

# FALCON FALLS EAST 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) and state do hereby certify that we have surveyed and  
platted "FALCON FALLS EAST 3RD 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, and 9, Block A, TOGETHER with Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,  
12, 13, 14, 15, and 16, Block B, TOGETHER with Lots 1, 2, 3, 4, 5, 6, 7,  
8, 9, 10, 11, 12, 13, 14, and 15, Block C, TOGETHER with Lots 1, 2, 3, 4,  
5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, Block D,  
TOGETHER with Reserves "A", "C", "D", "E", "G" and that portion of  
Reserve "B" lying south of the following described line: Beginning at the  
northwest corner of said Reserve "B"; THENCE N89°07'17"E, coincident with the  
north boundary line of said Reserve "B", a distance of 390.00 feet; THENCE  
S31°37'44"W, a distance of 293.21 feet; THENCE S44°06'20"E, a distance of  
323.26 feet, to the northwesterly corner of Lot 9, Block A, in said Falcon  
Falls East 2nd, for a point of terminus; TOGETHER with Thunder St.,  
Vassar Ave., lying south of the following described line: Beginning at the  
northwest corner of Lot 16, Block B, in said Falcon Falls East 2nd,  
THENCE along the westerly prolongation of the north line of said Lot 16,  
N89°04'21"E, a distance of 58.00 feet, to the west Right-of-Way line of  
said Vassar St.; THENCE S00°55'39"E, coincident with said west  
Right-of-Way, a distance of 27.22 feet, for a point of terminus; the  
most southerly Vassar Ct., and Fairmount Ave., lying east, south, and west  
of the following described line: Beginning at the northeast corner of Lot 9,  
Block A; THENCE along a curve to the right, having a radius of 1055.16  
feet, a delta of 1°03'15", an arc length of 19.41 feet, having a chord  
bearing of N24°35'00"E, and a chord length of 19.41 feet, said curve also  
being the west Right-of-Way boundary line of said Fairmount Ave.;  
THENCE S64°53'22"E, a distance of 64.00 feet, to the east Right-of-Way  
boundary line of said Fairmount Ave and a point on the west boundary  
line of Lot 25, Block D, Falcon Falls East 2nd Addition; THENCE along a  
non-tangent curve to the left, having a radius of 991.16 feet, a delta of  
1°44'09", an arc length of 30.03 feet, a chord bearing of S24°14'33"W,  
and a chord length of 30.03 feet, to the northwest corner of Lot 15,  
Block D, for a point of terminus, all as platted and dedicated in Falcon  
Falls East 2nd Addition, Wichita, Sedgwick County, Kansas.

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 3RD 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 streets are hereby dedicated to and for the use of the  
public. The public access easement is hereby granted to the public as  
indicated for the construction and maintenance of a shared use pedestrian  
and bicycle path. 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,  
public access easement, 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. Reserve  
"C" is hereby reserved for open space, landscaping, drainage purposes,  
utilities as confined to easements, and sidewalks. Reserve "D" is hereby  
reserved for open space, landscaping, drainage purposes, screening walls,  
entry monuments, and utilities as confined to easements. Reserve "E" is  
hereby reserved for open space, landscaping, entry monuments, drainage  
purposes, and utilities. Reserve "F" is hereby reserved for open space,  
landscaping, drainage purposes, lakes, sidewalks, and utilities as confined  
to easements. Reserves "A", "B", "C", "D", "E", and "F" 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. 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.

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 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank  
  
REX REYNOLDS EVP (Title)

Bell Land Holdings, LLC,  
a Kansas limited liability company  
  
Jay W. Russell, President of  
J. Russell Development &  
Management, Inc. Manager

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this 5th day of June, 2024, by Rex Reynolds,  
EVP of Legacy Bank, on behalf of the bank.  
(Title)

KYLIE WINSOR, Notary Public

My App't. Exp. 7-9-25

KYLIE WINSOR  
Notary Public - State of Kansas  
My App't. Expires 7-9-25

State of Kansas) SS The foregoing instrument acknowledged before  
me, this 3rd day of June, 2024, by Jay W. Russell, President of J.  
Russell Development & Management, Inc., Manager of Bell Land Holdings,  
LLC, a Kansas limited liability company, on behalf of the limited liability  
company.

LUNETTE A. SAUBER  
My App't. Exp. 09/30/2024  
  
LUNETTE A. SAUBER, Notary Public

This plat of "FALCON FALLS EAST 3RD  
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 \_\_\_\_\_, 2024.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Robert Dool

\_\_\_\_\_, Secretary  
Scott A. Wadle

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_, Mayor,  
Lily Wu City of Wichita

\_\_\_\_\_, City Clerk  
Jamie Buster

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2024.

\_\_\_\_\_, 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 \_\_\_\_\_, 2024 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Tonya Buckingham

