

# FALCON FALLS 5TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "FALCON FALLS 5TH 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 \_\_\_\_\_, 2014,  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Matthew J. Goalsby

\_\_\_\_\_, 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 \_\_\_\_\_, 2014.

\_\_\_\_\_, Mayor  
Carl Brewer

\_\_\_\_\_, City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2014.

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Tonya Buckingham

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, Streets, and Reserves to be known as "FALCON  
FALLS 5TH ADDITION", Wichita, Sedgwick County, Kansas. The utility  
easements are 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. Reserve "A" is hereby reserved for  
open space, lakes, landscaping, sidewalks, berms, floodway purposes, and  
drainage purposes. Reserve "B" is hereby reserved for open space, lakes,  
landscaping, sidewalks, berms, floodway purposes, drainage purposes, and  
utilities as confined to easements. No buildings shall be constructed or  
placed on or within said floodway, nor shall any fill, change of grade,  
creation of channel, or any other work be carried on without the  
permission of the Engineer for the appropriate governing body. FEMA  
floodplain and regulatory floodway boundaries are subject to periodic  
change, and such change may affect the intended land use within the  
subdivision. Reserves "A" and "B" shall be owned and maintained by the  
homeowners association for the addition. Access controls shall be as  
depicted on the face of the plat and are hereby granted to the City of  
Wichita, Kansas. The Minimum Building Pad Elevations for the lowest  
opening to the structures shall be as indicated on the face of the plat.

Heights, LLC, a Kansas limited liability company

\_\_\_\_\_, Managing  
Member  
Jay W. Russell

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 21st day of October, 2014, by Jay W. Russell, Managing  
Member of Heights, LLC, a Kansas limited liability company, on behalf of the  
limited liability company.

JUDITH M. TERHUNE  
Notary Public - State of Kansas  
My Appl. Expires 11-7-17

\_\_\_\_\_, Notary Public  
JUDITH M. TERHUNE

My App't. Exp. 11-7-17

We the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of "FALCON  
FALLS 5TH ADDITION", Wichita, Sedgwick County, Kansas.

Conway Bank, National Association

\_\_\_\_\_, CLO  
RONALD P. CARE

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this 13 day of October, 2014, by RONALD P. CARE,  
CLO of Conway Bank, National Association, on behalf of  
the bank.

