

FALCON FALLS 6TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "FALCON FALLS 6TH 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 _____, 2015.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Matthew J. Goalsby

_____, 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 _____, 2015.

_____, Mayor
Jeff Langwell

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2015.

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

Entered on transfer record this _____ day of _____, 2015.

_____, County Clerk
Kelly B. Arnold

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2015 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 a Reserve to be known as "FALCON FALLS 6TH 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 streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, lakes, landscaping, 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. Reserve "A" 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 Member
Jay W. Russell

The foregoing instrument acknowledged before me, this _____ day of _____, 2015, 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 6TH ADDITION", Wichita, Sedgwick County, Kansas.

Conway Bank, National Association

The foregoing instrument acknowledged before me, this _____ day of _____, 2015, by _____ of Conway Bank, National Association, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

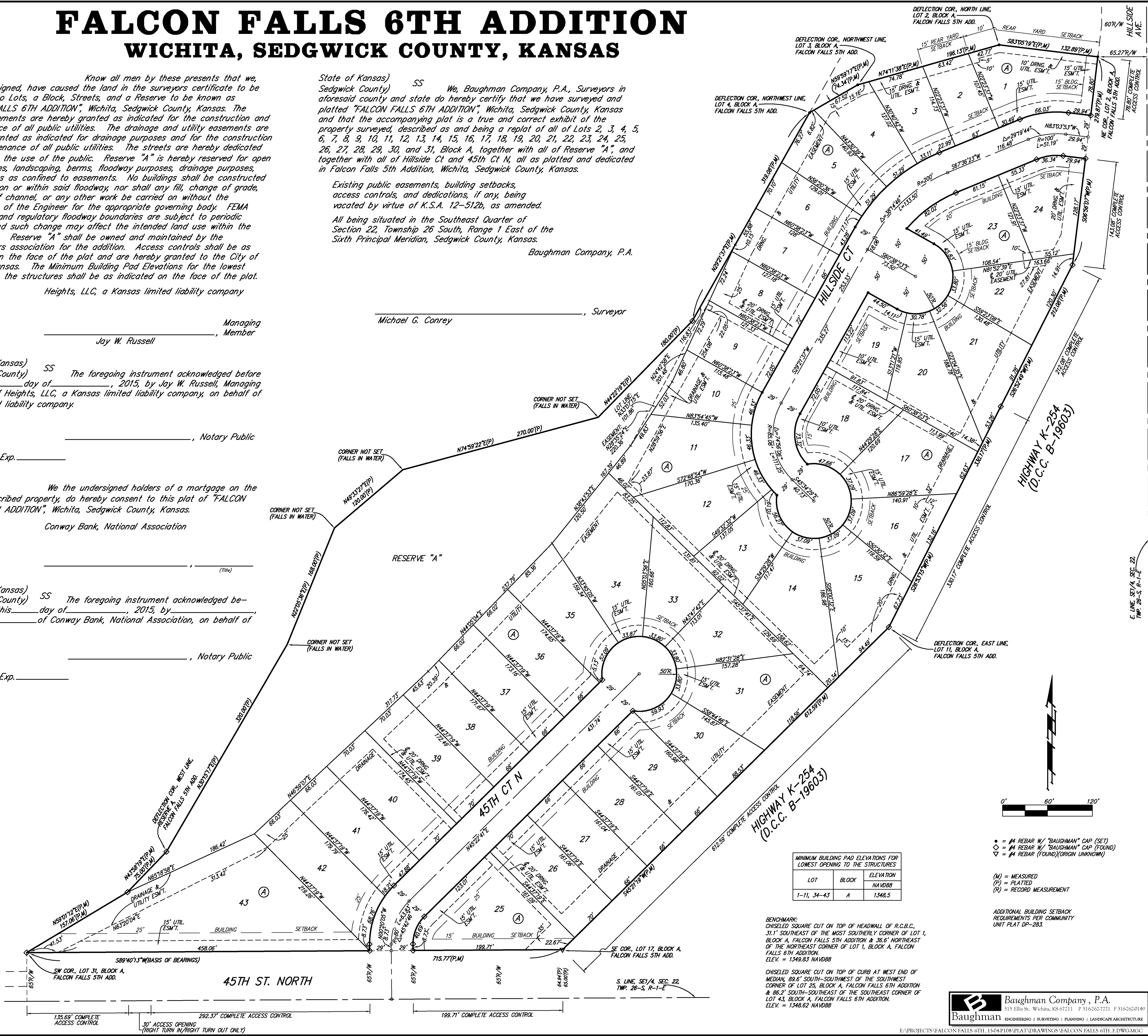
We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "FALCON FALLS 6TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lots 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, and 31, Block A, together with all of Reserve "A", and together with all of Hillside Ct and 45th Ct N, all as platted and dedicated in Falcon Falls 5th 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.

All being situated in the Southeast Quarter of Section 22, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

_____, Surveyor
Michael G. Conrey



LOT	BLOCK	ELEVATION
1-11, 34-43	A	1348.5

BENCHMARK:
CHISELED SQUARE CUT ON TOP OF HEADWALL OF R.C.B.C., 31.1' SOUTHEAST OF THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK A, FALCON FALLS 5TH ADDITION & 36.6' NORTHEAST OF THE NORTHEAST CORNER OF LOT 1, BLOCK A, FALCON FALLS 6TH ADDITION.
ELEV. = 1349.83 NAVD88

CHISELED SQUARE CUT ON TOP OF CURB AT WEST END OF MEDIAN, 89.6' SOUTH-SOUTHWEST OF THE SOUTHWEST CORNER OF LOT 25, BLOCK A, FALCON FALLS 6TH ADDITION & 86.2' SOUTH-SOUTHWEST OF THE SOUTHWEST CORNER OF LOT 43, BLOCK A, FALCON FALLS 6TH ADDITION.
ELEV. = 1348.62 NAVD88

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ▽ = #4 REBAR (FOUND)(ORIGIN UNKNOWN)

(M) = MEASURED
(P) = PLATTED
(R) = RECORD MEASUREMENT

ADDITIONAL BUILDING SETBACK REQUIREMENTS PER COMMUNITY UNIT PLAT DP-283.

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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