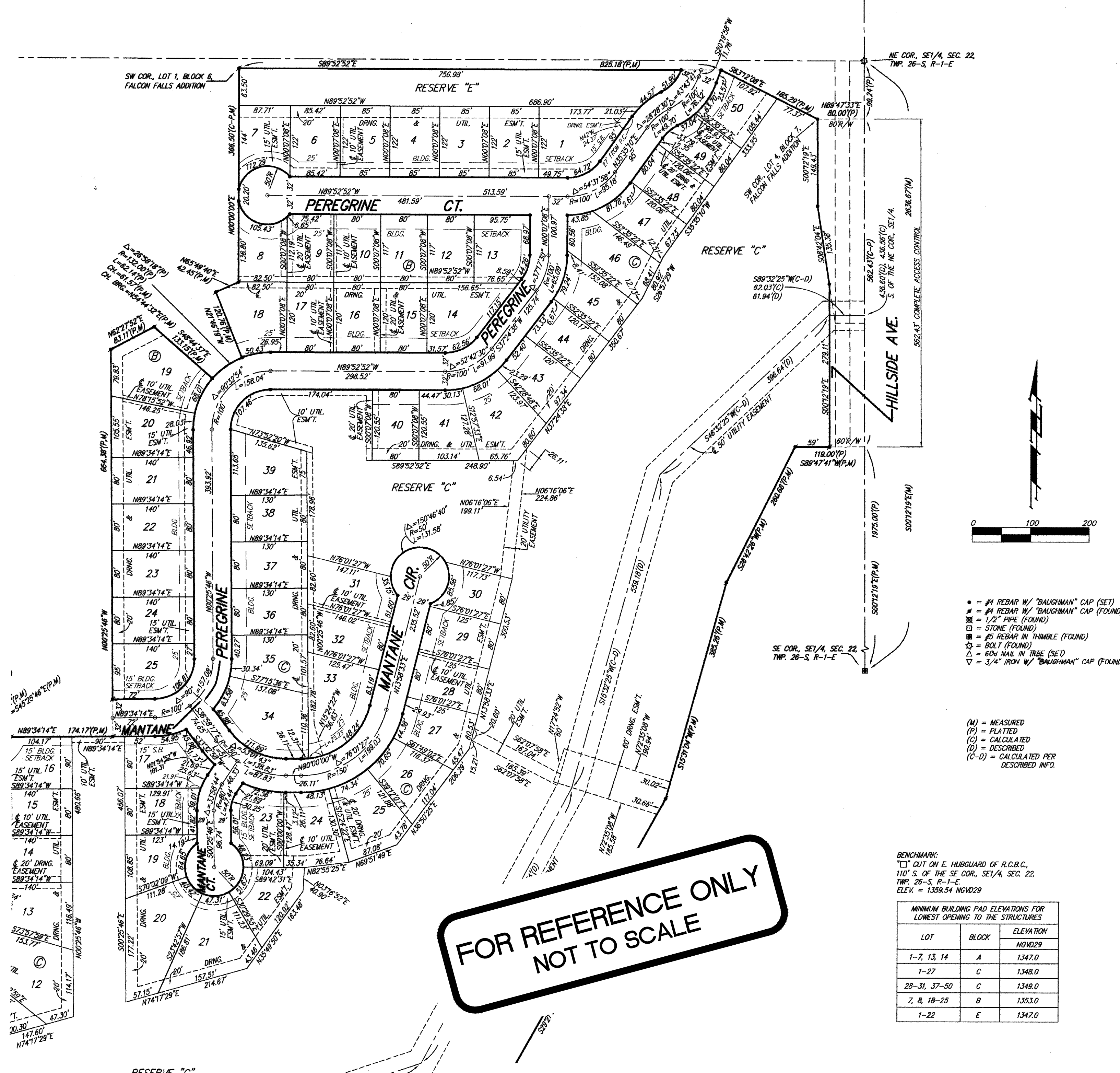


# FALCON FALLS 3RD ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



**FOR REFERENCE ONLY  
NOT TO SCALE**

BENCHMARK:  
 CUT ON E. HUBGLARD OF R.C.B.C.,  
 110' S. OF THE SE COR., SE1/4, SEC. 22,  
 TWP. 26-S, R-1-E  
 ELEV. = 1399.54 NGVD29

LOT	BLOCK	ELEVATION
1-7, 13, 14	A	1347.0
1-27	C	1348.0
28-31, 37-50	C	1348.0
7, 8, 18-25	B	1353.0
1-22	E	1347.0

NOTE:  
 NO BUILDING PERMITS ARE TO BE ISSUED FOR LOTS 5-9 AND 13, BLOCK A,  
 LOTS 8 AND 17-19, BLOCK B, LOTS 14, 15, 17, 31, 35-39 AND 43-49,  
 BLOCK C, LOTS 6 AND 7, BLOCK D, AND LOTS 2-11, 17 AND 18, BLOCK E,  
 WITHIN FALCON FALLS 3RD ADDITION UNLESS THE LOWEST FLOOR,  
 INCLUDING THE BASEMENT, CAN BE CONSTRUCTED AT LEAST ONE FOOT  
 ABOVE THE BASE FLOOD ELEVATION OR UNLESS THE CITY OF WICHITA,  
 KANSAS HAS RECEIVED A LETTER OF MAP REVISION FROM THE FEDERAL  
 EMERGENCY MANAGEMENT AGENCY.