\_\_\_\_\_, Deputy  
Kenly Zehring

## FALCON FALLS EAST 3RD ADDITION

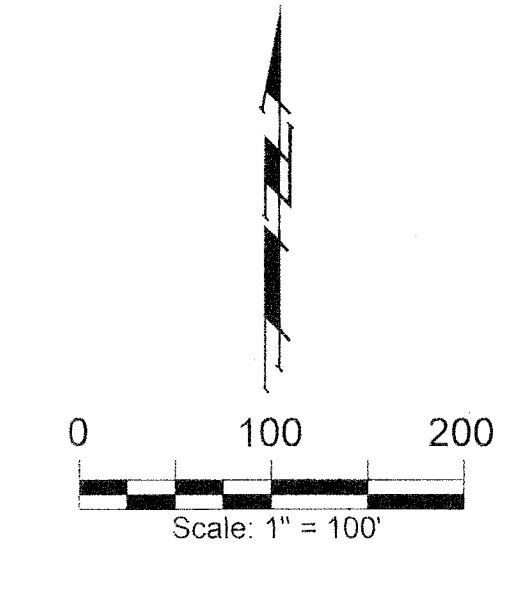
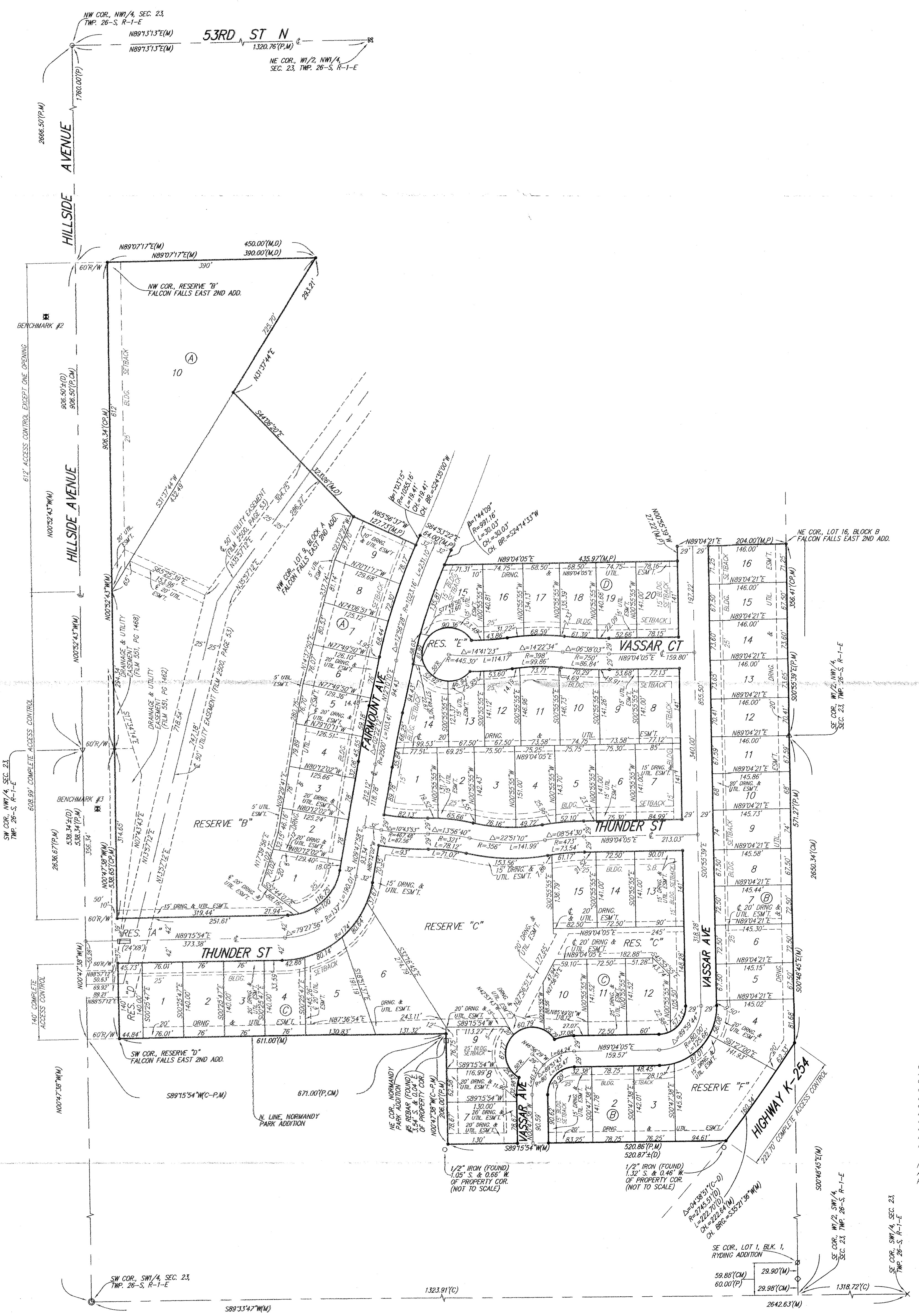
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BAUGHMAN COMPANY  
315 Ellis St. Wichita, KS 67211 316-262-7271  
BaughmanCo.com

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# FALCON FALLS EAST 3RD ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



- NOTE:**  
ALL LOTS WITHIN FALCON FALLS EAST 3RD ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK UNLESS REDUCED BY AN APPROVED PUD.
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = 1/2" IRON PIPE (FOUND)
  - = 3/4" IRON PIPE (FOUND)
  - = 1" IRON PIPE (FOUND)
  - = #3 REBAR W/ ALLEGIBLE CAP (FOUND)
  - = STONE (FOUND)
  - = 60# E W/ 12" SQUARE TOP (FOUND)
  - = #5 REBAR IN THIMBLE (FOUND)
  - = #5 REBAR W/ "MASON" CAP (FOUND)
  - = 1/4" 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

- BENCHMARK:**
- #1 Square cut in the center of roadwall, southerly 1/2" 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 2' west of the southwest corner of the northwest quarter, Section 23, Township 28 South, Range 1 East. Elev.=1353.28 NAVD 88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
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:**  
ADDITIONAL BUILDING SETBACK REQUIREMENTS AND RESTRICTIONS PER FALCON FALLS EAST PUD DP-12(CASE #002024-04).

### FALCON FALLS EAST 3RD ADDITION

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