



**For a day, a week, a lifetime.**

6110 North Hydraulic  
Park City, KS 67219-2499  
Tel 316-744-2026  
Fax 316-744-3865

April 4, 2013

Storm Water Maintenance  
Doug Arvidson, Flood Control Supervisor  
Central Maintenance Facility  
1801 South McLean Blvd  
Wichita KS 67213

RE: Revised Final Plat Review – Lakewood Hills Addition

Dear Mr. Arvidson:

Enclosed, please find your copy of the Lakewood Hills Addition for your review. This will be considered at the April 15, 2013 Meeting of the Park City Planning Commission. If you have any comments, you are welcome to respond either at the meeting, in writing, by fax or email to [planning@parkcityks.com](mailto:planning@parkcityks.com)

Thank you for this consideration. If you have any questions, please contact me at the number above.

Sincerely,

Park City, Kansas

A handwritten signature in cursive script that reads "Judy Ferguson".

Judy Ferguson  
Planner 1

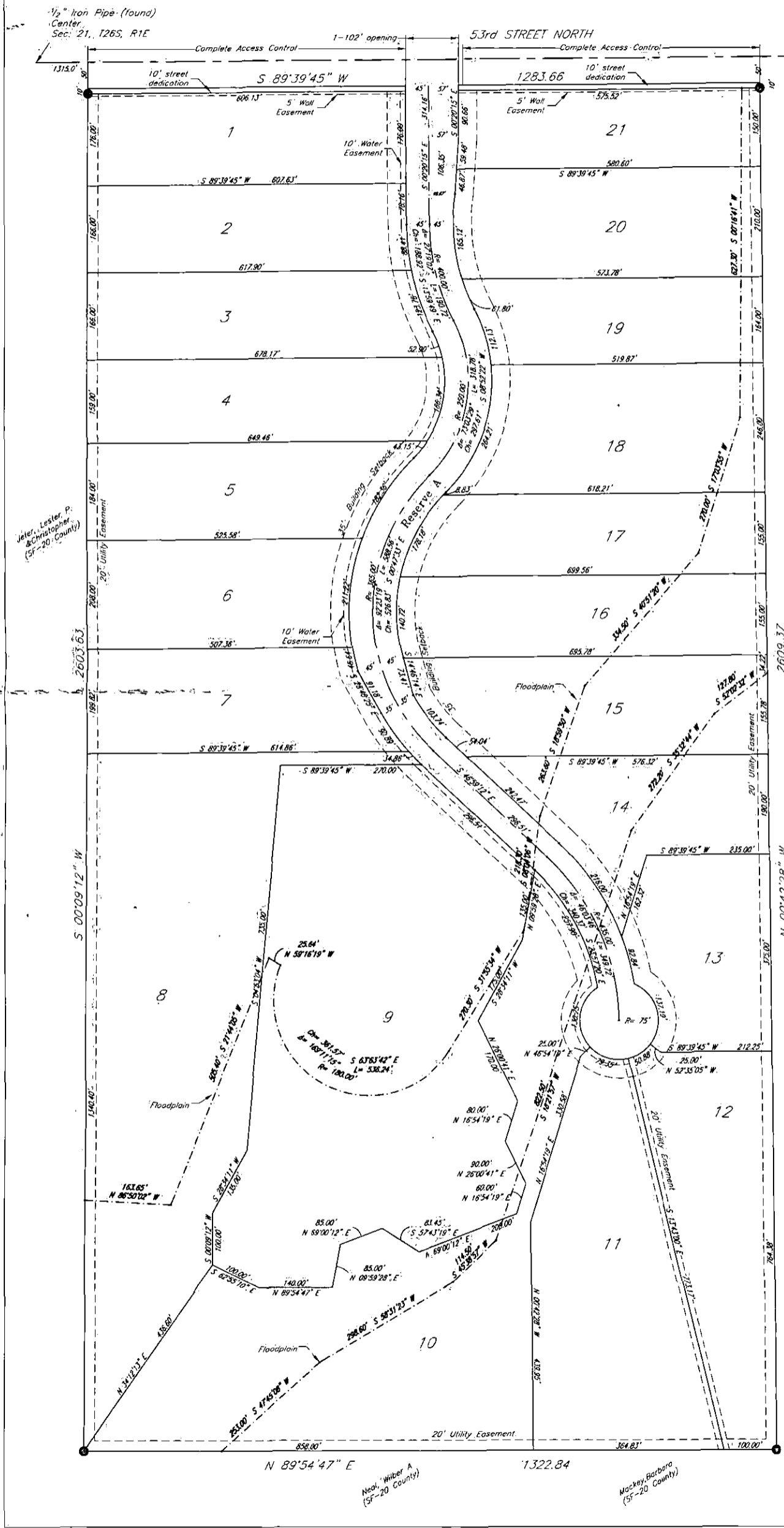
cc: Jack Whitson, City Administrator  
Planning Commissioners



