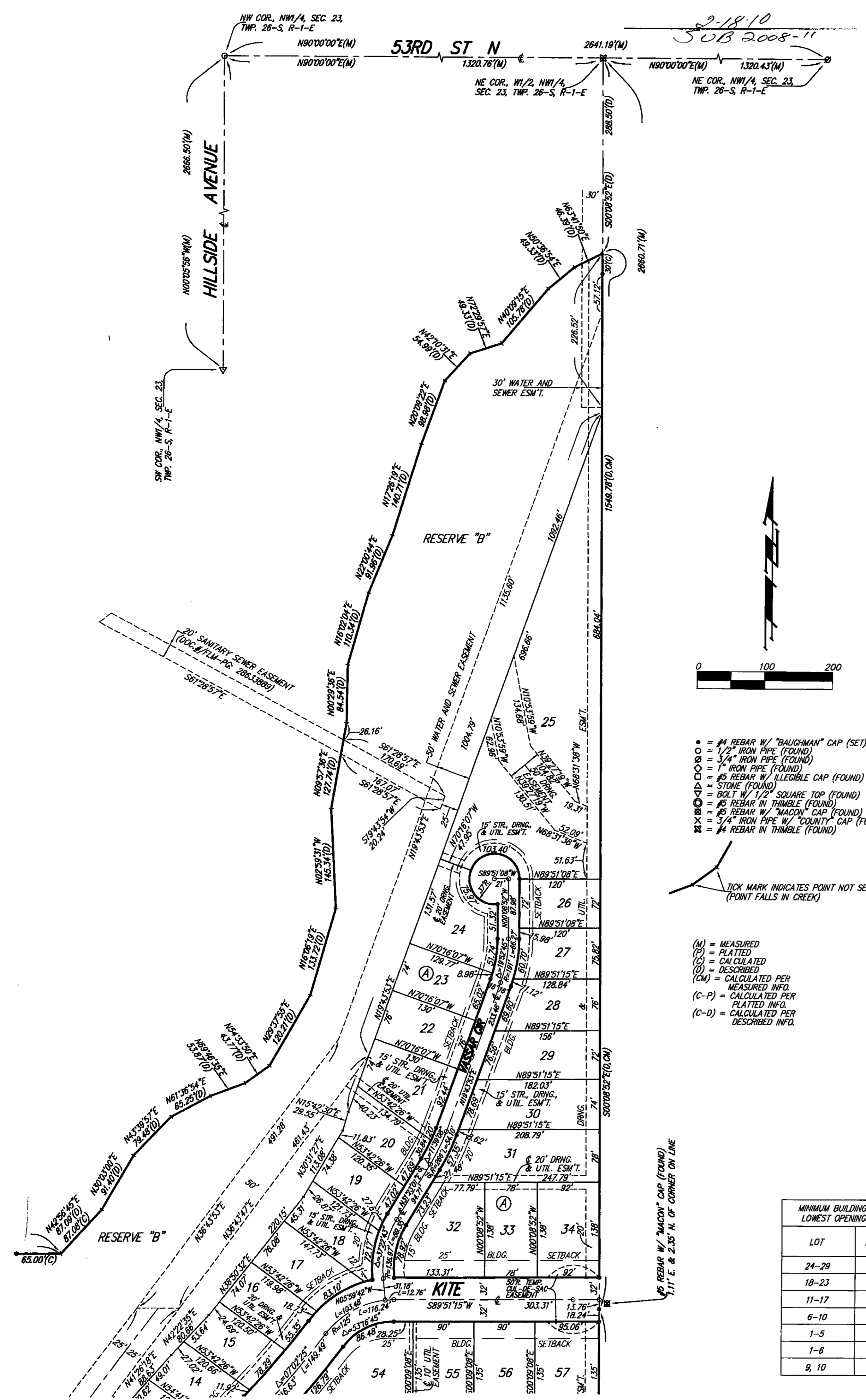


# FALCON FALLS EAST ADDITION

FILE COPY WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D



State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "FALCON FALLS EAST ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the W 1/2 of the NW 1/4 of Sec. 23, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas described as follows: Commencing at the NE corner of the W 1/2 of said NW 1/4, thence S00°08'52"E (assumed) along the east line of the W 1/2 of said NW 1/4, 288.50 feet for a point of beginning, said point being the approximate center line of creek; thence continuing S00°08'52"E along the east line of the W 1/2 of said NW 1/4, 1549.78 feet; thence N90°00'00"W parallel to the north line of said NW 1/4, 792.33 feet to a point 530.00 feet east of the west line of said NW 1/4; thence N00°05'56"W parallel with the west line of said NW 1/4, 79.17 feet to the approximate center line of creek; thence following the approximate center line of a meandering creek, N42°56'45"E, 87.09 feet; thence N30°03'00"E, 91.40 feet; thence N43°39'57"E, 79.48 feet; thence N61°36'54"E, 65.25 feet; thence N69°46'35"E, 53.87 feet; thence N54°33'50"E, 43.77 feet; thence N29°37'55"E, 120.21 feet; thence N16°06'19"E, 133.72 feet; thence N02°59'31"W, 145.34 feet; thence N09°57'36"E, 127.74 feet; thence N00°29'36"E, 84.54 feet; thence N16°02'04"E, 110.34 feet; thence N22°00'44"E, 91.96 feet; thence N17°26'19"E, 140.71 feet; thence N20°09'22"E, 98.98 feet; thence N42°10'31"E, 54.99 feet; thence N72°29'57"E, 49.33 feet; thence N40°09'15"E, 105.78 feet; thence N50°36'54"E, 49.33 feet; thence N63°41'50"E, 46.39 feet to the point of beginning, TOGETHER with that part of the W 1/2 of the NW 1/4 of Sec. 23, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas described as follows: Commencing at the NW corner of said NW 1/4; thence S00°05'56"E along the west line of said NW 1/4, 1760.00 feet for a point of beginning; thence N89°54'04"E perpendicular to the west line of said NW 1/4, 530.00 feet; thence S00°05'56"E parallel with the west line of said NW 1/4, 79.17 feet; thence N90°00'00"E parallel with the north line of said NW 1/4, 792.33 feet, more or less, to a point on the east line of the W 1/2 of said NW 1/4; thence S00°08'52"E along the east line of the W 1/2 of said NW 1/4, 822.43 feet, more or less, to the SE corner of the W 1/2 of said NW 1/4; thence S89°44'56"W along the south line of the W 1/2 of said NW 1/4, 1323.03 feet to the SW corner of said NW 1/4; thence N00°05'56"W along the west line of said NW 1/4, 906.50 feet, more or less, to the point of beginning, TOGETHER with that part of the NW 1/4 of the SW 1/4 of Sec. 23, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the NW corner of the NW 1/4 of said SW 1/4; thence southerly along the west line of said SW 1/4, 538.34 feet, more or less, to the intersection with the westerly extension of the north line of Normandy Park Addition, Sedgwick County, Kansas; thence easterly along the extended north line of said Normandy Park Addition, 671.00 feet to the NE corner of said Normandy Park Addition; thence southerly along the