

FALCON FALLS COMMERCIAL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "FALCON FALLS COMMERCIAL 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 _____, 2005.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Morris K. Dunlap

_____, 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 _____, 2005.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

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

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

Entered on transfer record this _____ day of _____, 2005.

_____, County Clerk
Don Brace

State of Kansas) Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2005 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, and Streets, to be known as "FALCON FALLS COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. 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 easement is hereby granted as indicated for drainage purposes. 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.

Heights, LLC, a Kansas limited liability company

_____, Member
Jay W. Russell

State of Kansas) Sedgwick County) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2005, by Jay W. Russell, 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 COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas.

Chisholm Trail State Bank

State of Kansas) Sedgwick County) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2005, by _____ of Chisholm Trail State Bank, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

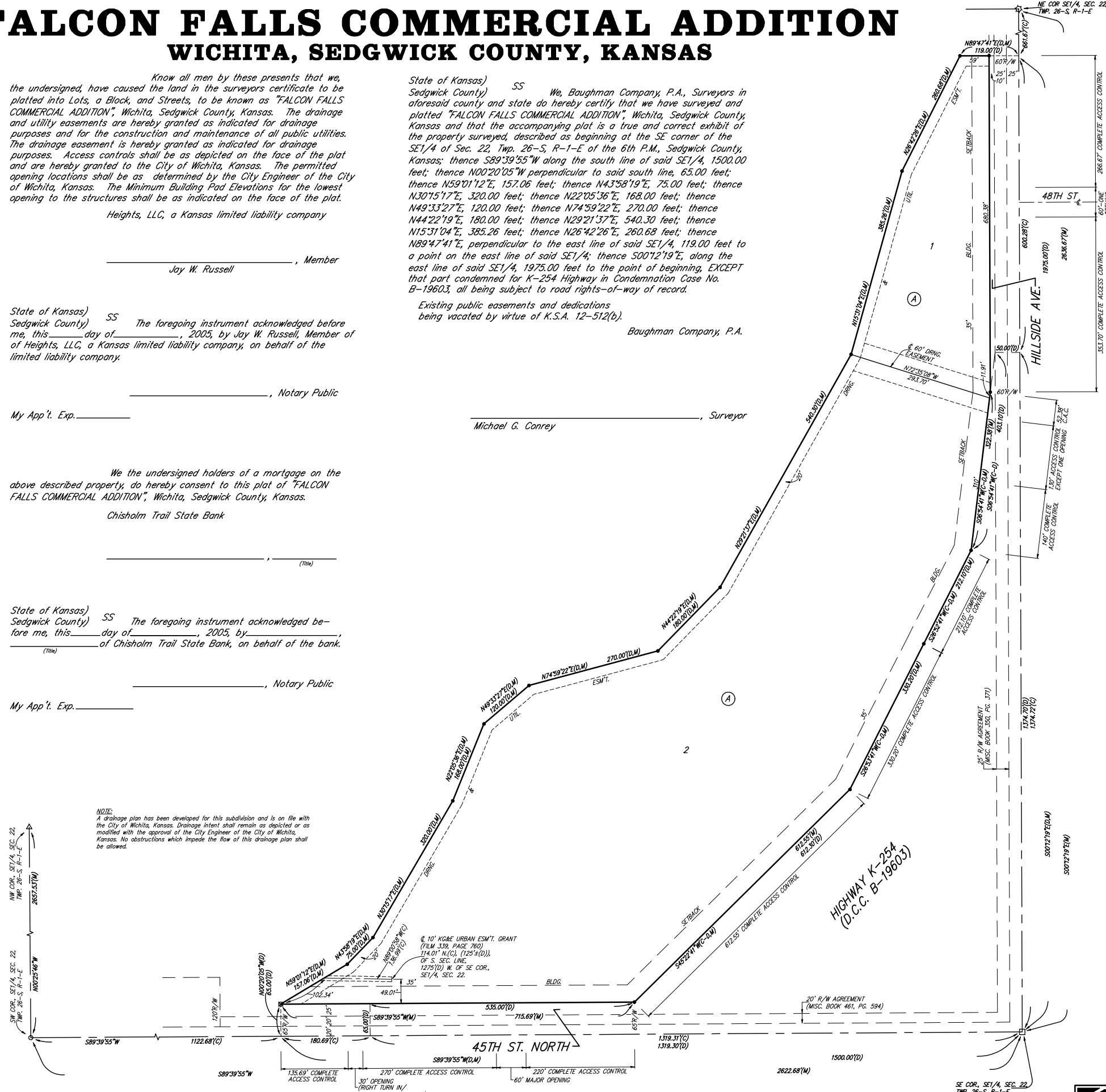
NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

State of Kansas) Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "FALCON FALLS COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as beginning at the SE corner of the SE1/4 of Sec. 22, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence S89°39'55"W along the south line of said SE1/4, 1500.00 feet; thence N00°20'05"W perpendicular to said south line, 65.00 feet; thence N59°01'12"E, 157.06 feet; thence N43°58'19"E, 75.00 feet; thence N30°15'17"E, 320.00 feet; thence N22°05'36"E, 168.00 feet; thence N49°33'27"E, 120.00 feet; thence N74°59'22"E, 270.00 feet; thence N44°22'19"E, 180.00 feet; thence N29°21'37"E, 540.30 feet; thence N15°31'04"E, 385.26 feet; thence N26°42'26"E, 260.68 feet; thence N89°47'41"E, perpendicular to the east line of said SE1/4, 119.00 feet to a point on the east line of said SE1/4; thence S00°12'19"E, along the east line of said SE1/4, 1975.00 feet to the point of beginning, 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.

_____, Surveyor
Michael G. Conrey



C.A.C. = COMPLETE ACCESS CONTROL

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON (FOUND)
- = STONE (FOUND)
- △ = #5 REBAR IN THIMBLE (FOUND)
- ⊗ = 1/2" SQUARE BOLT (FOUND)
- ⊠ = 3/4" IRON W/ "BAUGHMAN" CAP (SET)

- (M) = MEASURED
- (D) = DESCRIBED
- (C) = CALCULATED
- (C-D) = CALCULATED PER DESCRIBED INFO.

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

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NGVD29
1	A	1348.0
2	A	1348.0

BENCHMARK:
"C" CUT ON E. HUBBARD OF R.C.B.C., 110' S. OF THE SE COR., SE1/4, SEC. 22, TWP. 26-S, R-1-E, ELEV. = 1359.54 NGVD29