R.C.B.C., 110' S. OF THE SE COR., SE1/4, SEC. 22, TWP. 26-S, R-1-E.
ELEV. = 1359.54 NGVD29

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NGVD29
1-9	A	1353.0
10-12	A	1354.0
13-19, 36, 37	A	1355.0
46-50	A	1355.0
51-55	A	1357.0
21, 22	D	1359.5

△=219°29'15"(D)
R=75.00'(D)
L=287.31'(D)
CH.=141.18'(D,M)
CH. BRG.=N45°25'46"W(D,M)

NOTE:

BLANKET NORTHERN GAS PRODUCTS COMPANY EASEMENT, (MISC. BOOK 495, PAGE 172), NOW ASSIGNED TO KINDER MORGAN OPERATING L.P. "A", OVER THE SE1/4 OF SEC. 22, TWP. 26-S, R-1-E IS IN THE PROCESS OF BEING CONFINED THIS 31ST DAY OF MAY, 2005.

50' NORTHERN GAS PRODUCTS COMPANY EASEMENT, (MISC. BOOK 499, PAGE 385), NOW ASSIGNED TO KINDER MORGAN OPERATING L.P. "A", OVER THE W1/2 OF THE SW1/4 OF THE NE1/4 OF SEC. 22, TWP. 26-S, R-1-E IS IN THE PROCESS OF BEING RECONFIGURED THIS 31ST DAY OF MAY, 2005.

50' NORTHERN GAS PRODUCTS COMPANY EASEMENT, (MISC. BOOK 501, PAGE 508), NOW ASSIGNED TO KINDER MORGAN OPERATING L.P. "A", OVER THE WEST 50' OF THE W1/2 OF THE NW1/4 OF THE NE1/4 OF SEC. 22, TWP. 26-S, R-1-E IS IN THE PROCESS OF BEING RECONFIGURED THIS 31ST DAY OF MAY, 2005.

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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