

# ONE-STEP FINAL PLAT

## FALCON FALLS EAST 2ND ADDITION

### WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS  
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "FALCON FALLS EAST 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as being a replat of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, and 34, Block A, TOGETHER with Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, and 57, Block B, TOGETHER with Lots 1, 2, 3, 4, 5, and 6, Block C, TOGETHER with Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", TOGETHER with Thunder, Thunder Cir., Vasser Ave., Vasser Cir., all three Vasser Ct.'s, and Kite, all as platted and dedicated in Falcon Falls East Addition, Wichita, Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the NW and SW Quarter of Section 23, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

Jonathan C. Hubbell, P.S. #1680, Surveyor

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "FALCON FALLS EAST 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

(Title)

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_ of Legacy Bank, on behalf of the bank.

(Title)

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "FALCON FALLS EAST 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. The drainage easements are hereby granted to the public as indicated for drainage purposes. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. The street, drainage, and utility easements are hereby granted to the public as indicated for street purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The wall easement is hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross this easement. The streets are hereby dedicated to and for the use of the public. 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 as confined to easements, and floodway purposes. 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. Reserves "C" and "G" 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. Reserves "E" and "F" are hereby reserved for open space, landscaping, entry monuments, drainage purposes, and utilities. 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. Reserves "A", "B", "C", "D", "E", "F", and "G" shall be owned and maintained by the homeowners association for the addition provided, however, that the undersigned, or the homeowners association, as the undersigned's successor in interest, may, at their discretion, deed a parcel of a Reserve to an owner or owners of an adjacent Lot, subject to the obligation to maintain such deeded parcel of a Reserve in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants and/or regulations. Drainage Reserves "1C", "2C", "3C", "4C", and "5C" are hereby reserved for open space, landscaping, drainage purposes, and utilities. Drainage Reserves "1C", "2C", "3C", "4C", and "5C" shall be owned and maintained by their respective adjacent Lots. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs, or assigns. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of 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. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

Bell Land Holdings, LLC,  
a Kansas limited liability company

Jay W. Russell, Manager

State of Kansas) SS  
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2023 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

This plat of "FALCON FALLS EAST 2ND 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 \_\_\_\_\_, 2023.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Ann M. Fox, Chair

Scott A. Wadle, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Brandon J. Whipple, Mayor,  
City of Wichita

\_\_\_\_\_, City Clerk

Jarnie Buster

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_, County Clerk

Kelly B. Arnold

State of Kansas) SS  
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2023 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_, Register of Deeds

