

# FALCON FALLS 3RD ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

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 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.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2005.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Morris K. Dunlap

\_\_\_\_\_, Secretary  
John L. Schlegel

\_\_\_\_\_, Surveyor  
Michael G. Conrey

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.

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

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, open space, 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

\_\_\_\_\_, Member  
Jay W. Russell

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by Jay W. Russell, Member of  
Heights, LLC, on behalf of the limited liability company.

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2005.

\_\_\_\_\_, Notary Public

\_\_\_\_\_, County Clerk  
Don Brace

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 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Chisholm Trail State Bank

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 \_\_\_\_\_, 2005 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

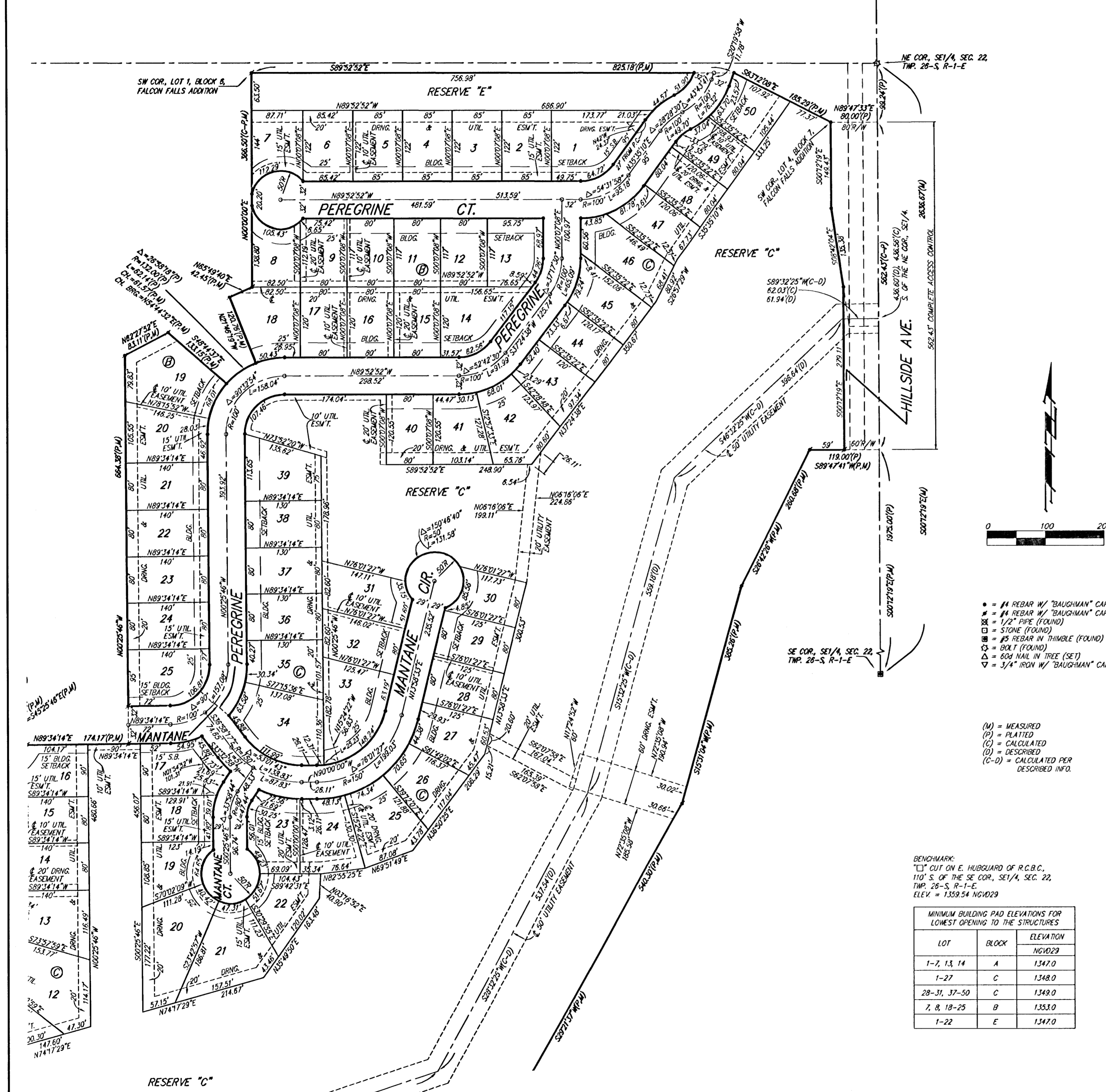
\_\_\_\_\_, Register of Deeds  
Bill Meek

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by \_\_\_\_\_  
of Chisholm Trail State Bank, on behalf of the bank.

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

\_\_\_\_\_, Notary Public

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



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 1/2" PIPE (FOUND)
- = STONE (FOUND)
- = #5 REBAR IN TRIMBLE (FOUND)
- △ = BOLT (FOUND)
- △ = 60# NAIL IN TREE (SET)
- ▽ = 3/4" IRON W/ "BAUGHMAN" CAP (FOUND)

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

BENCHMARK:  
□ 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

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NGVD29
1-7, 13, 14	A	1347.0
1-27	C	1348.0
28-31, 37-50	C	1349.0
7, 8, 18-25	B	1353.0
1-22	E	1347.0

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-way, or reserves shall remain as established 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.

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, 18-19 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.