\_\_\_\_\_, Notary Public  
DONNA R. FOWLER

My App't. Exp. 1-22-2018

DONNA R. FOWLER  
NOTARY PUBLIC  
STATE OF KANSAS  
My Appl. Exp. 1-22-2018

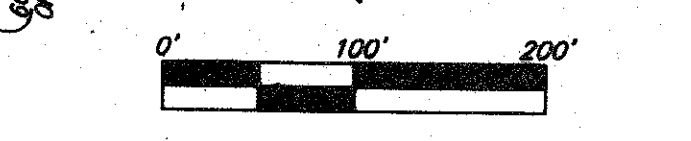
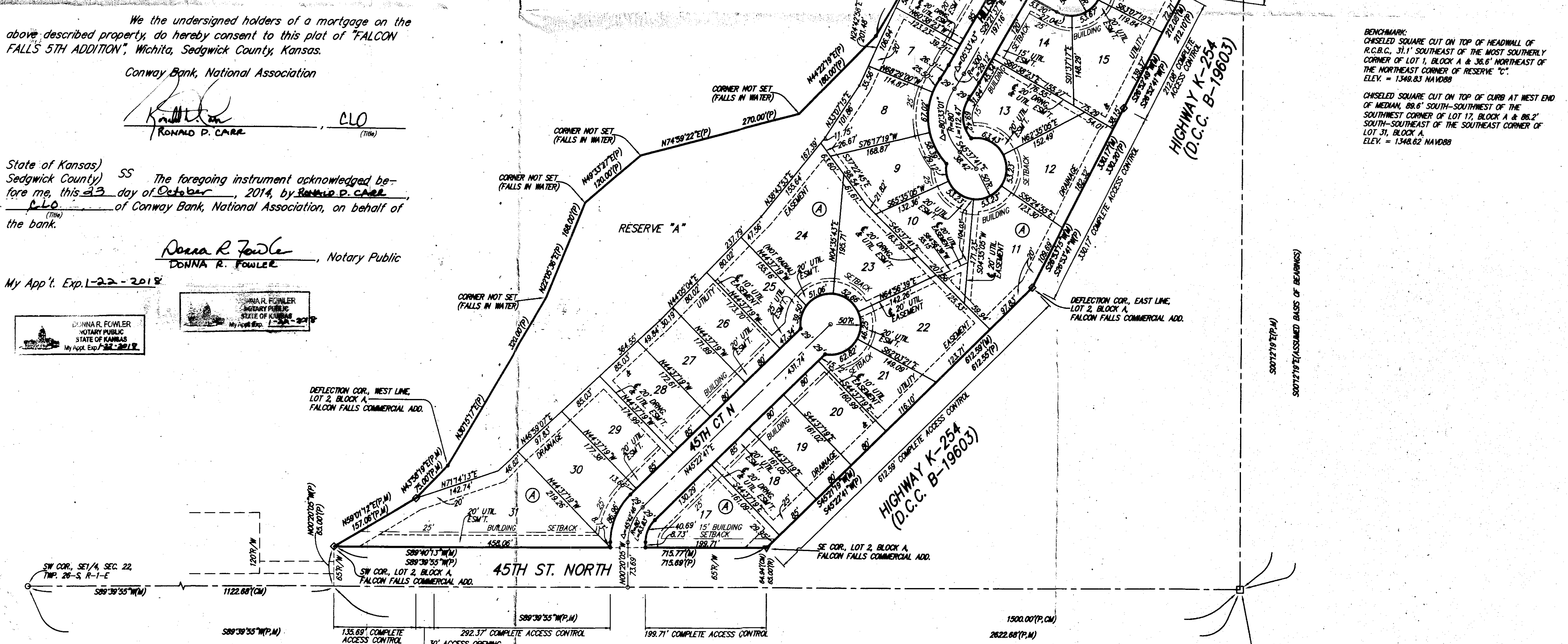
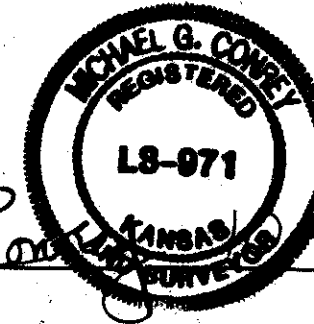
DONNA R. FOWLER  
NOTARY PUBLIC  
STATE OF KANSAS  
My Appl. Exp. 1-22-2018

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and  
platted "FALCON FALLS 5TH 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 and 2,  
Block A, Falcon Falls Commercial Addition, Wichita, Sedgwick County, Kansas.

Existing public easements, building setbacks,  
access controls, and dedications, if any, being  
vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

\_\_\_\_\_, Surveyor  
Michael G. Conrey



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - = 1" 2" IRON (FOUND) (ORIGIN UNKNOWN)
  - = STONE (FOUND)
  - = #5 REBAR W/ "PEC" CAP (FOUND)
  - = #4 REBAR W/ "PEC" CAP (FOUND)
  - = #4 REBAR (FOUND) (ORIGIN UNKNOWN)
- (M) = MEASURED  
(P) = PLATTED  
(R) = RECORD MEASUREMENT  
(CM) = CALCULATED PER MEASURED INFO.

LOT	BLOCK	ELEVATION
1	A	1348.5
2-8, 24-31	A	1348.5

BENCHMARK:  
CHISELED SQUARE CUT ON TOP OF HEADWALL OF  
R.C.B.C. 31.1' SOUTHWEST OF THE MOST SOUTHWESTLY  
CORNER OF LOT 1, BLOCK A & 36.6' NORTHEAST OF  
THE NORTHEAST CORNER OF RESERVE "C".  
ELEV. = 1348.83 NAVD88

CHISELED SQUARE CUT ON TOP OF CURB AT WEST END  
OF MEDIAN, 88.6' SOUTH-SOUTHWEST OF THE  
SOUTHWEST CORNER OF LOT 17, BLOCK A & 86.2'  
SOUTH-SOUTHWEST OF THE SOUTHWEST CORNER OF  
LOT 31, BLOCK A.  
ELEV. = 1348.82 NAVD88

NOTE:  
A drainage plan has been developed for the plat and all  
drainage easements, rights-of-way, or reserves shall  
remain at established grades or as modified with the  
approval of the applicable City or County Engineer and  
unobstructed to allow for the conveyance of stormwater.