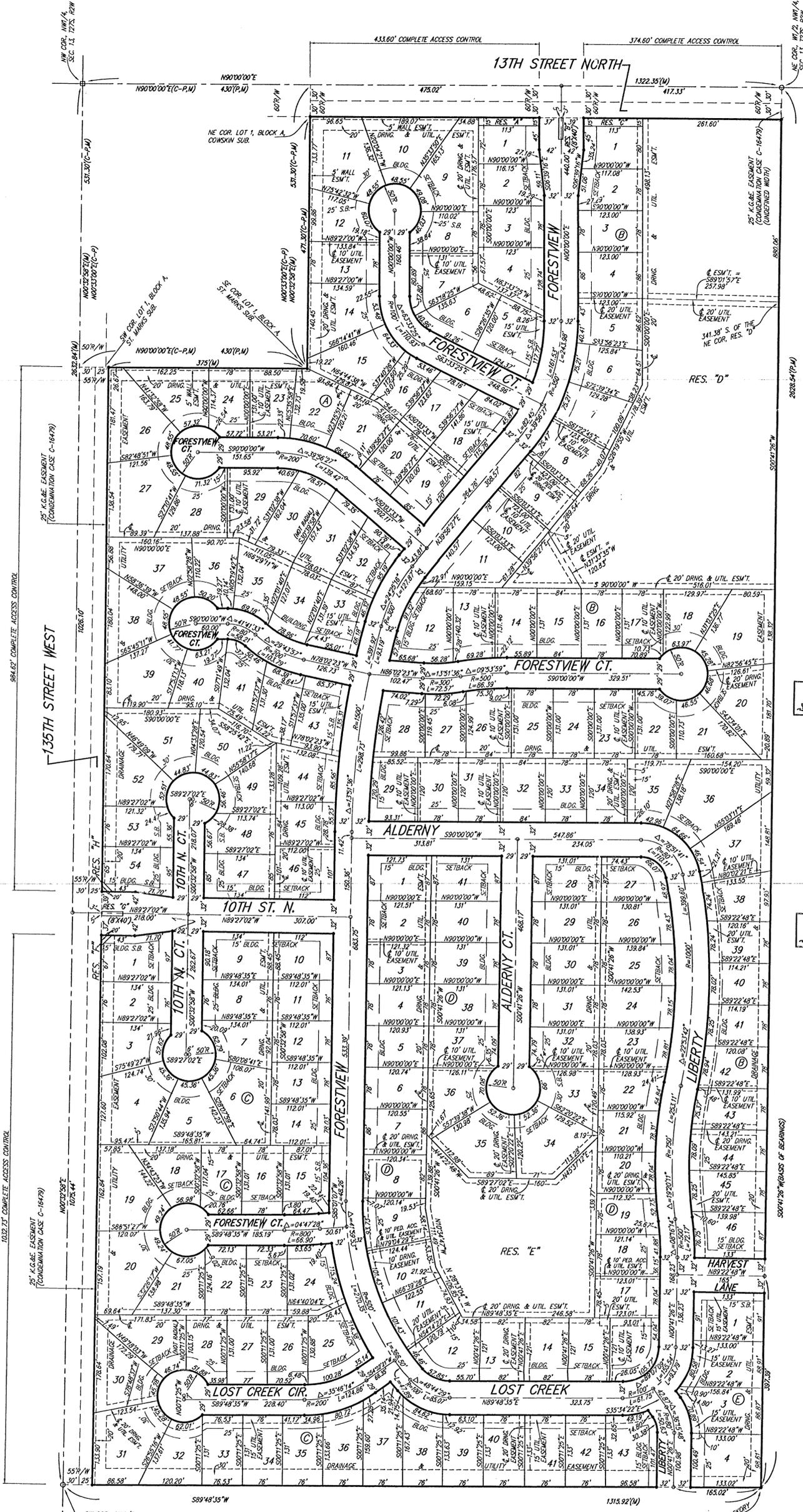


LIBERTY PARK

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Final tracing
received
10-8-02



State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and plotted "LIBERTY PARK", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the W/2 of the NW/4 of Sec. 13, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part platted as Cowskin Sub., Sedgwick County, Kansas, and EXCEPT that part platted as St. Marks Sub., Sedgwick County, Kansas, 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.



