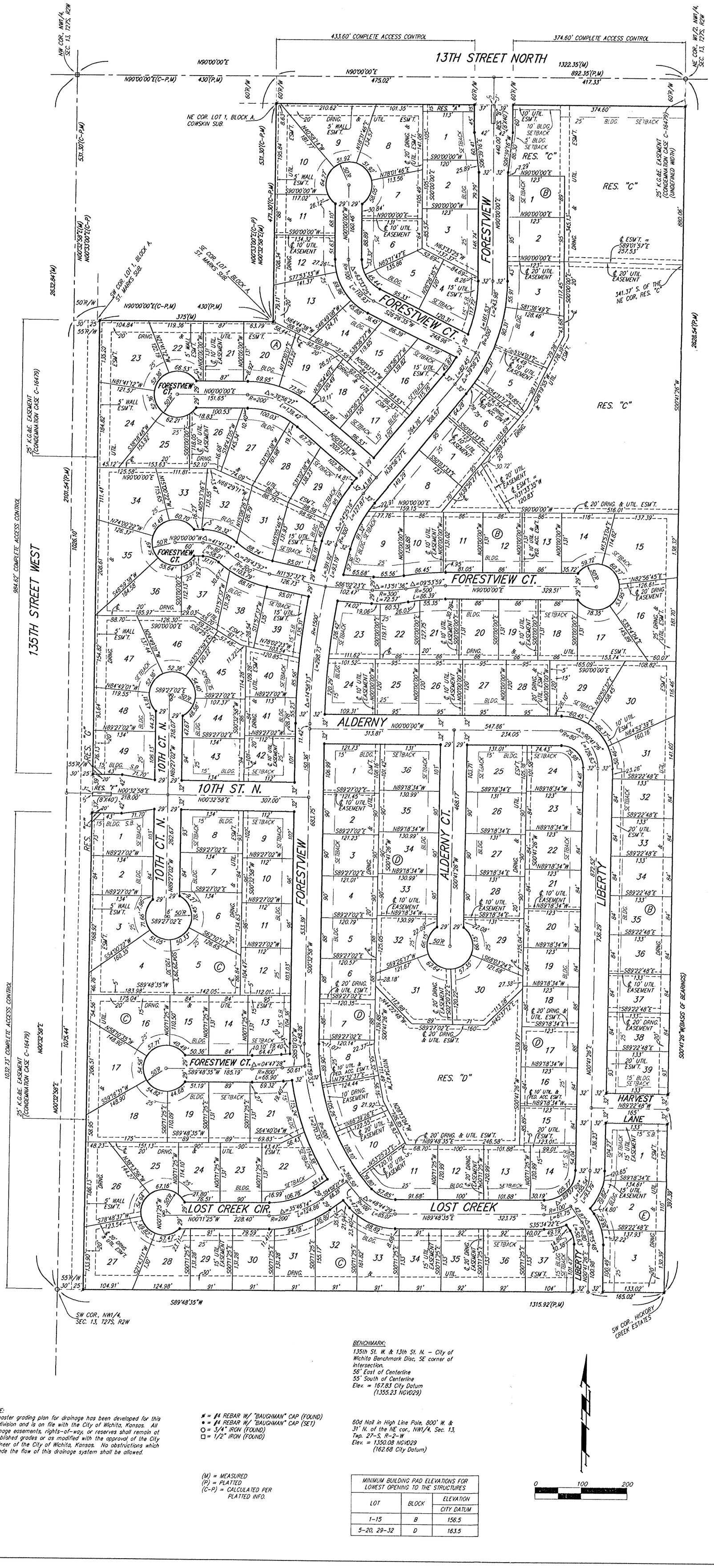
# LIBERTY PARK 2ND
## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS




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 "LIBERTY PARK 2ND", an Addition to 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, 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, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, and 54, Block A, Liberty Park, an Addition to Wichita, Sedgwick County, Kansas, together with all of Lots 1, 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, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46, Block B, in said Liberty Park, together with all of Lots 1, 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, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, and 43, Block C, in said Liberty Park, together with all of Lots 1, 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, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, and 41, Block D, in said Liberty Park, together with all of Lots 1, 2, 3, and 4, Block E, in said Liberty Park, together with all of Reserves "A", "B", "C", "D", "E", "F", "G", and "H" as platted in said Liberty Park, together with all of Forestview, all five Forestview Cts., 10th Street North, both 10th North Cts., Alderny, Alderny Ct., Liberty, Harvest Lane, Lost Creek, and Lost Creek Cir., all as dedicated in said Liberty Park.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