# Lakewood Hills Estates

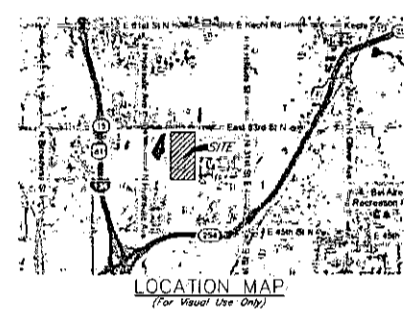
## Park City, Sedgwick County, Kansas

Part of the NW ¼, Section 22, Township 26 South, Range 1 East



1/2" Iron Pipe (found)  
Center  
Sec. 21, T26S, R1E

Wichita Heights  
High School Add.  
(SF-5 Wichita)



**ADDITIONAL TRACT INFORMATION:**

Current Owner: PCDC LLC, Melody Miller  
 Mailing Address: 1650 S Meridian Ave.  
 Wichita, Kansas 67213.  
 Total Acreage: 77.98± Acres  
 Existing Zoning: R-2  
 Ex. Land Use: Farming / Ranch Land  
 (no improvements)

**LEGEND:**

- Flood Plain Area
- Ex. Topo
- 5/8" Rebar (set) KEMPA CLS #157

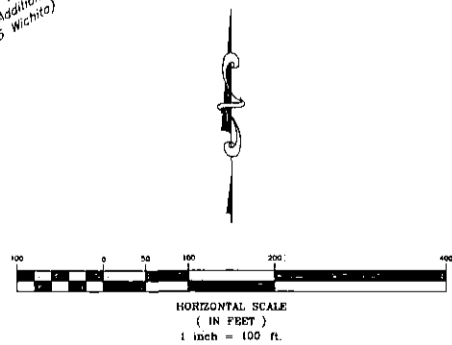
**NOTES:**

Utility locations are from Kansas One-Call.

**BENCHMARK:**

"□" cut on North Hbqd of RCBC 300 feet East of section corner of Hydraulic and 53rd Street North.  
 Elev. = 1375.91

Falcon Falls  
2nd Addition  
(SF-5 Wichita)



**kemiller**  
engineering

516 S. Market, Wichita, KS 67202 (316)264-0242

Jeter, Lester P.  
& Christopher  
(SF-20 County)

Neal, Wilber A  
(SF-20 County)

Mackey, Barbara  
(SF-20 County)

Lakewood Hills Estates  
Park City, Sedgwick County, Kansas  
Part of the NW ¼, Section 22, Township 26 South, Range 1 East

State of Kansas )  
County of Sedgwick ) SS

I, Bradley C. Ward, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on the 1st day of July, 2011 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

The East ½ of the Northwest ¼ of Section 22, Township 26 South, Range 1 East, Park City, Sedgwick County, Kansas; except the North 40 feet for road right-of-way. Said tract being 77.98 acres more or less.

All easements and Rights of Way within said tract are hereby vacated by virtue of KSA 12-512b amended.

Bradley C. Ward, L.S. #920

State of Kansas )  
County of Sedgwick ) SS

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lots, Block and Reserve, to be known as Lakewood Hills Estates Addition, Park City, Sedgwick County, Kansas. Any easements are hereby granted as indicated, for constructing, maintaining, operating, and repairing public utilities. The Reserve is dedicated for access, drainage, signage, and utilities. The access controls are hereby granted to the appropriate governing body as shown hereon. 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. And further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

By: \_\_\_\_\_

State of Kansas )  
County of Sedgwick ) SS

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by

Notary Public

My Commission Expires: \_\_\_\_\_

State of Kansas )  
County of Sedgwick ) SS

This plat of Lakewood Hills Estates Addition, Park City, Sedgwick County, Kansas, has been submitted to and approved by the Park City Planning Commission, Park City, Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013.  
Park City Planning Commission.

Susan Goyette, Chair

Kris Lewis, Secretary

State of Kansas )  
County of Sedgwick ) SS

This plat approved and all dedications shown hereon accepted by the City Council of the City of Park City, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

At the Direction of the City Council

Emil Bergquist, Mayor

Dennis Nichols, City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Kelly B. Arnold, County Clerk

State of Kansas )  
County of Sedgwick ) SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this \_\_\_\_\_ day of \_\_\_\_\_, 2013, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

State of Kansas )  
County of Sedgwick ) SS

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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