NOTE:  
 NO BUILDING PERMITS ARE TO BE ISSUED FOR LOTS 1-4 AND 10-12,  
 BLOCK A, LOTS 1-13, 18-30 AND 32-34, BLOCK C, AND LOTS 1 AND  
 19-22, BLOCK E, WITHIN FALCON FALLS 3RD ADDITION UNLESS A LETTER  
 OF MAP REVISION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY IS  
 ON FILE WITH THE CITY OF WICHITA, KANSAS.

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.

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 3RD ADDITION", Wichita, Sedgwick County, Kansas  
 and that the accompanying plat is a true and correct exhibit of the  
 property surveyed, described as the SE1/4 of Sec. 22, Twp. 26-S, R-1-E  
 of the 6th P.M., Sedgwick County, Kansas, except that part platted as  
 Falcon Falls Addition, Wichita, Sedgwick County, Kansas, and except that  
 part platted as Falcon Falls 2nd Addition, Wichita, Sedgwick County,  
 Kansas, and except that part platted as Falcon Falls Commercial Addition,  
 Wichita, Sedgwick County, Kansas, and except that part condemned for  
 K-254 Highway in Condemnation Case No. B-19603, all being subject to  
 road rights-of-way of record.  
 Existing public easements and dedications  
 being vacated by virtue of K.S.A. 12-512(b).  
**Baughman Company, P.A.**

**Michael G. Conroy**, 2005, Surveyor  
 Michael G. Conroy

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 3RD 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. The drainage  
 easements are hereby granted as indicated for drainage purposes. The  
 streets are hereby dedicated to and for the use of the public. Reserve  
 "A" is reserved for landscaping, streets, entry monuments,  
 drainage purposes, and utilities. Reserve "B" is reserved for landscaping,  
 open space, berms, pipelines as confined to easements, and drainage  
 purposes. Reserve "C" is reserved for sidewalks, landscaping, open space,  
 floodway, lakes, drainage purposes, and utilities as confined to easements.  
 Reserve "D" is reserved for sidewalks, landscaping, open space, lakes,  
 drainage purposes, and utilities as confined to easements. Reserve "E" is  
 reserved for sidewalks, landscaping, open space, and drainage purposes.  
 Reserves "A", "B", "C", "D" and "E" 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  
**Jay M. Russell**, Member

State of Kansas) SS The foregoing instrument acknowledged before  
 Sedgwick County) me, this 13<sup>th</sup> day of SEPTEMBER, 2005, by Jay M. Russell, Member of  
 Heights, LLC, on behalf of the limited liability company.

**JUDITH M. TERHUNE**, Notary Public  
 My App't. Expires 11-7-05

We the undersigned holders of a mortgage on the  
 above described property, do hereby consent to this plat of "FALCON  
 FALLS 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Chisholm Trail State Bank  
**ELMER S. PETERS, JR.**, EVP

State of Kansas) SS The foregoing instrument acknowledged be-  
 Sedgwick County) fore me, this 22<sup>nd</sup> day of SEPTEMBER, 2005, by **ELMER S. PETERS, JR.**,  
 EXEC. V.P. of Chisholm Trail State Bank, on behalf of the bank.

**JUDITH M. TERHUNE**, Notary Public  
 My App't. Expires 11-7-05

This plat of "FALCON FALLS 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 25<sup>th</sup> day of September, 2005.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission



**Morris K. Dunlap**, Chair  
**John L. Schlegel**, Secretary

This plat approved and all dedications  
 shown hereon accepted by the City Council of the City of Wichita,  
 Kansas, this 8<sup>th</sup> day of November, 2005.

**Carlos Myers**, Mayor  
**Patsy E. Allen**, Deputy City Clerk  
 for **Karen Sublett**

Reviewed in accordance with K.S.A. 58-2005  
 on this 7<sup>th</sup> day of October, 2005.

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

Entered on transfer record this 9<sup>th</sup> day  
 of December, 2005.

**Don Brace**, County Clerk

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 12<sup>th</sup> day  
 of December, 2005 at 4:34:15 o'clock P.M. and is duly recorded.

**Bill Meek**, Register of Deeds

**Tonya Buckingham**, Deputy