Tonya Buckingham

\_\_\_\_\_, Deputy

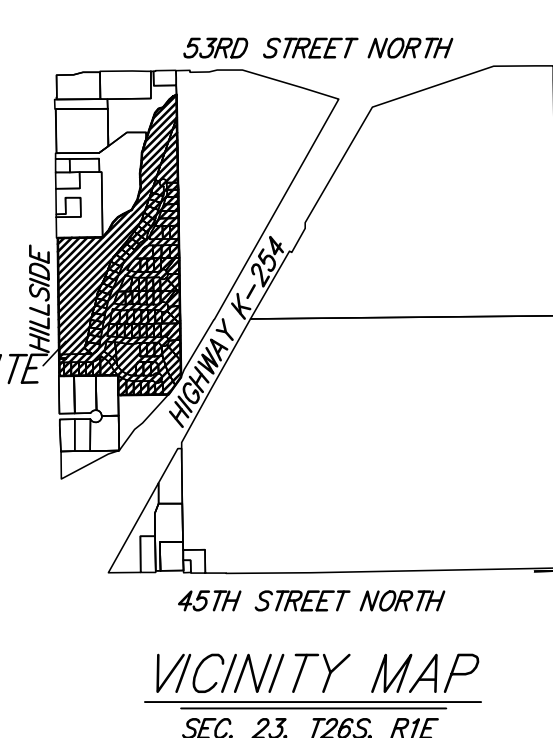
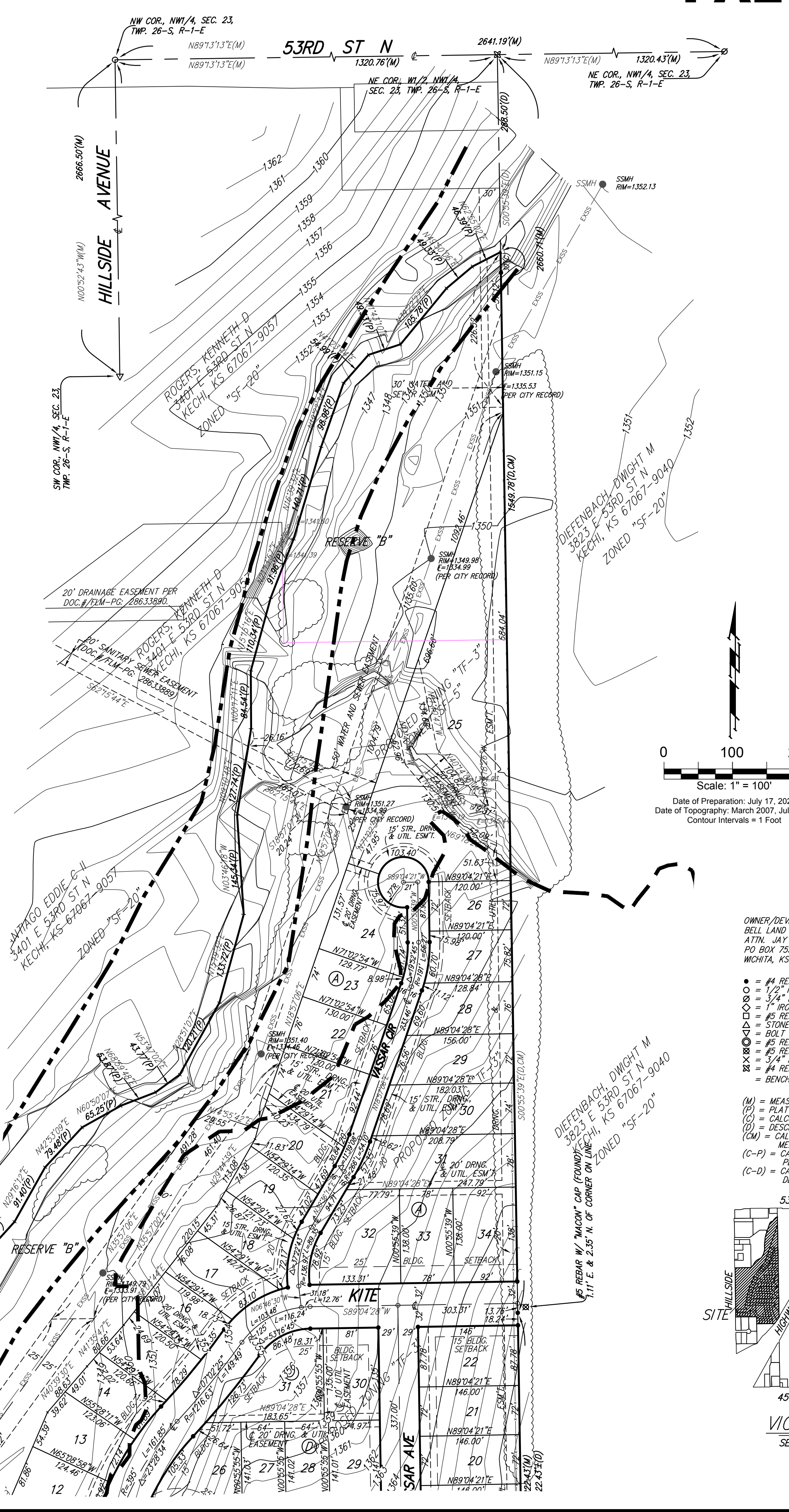
Kenly Zehring

### FALCON FALLS EAST 2ND ADDITION

PAGE 1 OF 2

Jul. 9, 2023

**BAUGHMAN COMPANY**  
315 Ellis St. Wichita, KS 67211 316-262-7271  
BaughmanCo.com



LOT	BLOCK	ELEVATION
24-29	A	1354.4
18-23	A	1353.9
11-17	A	1352.9
6-10	A	1352.4
1-5	A	1352.0
1-4	B	1352.0
6, 9, 10, 15	C	1361.9