All being situated in the NW1/4 of Sec. 13, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

MICHAEL C. CONREY LS-071 REGISTERED LAND SURVEYOR

Michael C. Conrey, 2003, Surveyor
Michael C. Conrey

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 "LIBERTY PARK 2ND", an Addition to 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 wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. The drainage and pedestrian access easement is hereby granted as indicated for drainage purposes and for pedestrian access to or from Reserve "C" and no fences or other obstructions shall be constructed or placed on or within this easement. The utility and pedestrian access easements are hereby granted as indicated for the construction and maintenance of all public utilities and for pedestrian access to or from Reserves "C" and "D", respectively, and no fences or other obstructions shall be constructed or placed on or within these easements. The streets are hereby dedicated to and for the use of the public. Reserves "A", "E", and "G" are reserved for entry monuments, landscaping, open space, berms, drainage purposes, and utilities. Reserves "B" and "F" are reserved for entry monuments, streets, landscaping, open space, drainage purposes, and utilities. Reserve "C" is reserved for entry monuments, landscaping, lakes, open space, berms, drainage purposes, parking, swimming pool and accessories, recreational activities, gazebos, sidewalks, and utilities as confined to easements. Reserve "D" is reserved for landscaping, lakes, open space, berms, drainage purposes, and utilities as confined to easements. Reserves "A", "B", "C", "D", "E", "F", and "G" will 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.

Kelsey Investments, Inc.

Paul E. Kelsey, President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 22nd day of October, 2003, by Paul E. Kelsey, President of Kelsey Investments, Inc., on behalf of the corporation.

SUSAN K. MONETTE Notary Public - State of Kansas My Appt. Expires

Susan K. Monette, Notary Public

My App't. Exp. 11-9-03

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "LIBERTY PARK 2ND", an Addition to Wichita, Sedgwick County, Kansas.

Legacy Bank

Brad E Yaeger 10/24/03 (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this 24 day of Oct, 2003, by Brad E Yaeger, SVP (Title) of Legacy Bank, on behalf of the bank.

Danelle K. R., Notary Public

My App't. Exp. 6/11/05

DANELLE K. REICHENBERGER NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 6/11/05

This plat of "LIBERTY PARK 2ND", an Addition to 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 _____, ____.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Bernard A. Hentzen

_____, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2003.

At the direction of the City Council

_____, _____ (Title)

_____, City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2003.

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

Entered on transfer record this ____ day of _____, 2003.

_____, 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 _____, 2003 at ____ o'clock ____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BENCHMARK:
135th St. W. & 13th St. N. - City of Wichita Benchmark Disc, SE corner of intersection.
56' East of Centerline
55' South of Centerline
Elev. = 167.83 City Datum
(1355.23 NGVD29)

60d Nail in High Line Pole, 800' W. & 31' N. of the NE cor., NW1/4, Sec. 13, Twp. 27-S, R-2-W
Elev. = 1350.08 NGVD29
(162.68 City Datum)

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, rights-of-way, 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.

⌀ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = 3/4" IRON (FOUND)
□ = 1/2" IRON (FOUND)

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

| MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES | | |
|---|---|---|
| LOT | BLOCK | ELEVATION CITY DATUM |
| 1-15 | B | 156.5 |
| 5-20, 29-32 | D | 163.5 |

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\LIBERTY PARK\DWG\LIBERTYPARKF.DWG-MCC

CITY OF WICHITA

**Wichita-Sedgwick County Metropolitan Area Planning Department**

April 10, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-24 -- One-Step Final Plat of Liberty Park Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 10, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated March 28, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;

2. A check made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting ($8.00 for the first page; $4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and**

3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Kelsey Investments, Inc., 716 N. 119th St. West, Wichita, KS 67212
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

CITY OF WICHITA

**Wichita-Sedgwick County Metropolitan Area Planning Department**

March 28, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-24 -- One-Step Final Plat of Liberty Park Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 13, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

B. City Engineering needs to comment on existing guarantees and the need for any requirements for providing new guarantees. ***New petitions need to be provided.***

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

E. With the Liberty Addition, the applicant has previously guaranteed paving of 13th Street North from Hickory Creek (located to the east) to Forestview including a left turn bay at Forestview. The applicant has also previously guaranteed construction of a left turn bay on 135th Street at 10th St. North.

F. The Applicant has previously guaranteed the paving of the proposed streets with Liberty Addition. The guarantee has also provided for sidewalks on at least one side of all through, non cul-de-sac streets. ***New petitions need to be provided.***

G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the

association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's north property line and driving surface for 13th St. North.

