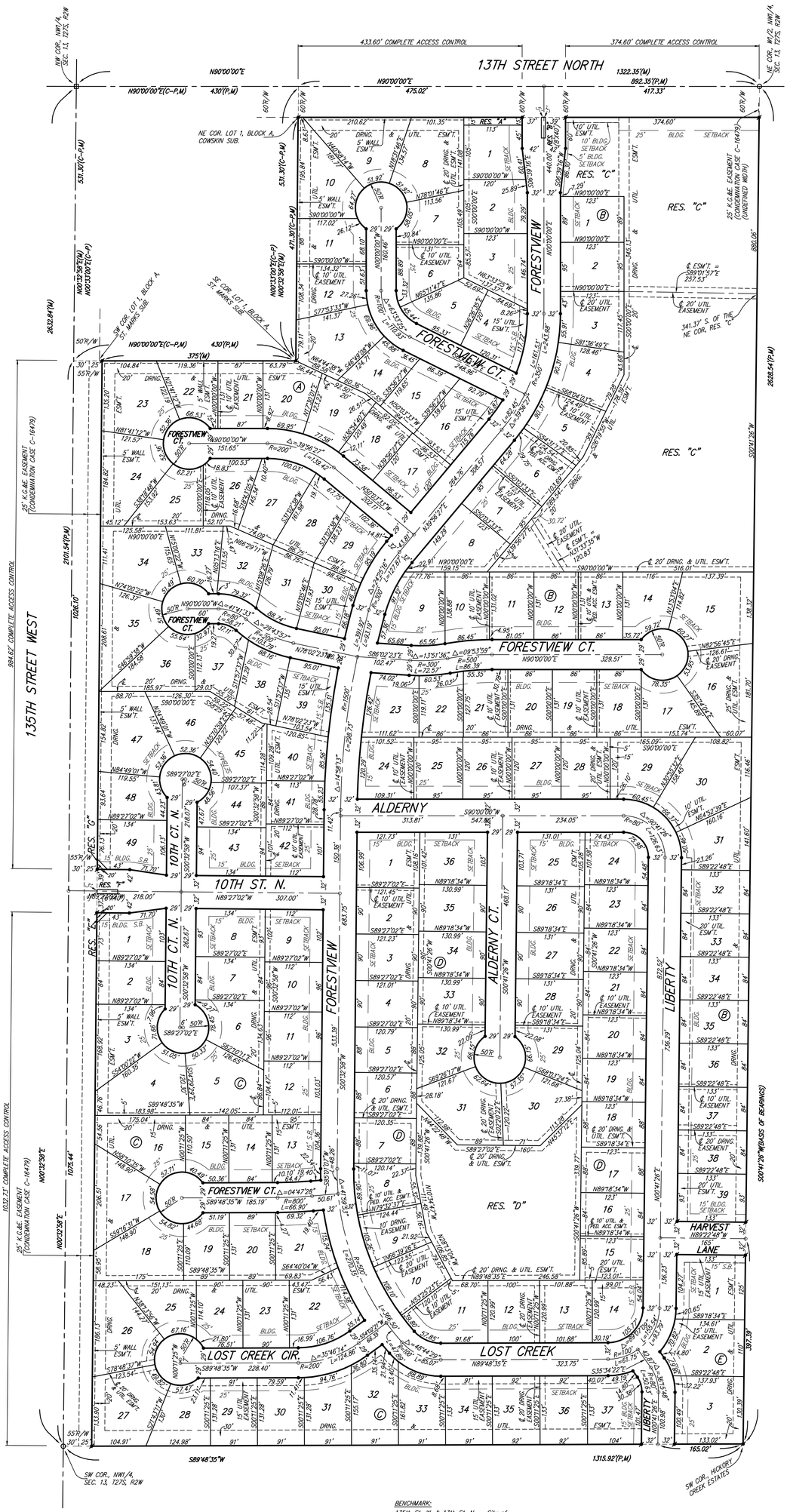
LIBERTY PARK 2ND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SHEET 53B OF 53



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 "F" 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.

_____, Surveyor
Michael G. 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.

_____, President
Paul E. Kelsey

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this_____day of_____, 2003, by Paul E. Kelsey, President of Kelsey Investments, Inc., on behalf of the corporation.

_____, 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 "LIBERTY PARK 2ND", an Addition to Wichita, Sedgwick County, Kansas.

Legacy Bank

_____, _____
(Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this_____day of_____, 2003, by_____, _____of Legacy Bank, on behalf of the bank.
(Title)

_____, Notary Public

My App't. Exp._____

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)

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.

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. = 1,350.08 NGVD29
(162.68 City Datum)

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

0 100 200

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\LIBERTY PARK\DWG\LIBERTYPARK2.DWG-MCC