**DRAINAGE PLAN NOTE:**  
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

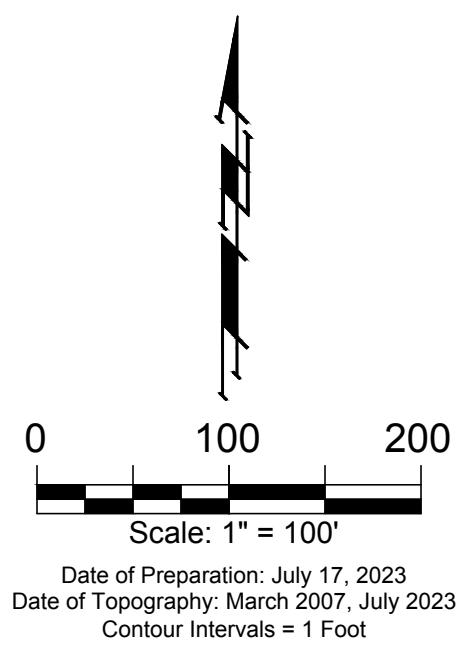
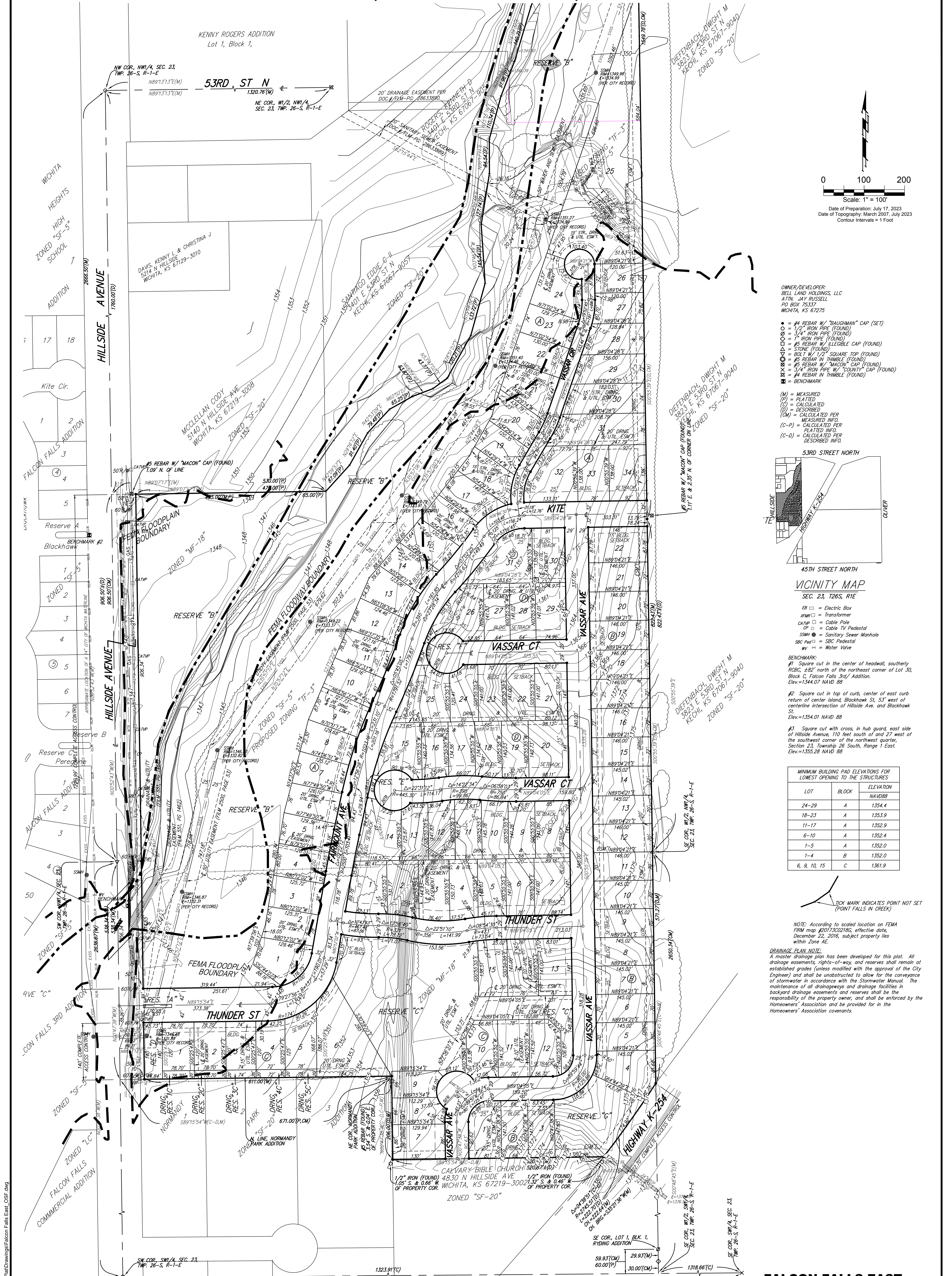
NOTE: According to scaled location on FEMA FIRM map #20173002180, effective date, December 22, 2016, subject property lies within Zone AE.