east line of said Normandy Park Addition, 206.00 feet; thence easterly parallel with the south line of the NW 1/4 of said SW 1/4, 520.87 feet, more or less, to a point on the northwesterly right-of-way line of Kansas Highway 254, (Condemnation Case No. B19603); thence northeasterly along said right-of-way, being a curve to the left, having a radius of 2745.51 feet, an arc length of 222.70 feet to a point on the east line of the NW 1/4 of said SW 1/4; thence northerly along the east line of the NW 1/4 of said SW 1/4, 571.27 feet to the NE corner of the NW 1/4 of said SW 1/4; thence westerly along the north line of the north line of the NW 1/4 of said SW 1/4, 1323.03 feet to the point of beginning, 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  
15-971  
9-30-2008  
Surveyor

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

| LOT   | BLOCK | ELEVATION |
|-------|-------|-----------|
| 24-29 | A     | 1354.0    |
| 18-23 | A     | 1353.5    |
| 11-17 | A     | 1352.5    |
| 6-10  | A     | 1352.0    |
| 1-5   | A     | 1351.6    |
| 1-6   | B     | 1351.6    |
| 9, 10 | B     | 1361.5    |

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.

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 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 street, drainage, and utility easements are hereby granted as indicated for street purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The temporary cul-de-sac easements shall expire at such time as Kite is extended further east or terminated as a permanent cul-de-sac. 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. The public shall not bear the cost of any repair or replacement of improvements within said Reserve "A" adversely affected by street construction, repair, or maintenance. 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. Reserve "C" 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. 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", and "E" 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. 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  
Jay W. Russell  
Managing Member

State of Kansas) SS The foregoing instrument acknowledged before me, this 9th day of FEBRUARY, 2009, 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 App. Expires 11-7-2013  
Judith M. Terhune  
Notary Public

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

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by \_\_\_\_\_ of INTRUST Bank, N.A., on behalf of the bank.

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

This plat of "FALCON FALLS EAST 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 \_\_\_\_\_, 2010.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
G. Nelson Van Fleet, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Carl Brewer, Mayor  
\_\_\_\_\_  
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

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

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 \_\_\_\_\_, 2010 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

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

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