Michael G. Conroy
Michael G. Conroy, Surveyor

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", 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 drainage and pedestrian access easement is hereby granted as indicated for drainage purposes and for pedestrian access to or from Reserve "D" 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 Reserve "E" and no fences or other obstructions shall be constructed or placed on or within these easements. 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 streets are hereby dedicated to and for the use of the public. Reserves "A", "C", "F", and "H" are reserved for entry monuments, landscaping, open space, berms, drainage purposes, and utilities. Reserves "B" and "G" are reserved for entry monuments, streets, landscaping, open space, drainage purposes, and utilities. Reserves "D" and "E" are reserved for landscaping, lakes, open space, berms, drainage purposes, and utilities as confined to easements. Reserves "A", "B", "C", "D", "E", "F", "G", and "H", 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
Paul E. Kelsey, President

State of Kansas) SS The foregoing instrument acknowledged before me, this 26th day of September, 2002, by Paul E. Kelsey, President of Kelsey Investments, Inc., on behalf of the corporation.

Dana M. Decker
DANA M. DECKER, Notary Public

My App't. Exp. 11/14/04

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

Legacy Bank
Brad E. Jaeger, SVP
BRAD E. JAEGER

State of Kansas) SS The foregoing instrument acknowledged before me, this 25th day of September, 2002, by Brad E. Jaeger, SVP of Legacy Bank, on behalf of the bank.

Dana M. Decker
DANA M. DECKER, Notary Public

My App't. Exp. 11/14/04

This plat of "LIBERTY PARK", 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 _____, 2002.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
J. D. Michaelis
_____, Secretary
Michael E. Lindebak

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2002.

At the direction of the City Council
_____, City Manager
Chris Cherches
_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2002.

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

Entered on transfer record this _____ day of _____, 2002.

_____, County Clerk
Don Brace

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2002 at _____ o'clock _____ M., and is duly recorded.

_____, Register of Deeds
Bill Meek
_____, Deputy
Linda Kizzire

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

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

- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 3/4" IRON (FOUND)
- = 1/2" IRON (FOUND)

LOT	BLOCK	ELEVATION
1-19	B	156.5
6-22, 33-36	D	163.5

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

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.



Wichita-Sedgwick County Metropolitan Area Planning Department

July 25, 2002

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

RE: SUB 2002-41 -- Final Plat of Liberty Park Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 25, 2002, 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 July 19, 2002.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

July 19, 2002

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

RE: SUB 2002-41 -- Final Plat of Liberty Park Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 18, 2002, 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. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. City Engineering has approved the drainage plan. A guarantee is required.
- E. The applicant shall guarantee paving of 13th Street North from Hickory Creek to Forestview including a left turn bay at Forestview. The applicant shall also guarantee construction of a left turn bay on 135th Street at Alderny Ct.
- F. A street stub should be shown to the south for increased mobility when development occurs in this location.

The applicant has extended Liberty to the south line of the plat as requested.

- G. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- H. It is recommended that Reserves D and E be extended to the streets by access easements or by extensions of the Reserves between the lots to increase their accessibility and usefulness for all homeowners in the Addition

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Pedestrian easements have been platted as requested.

- I. 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.
- J. 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.
- K. 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.
- L. The wall easement shall be referenced in the plattor's text.
- M. The City Fire Department/GIS needs to comment on the plat's street names. 10th N. Ct. should be revised to 10th Ct. N.
- N. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows. The applicant has agreed to plat an appropriate easement to avoid damage to the tree row.
- O. 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.
- P. 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.)
- Q. 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.
- R. 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.

- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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.
- X. 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 methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, July 25, at 12:30 p.m.