E:\Projects\Falcon Falls East 2nd Platted Drawings\Falcon Falls East\_CSE.dwg

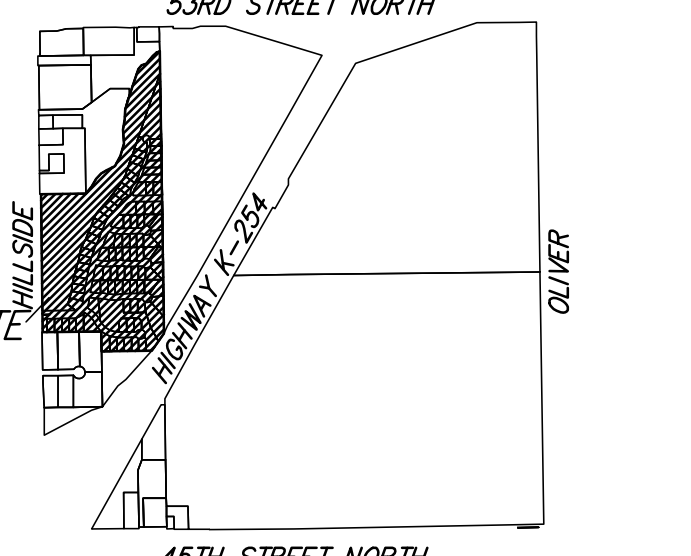
# ONE-STEP FINAL PLAT

## FALCON FALLS EAST 2ND ADDITION

### WICHITA, SEDGWICK COUNTY, KANSAS



- OWNER/DEVELOPER:**  
 BELL LAND HOLDINGS, LLC  
 ATTN: JAY RUSSELL  
 PO BOX 75337  
 WICHITA, KS 67275
- #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - 1/2" IRON PIPE (FOUND)
  - 3/4" IRON PIPE (FOUND)
  - 1" IRON PIPE (FOUND)
  - #5 REBAR W/ ILLEGIBLE CAP (FOUND)
  - STONE (FOUND)
  - BOLT W/ 1/2" SQUARE TOP (FOUND)
  - #5 REBAR IN THIMBLE (FOUND)
  - #5 REBAR W/ "MACON" CAP (FOUND)
  - 5/4" IRON PIPE W/ "COUNTY" CAP (FOUND)
  - #4 REBAR IN THIMBLE (FOUND)
  - = BENCHMARK
- (M) = MEASURED  
 (P) = PLATTED  
 (C) = CALCULATED  
 (D) = DESCRIBED  
 (CM) = CALCULATED PER MEASURED INFO.  
 (C-P) = CALCULATED PER PLATTED INFO.  
 (C-D) = CALCULATED PER DESCRIBED INFO.



- 45TH STREET NORTH**  
**VICINITY MAP**  
 SEC. 23, T26S, R1E
- EB □ = Electric Box
  - TRM □ = Transformer
  - CATP □ = Cable Pole
  - CP ○ = Cable TV Pedestal
  - SSM ○ = Sanitary Sewer Manhole
  - SPC P = SPC Pedestal
  - WV = Water Valve
- BENCHMARK:**  
 #1 Square cut in the center of headwall, southerly R/CBC, 182' north of the northeast corner of Lot 30, Block C, Falcon Falls 3rd Addition. Elev.=1344.07 NAVD 88  
 #2 Square cut in top of curb, center of east curb return of center island, Blockhawk St, 53' west of centerline intersection of Hillside Ave. and Blockhawk St. Elev.=1354.01 NAVD 88  
 #3 Square cut with cross, in hub guard, east side of Hillside Avenue, 110 feet south of and 27 west of the southwest corner of the northeast quarter, Section 23, Township 26 South, Range 1 East. Elev.=1355.28 NAVD 88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		ELEVATION
LOT	BLOCK	NAVD88
24-29	A	1354.4
18-23	A	1353.9
11-17	A	1352.9
6-10	A	1352.4
1-5	A	1352.0
1-4	B	1352.0
6, 9, 10, 15	C	1361.9

**NOTE:** According to scaled location on FEMA FIRM map #20170C02180, effective date, December 22, 2016, subject property lies within Zone AE.

**DRAINAGE PLAN NOTE:**  
 A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

E:\Projects\Falcon Falls East 2nd Plating\Falcon Falls East\_02SF.dwg