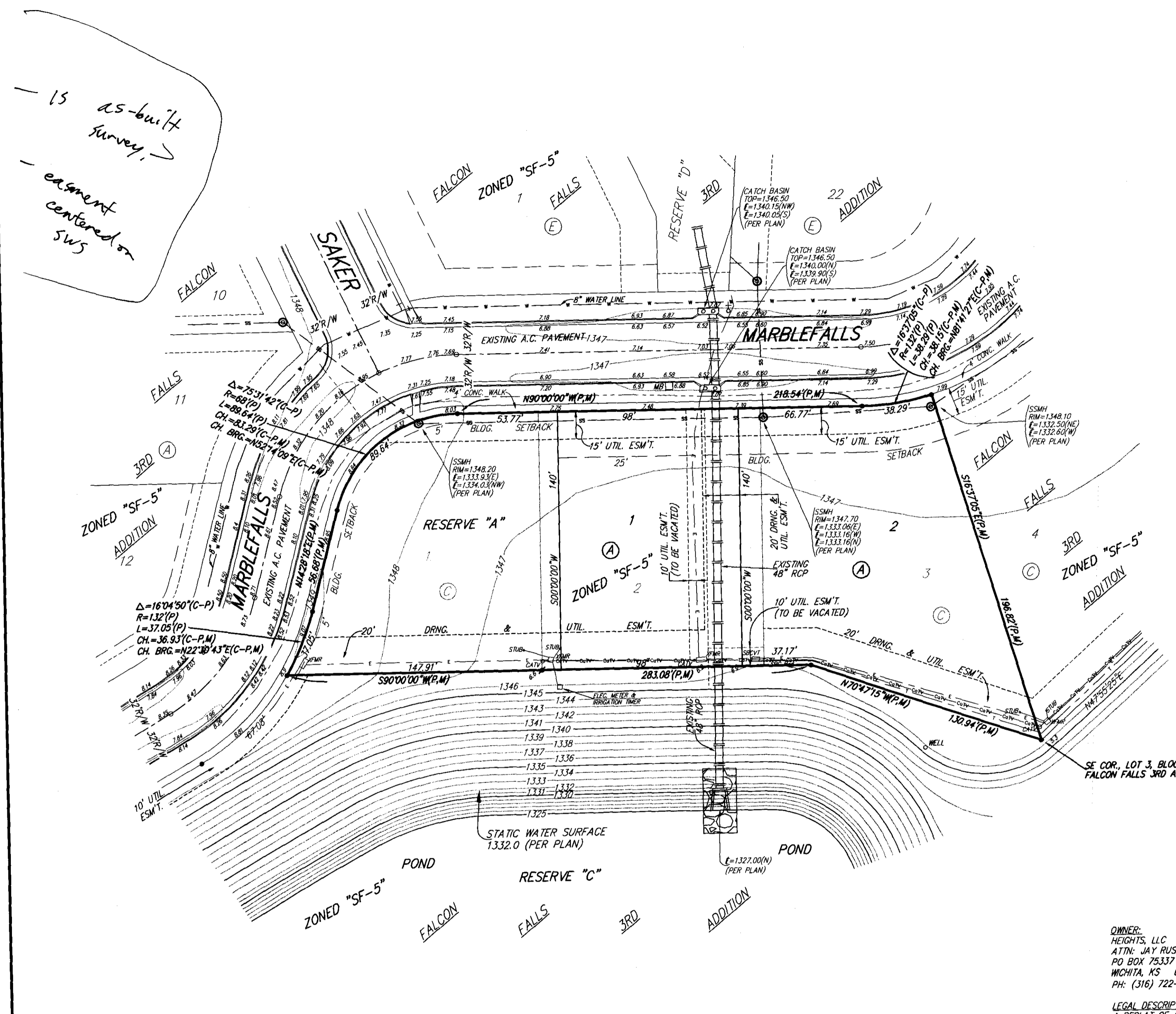


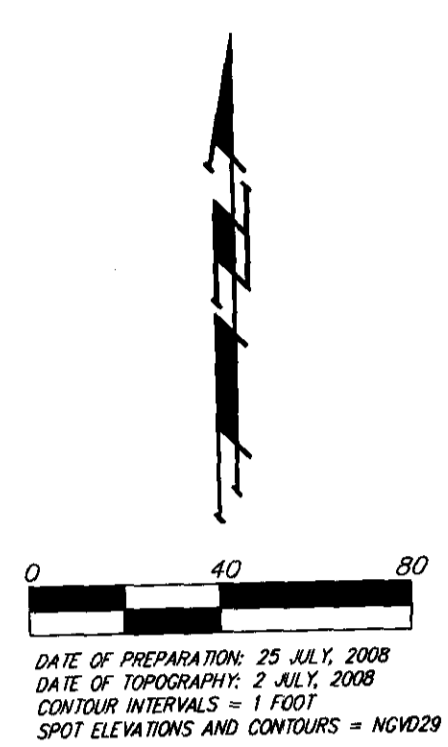
ONE-STEP FINAL PLAT

FALCON FALLS 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



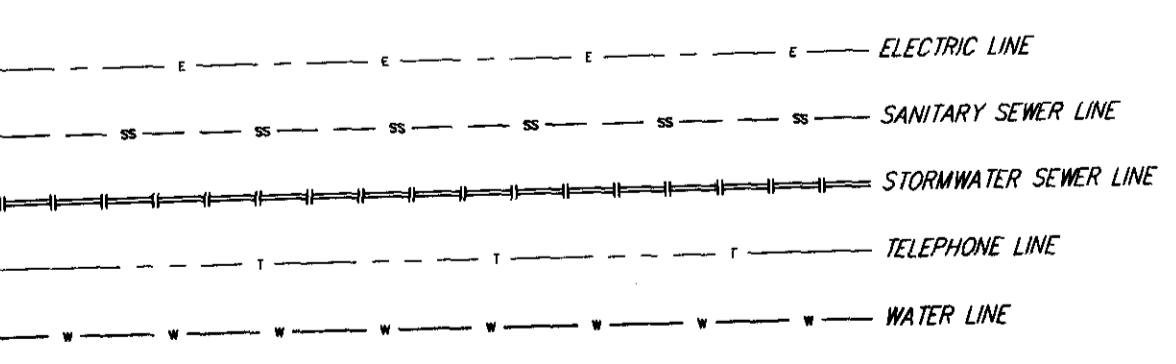
15 as-built survey, easement centered on SW