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

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

STAFF REPORT

(FINAL PLAT APPROVED 7/18/02; PRELIMINARY PLAT APPROVED 5/30/02)

CASE NUMBER: SUB 2002-41 -- LIBERTY PARK ADDITION

OWNER/APPLICANT: Knoffloch Farms, Attn: Jerry Knoffloch, 3580 Beechwood, Riverside, CA 92506-1209; (Contract purchaser) Kelsey Investments, Inc., Attn: Paul Kelsey, 716 N. 119th St. West, Wichita, KS 67212

AGENT: Paul V. Dugan, Sr., 940 N. Tyler Road, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 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

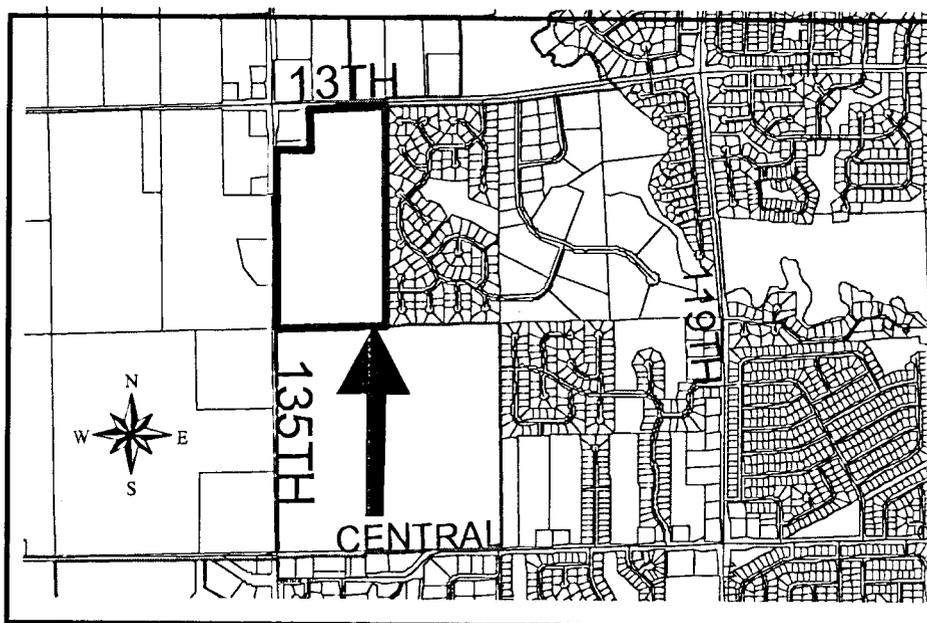
Residential:	188
Office:	
Commercial:	
Industrial:	
Total:	188

MINIMUM LOT AREA: 9,120 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation.

PLANNING STAFF RECOMMENDS APPROVAL OF THE PLAT.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. **City Engineering has approved the drainage plan. A guarantee is required.**
- E. **The applicant shall guarantee paving of 13th Street North from Hickory Creek to Forestview including a left turn bay at Forestview. The applicant shall also guarantee construction of a left turn bay on 135th Street at Alderny Ct.**
- F. A street stub should be shown to the south for increased mobility when development occurs in this location.

The applicant has extended Liberty to the south line of the plat as requested.
- G. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- H. It is recommended that Reserves D and E be extended to the streets by access easements or by extensions of the Reserves between the lots to increase their accessibility and usefulness for all homeowners in the Addition

Pedestrian easements have been platted as requested.
- I. 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.
- J. 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.

- K. 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.
- L. The wall easement shall be referenced in the plat's text.
- M. The **City Fire Department/GIS** needs to comment on the plat's street names. **10th N. Ct. should be revised to 10th Ct. N.**
- N. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows. **The applicant has agreed to plat an appropriate easement to avoid damage to the tree row.**
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- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
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SUB 2002-41 -- Final Plat of LIBERTY PARK ADDITION

July 25, 2002 - Page 4

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- X. 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.