H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

I. For the swimming pool proposed in Reserve C, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. ***A 5-ft setback will be platted in Reserve C. The plattors text shall be revised to include swimming pool as a permitted use in Reserve C.***

J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

K. GIS needs to comment on the plat's street names. ***10th N. Ct. needs to be revised to 10th Ct. North.***

L. The plattor's text shall include language that a drainage plan has been developed for the plat and that 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.

M. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

N. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

P. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

Q. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge

Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

R. Perimeter closure computations shall be submitted with the final plat tracing.

S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

T. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property. ***Westar Energy has requested additional easements.***

U. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, April 10, 2003, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Kelsey Investments, Inc., 716 N. 119th St. West, Wichita, KS 67212
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

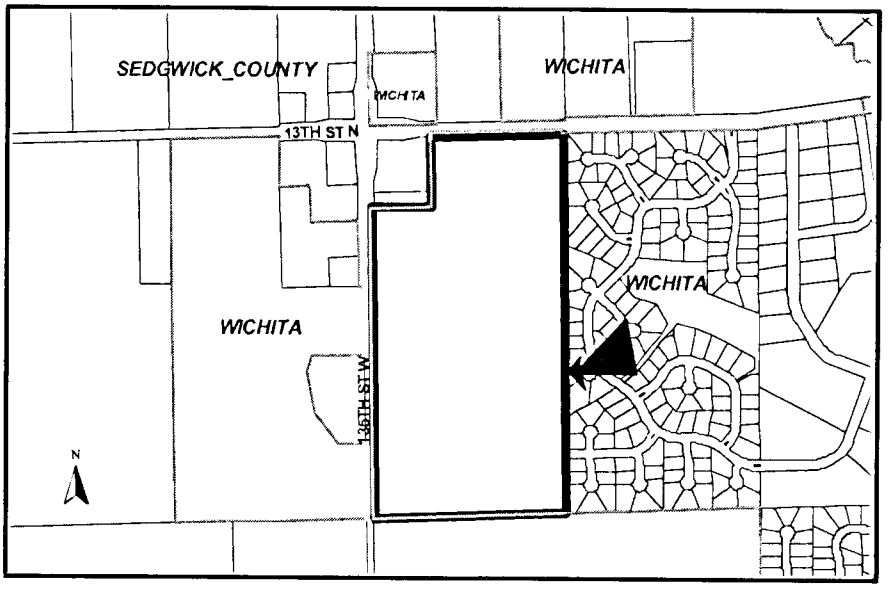
SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10
MARCH 27, 2003

## STAFF REPORT
(One-Step Final Plat)

| | |
|---|---|
| **CASE NUMBER:** | **SUB 2003-24 – LIBERTY PARK SECOND ADDITION** |
| **OWNER/APPLICANT:** | Kelsey Investments, Inc., 716 N. 119th St. West, Wichita, KS 67212 |
| **SURVEYOR/ENGINEER:** | Baughman Company, P.A., 315 Ellis, Wichita, KS 67211 |
| **LOCATION:** | South side of 13th St. North, East side of 135th St. West |
| **SITE SIZE:** | 72.35 acres |
| **NUMBER OF LOTS** | |
| Residential: | 163 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | **163** |
| **MINIMUM LOT AREA:** | 10,080 sq. ft. |
| **CURRENT ZONING:** | SF-5, Single-Family Residential |
| **PROPOSED ZONING:** | Same |

**VICINITY MAP**



**NOTE:** This is a replat of the Liberty Park Addition. The street layout has not changed; however the width of the lots has been increased to create 24 fewer lots.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

B. **City Engineering** needs to comment on existing guarantees and the need for any requirements for providing new guarantees.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. **City Engineering** needs to comment on the status of the applicant's drainage plan.

E. With the Liberty Addition, the applicant has previously guaranteed paving of 13th Street North from Hickory Creek (located to the east) to Forestview including a left turn bay at Forestview. The applicant has also previously guaranteed construction of a left turn bay on 135th Street at 10th St. North.

F. The Applicant has previously guaranteed the paving of the proposed streets with Liberty Addition. The guarantee has also provided for sidewalks on at least one side of all through, non cul-de-sac streets.

G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's north property line and driving surface for 13th St. North.

H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

J. **GIS** needs to comment on the plat's street names. ***10th N. Ct. needs to be revised to 10th Ct. North.***

K. The plattor's text shall include language that a drainage plan has been developed for the plat and that 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.

L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

O. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

P. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

Q. Perimeter closure computations shall be submitted with the final plat tracing.

R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

S. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property.

T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.