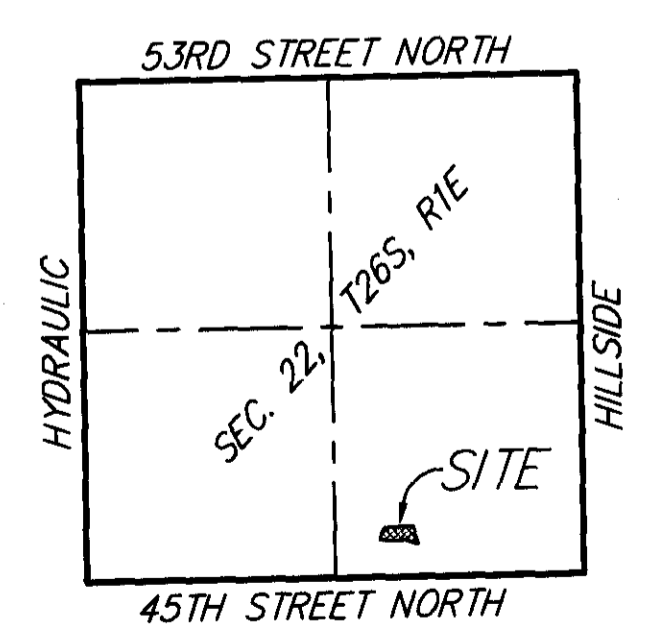
* = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 * = #4 REBAR (FOUND)
 (M) = MEASURED
 (P) = PLATTED
 (C-P) = CALCULATED PER PLATTED INFO

NOTE: ADD 1340.00 TO SPOT ELEVATIONS FOR NGVD29 ELEVATIONS.

○ = SANITARY SEWER MANHOLE
 S.W. = ELEC. STUB
 C.T. = CABLE TV PEDESTAL
 T. = ELEC. TRANSFORMER
 S.C. Ped = SBC PEDESTAL
 S.C. V. = SBC VAULT



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.



VICINITY MAP

DRAWN: HEIGHTS, LLC
 ATTY: JAY W. RUSSELL
 PO BOX 75337
 WICHITA, KS 67235-0337
 PH: (316) 722-2417

LEGAL DESCRIPTION:
 A REPLAT OF ALL OF LOTS 1, 2, AND 3, BLOCK C, FALCON FALLS 3RD ADDITION, WICHITA, KANSAS TOGETHER WITH THAT PART OF RESERVE "C" AS PLATTED BY SAID FALCON FALLS 3RD ADDITION LYING NORTH OF AND ABUTTING THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SE CORNER OF SAID LOT 2; THENCE N90°00'00"E ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 2, 40.00 FEET TO THE SW CORNER OF SAID LOT 3, AND THERE ENDING.

BENCHMARK:
 "C" CUT ON E. HUBGUARD OF R.C.B.C., 110' S. OF THE SE COR., SE 1/4, 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
RESERVE "A"		1348.0
1, 2	A	1348.0

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County do hereby certify that we have surveyed and platted "FALCON FALLS 4TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lots 1, 2, and 3, Block C, Falcon Falls 3rd Addition, Wichita, Sedgwick County, Kansas, together with that part of Reserve "C" as platted in said Falcon Falls 3rd Addition lying north of and abutting the following described line: Beginning at the SE corner of said Lot 2; thence N90°00'00"E along the easterly extension of the south line of said Lot 2, 40.00 feet to the SW corner of said Lot 3, and there ending.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).
 All being situated in the SE 1/4 of Sec. 22, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.
 Baughman Company, P.A.

Michael G. Conrey, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and a Reserve to be known as "FALCON FALLS 4TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. Reserve "A" is hereby reserved for landscaping, berms, open space, drainage purposes, utilities as confined to easement, parking, and a swimming pool and related facilities. Reserve "A" shall be owned and maintained by the homeowners association for the addition. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Heights, LLC

Jay W. Russell, Member
 Falcon Falls Homeowners Association
 Jay W. Russell, President

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2008, by Jay W. Russell, Member of Heights, LLC, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2008, by Jay W. Russell, President of Falcon Falls Homeowners Association, on behalf of the association.

_____, Notary Public

My App't. Exp. _____

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "FALCON FALLS 4TH ADDITION", Wichita, Sedgwick County, Kansas.

Chisholm Trail State Bank
 _____ (Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2008, by _____ of Chisholm Trail State Bank, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

This plat of "FALCON FALLS 4TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
 Dated this _____ day of _____, 2008.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
 M. S. Mitchell
 _____, Secretary
 John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2008.

_____, Mayor
 Carl Brewer
 _____, City Clerk
 Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2008.

Tricia L. Robello, L.S. #1246
 Deputy County Surveyor
 Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2008.

_____, County Clerk
 Dan Brace

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2008 at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
 Bill Meek

_____, Deputy
 Tonya Buckingham

25 JULY 2008

Baughman Company, P.A.
 315 11th St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
 Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
 REPLAT FALCON FALLS 4TH ADDITION FALCON FALLS 4TH P.D.WD.MOC

Austin