

BROOKFIELD 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 "BROOKFIELD ADDITION", Wichita, Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property
surveyed, described as that part of the Northwest Quarter of Section 34,
Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick
County, Kansas described as follows: Beginning at the northwest corner
of said Northwest Quarter; thence N88°53'05"E along the north line of
said Northwest Quarter, 2672.52 feet to the northeast corner of said
Northwest Quarter; thence S01°15'49"E along the east line of said
Northwest Quarter, 1842.45 feet; thence S83°46'45"W, 1103.84 feet; thence
N27°38'26"E, 68.38 feet; thence N31°16'05"W, 65.90 feet; thence
N68°58'44"W, 101.55 feet; thence S88°04'39"W, 136.87 feet; thence
S57°28'11"W, 75.19 feet; thence S41°58'08"W, 89.95 feet; thence
S78°39'05"W, 69.55 feet; thence N48°01'52"W, 165.19 feet; thence
S16°13'44"W, 366.95 feet; thence N83°15'09"W, 487.82 feet to the point of
curvature of a non-tangent curve to the right; thence westerly and
northwesterly along said curve, having a central angle of 54°23'40" and a
radius of 168.00 feet, an arc distance of 159.49 feet, (having a chord
length of 153.57 feet bearing N46°24'30"W), to the point of tangency of
said curve; thence N19°12'40"W, 104.14 feet to a point on a non-tangent
curve to the right; thence southwesterly and westerly along said curve,
through a central angle of 29°07'25" and having a radius of 232.00 feet,
an arc distance of 117.93 feet, (having a chord length of 116.66 feet
bearing S73°59'06"W), to the point of tangency of said curve; thence
S88°32'49"W, 173.96 feet to a point on the west line of said Northwest
Quarter; thence N01°27'11"W along the west line of said Northwest Quarter,
1899.38 feet to the point of beginning, all being subject to road
rights-of-way of record.

Existing public easements, building setbacks,
access controls, and dedications, if any, being
vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

Michael G. Conrey, Surveyor

Know all men by these presents that we, the
undersigned, have caused the land in the surveys certificate to be platted into
Lots, Blocks, Streets, and Reserves to be known as "BROOKFIELD 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. No
signs, light poles, private drainage systems, masonry trash enclosures or other
structures shall be located within public utility easements. 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 private screening walls 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", "B", "C", "D", "E", and "F" are hereby reserved for
open space, landscaping, drainage purposes, entry monuments, utilities, and
streets. Reserve "G" is hereby reserved for open space, landscaping, drainage
purposes, entry monuments, screening walls, and utilities as confined to
easement. Reserve "H" is hereby reserved for open space, landscaping, drainage
purposes, lakes, and utilities as confined to easements. Reserve "I" is hereby
reserved for open space, landscaping, drainage purposes, entry monuments,
sidewalks, floodplain, a sanitary sewer lift station as confined to easement,
utilities as confined to easements, and water lines as confined to easement.
Reserve "J" is hereby reserved for open space, landscaping, drainage purposes,
sidewalks, floodplain, and lakes. No fill, change of grade, creation of channel, or
any other work shall be carried on within said Reserves "I" and "J" without the
permission of the Engineer for the appropriate governing body. Reserves "A", "B",
"C", "D", "E", "F", "G", "H", "I", and "J" shall be owned and maintained by the
homeowners association for the addition provided, however, that the undersigned,
or the homeowners association, as the undersigned's successor in interest, may,
in their discretion, deed a parcel of a Reserve to an owner or owners of an
adjacent Lot, subject to the obligation to maintain such deeded parcel of a
Reserve in compliance with the provisions hereof and in compliance with the
maintenance covenants or any applicable restrictive covenants and/or regulations.
Reserves "6", "31", "32", "33", "34", "35", "36", "64", "65", "66", "67", "68",
"69", "70", "71", "72", "73", "79", "80", "81", "83", and "84" are hereby
reserved for open space, landscaping, drainage reserve purposes, and floodplain.
Reserve "30" is hereby reserved for open space, landscaping, drainage reserve
purposes, floodplain, and water lines as confined to easement. Reserves "37",
"38", and "39" are hereby reserved for open space, landscaping, drainage reserve
purposes, floodplain, and utilities as confined to easement. No fill, change of
grade, creation of channel, or any other work shall be carried on within said
floodplain without the permission of the Engineer for the appropriate governing
body. Reserves "6", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39",
"64", "65", "66", "67", "68", "69", "70", "71", "72", "73", "79", "80", "81", "83",
and "84" shall be owned and maintained by the owners of the corresponding
adjacent lots and shall be the responsibility of said corresponding adjacent lot
owners until such time as the appropriate governing body elects to assume the
responsibility for maintenance and improvements to the drainage. FEMA
floodplain and regulatory floodway boundaries are subject to periodic change and
such change may affect the intended land use within the subdivision. 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.

37th & Greenwich, LLC,
a Kansas limited liability company

Kevin M. Mullen, President of
Ritchie Development Corporation,
a Kansas corporation

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

INTRUST Bank, N.A.

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 2017, by _____,
of INTRUST Bank, N.A., on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

This plat of "BROOKFIELD 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 _____, 2016.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
David W. Foster

_____, 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 _____, 2017.

_____, Mayor
Jeff Longwell

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2017.

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

Entered on transfer record this _____ day
of _____, 2017.

_____, County Clerk
Kelly B. Arnold

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 _____, 2017 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Judy J. Paget

