

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. Goolsby

_____, 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
Jay W. Russell, Member

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

_____, Notary Public

My App't. Exp. _____

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

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

_____, Notary Public

My App't. Exp. _____

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. Conroy

_____, Notary Public

My App't. Exp. _____

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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. Conroy

_____, Notary Public

My App't. Exp. _____

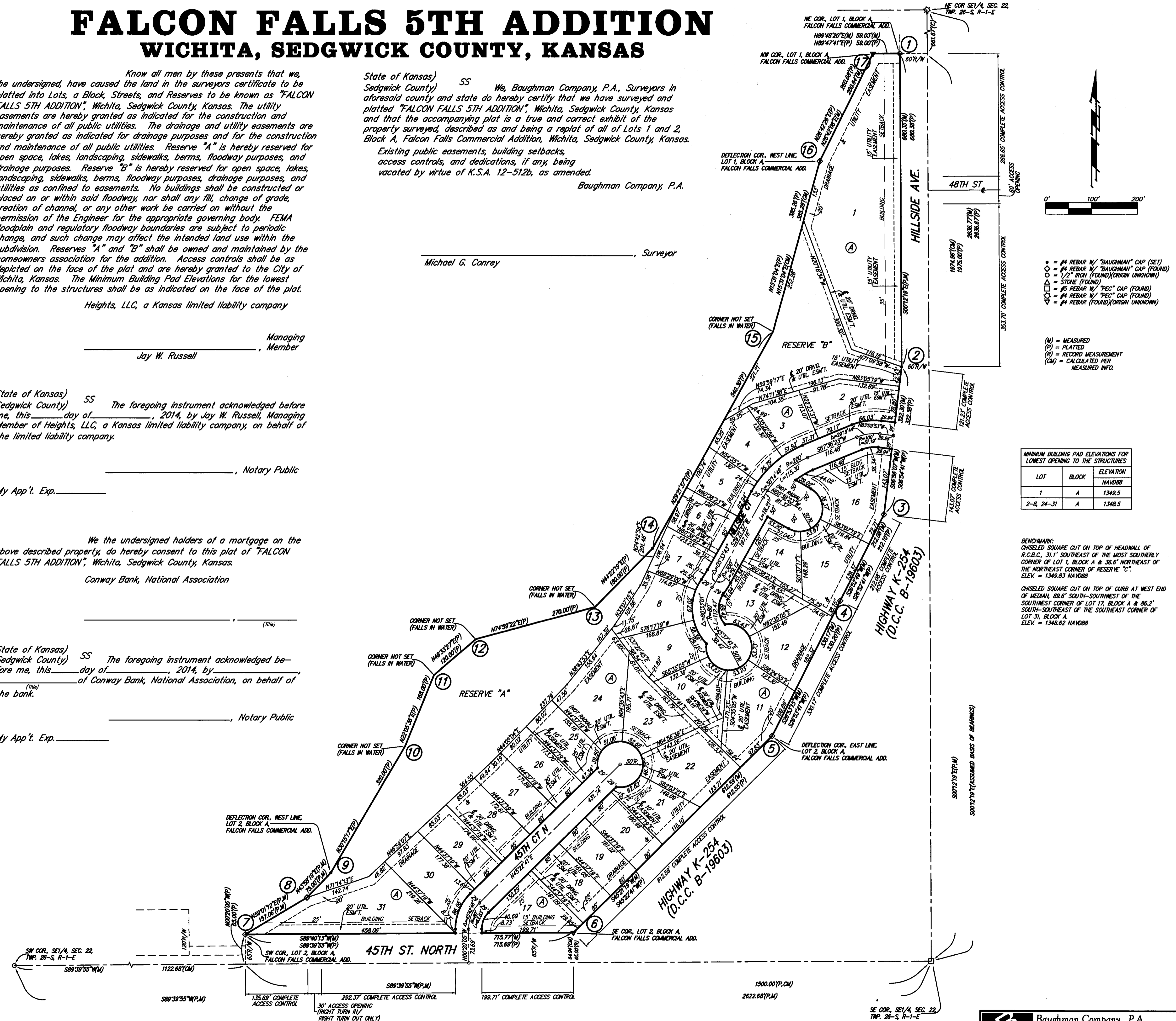
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- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = 1/2" IRON (FOUND) (ORIGIN UNKNOWN)
 - = STONE (FOUND)
 - = #5 REBAR W/ "PEC" CAP (FOUND)
 - = #4 REBAR W/ "PEC" CAP (FOUND)
 - = #4 REBAR (FOUND) (ORIGIN UNKNOWN)
- (M)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

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD83
1	A	1348.5
2-8, 24-31	A	1348.5

BENCHMARK:
CHISELED SQUARE CUT ON TOP OF HEADWALL OF R.C.C. 31.1' SOUTHWEST OF THE MOST SOUTHWEST CORNER OF LOT 1, BLOCK A & 36.6' NORTHEAST OF THE NORTHEAST CORNER OF RESERVE "C".
ELEV. = 1348.83 NAVD83

CHISELED SQUARE CUT ON TOP OF CURB AT WEST END OF MEDIAN, 89.6' 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. = 1348.62 NAVD83

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