

BROOKFIELD SOUTH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

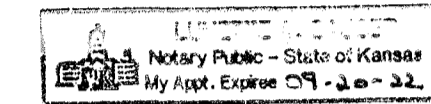
State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) Sedgwick County and state do hereby certify that we have surveyed and
platted "BROOKFIELD SOUTH ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as the Northwest Quarter of Section 34,
Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick
County, Kansas, EXCEPT that part of said Northwest Quarter platted as
Brookfield Addition Wichita, Sedgwick County, Kansas, and EXCEPT that
part of said Northwest Quarter platted as Courtyards at Brookfield
Addition, an Addition to Wichita, Sedgwick County, Kansas, subject to road
rights-of-way of record abutting that part of the west line of said
Northwest Quarter lying south of and abutting the south line of said
Brookfield Addition, TOGETHER with that part of the Southwest Quarter of
Section 34, Township 26 South, Range 2 East of the Sixth Principal
Meridian, Sedgwick County, Kansas described as follows: Beginning at the
northeast corner of said Southwest Quarter; thence S01°10'17"E coincident
with the east line of the North Half of said Southwest Quarter, a distance
of 535.21 feet; thence S88°49'43"W, a distance of 459.73 feet; thence
S65°39'55"W, a distance of 380.23 feet; thence N24°20'05"W, a distance
of 181.05 feet to a point on a curve to the right; thence westerly and
northwesterly coincident with said curve, through a central angle of
81°34'25" and having a radius of 332.00 feet, an arc distance of 472.68
feet, (having a chord length of 433.76 feet bearing N68°59'27"W), to the
point of tangency of said curve; thence N28°12'15"W, a distance of 27.27
feet to the northeast corner of North Greenwich Addition, Wichita,
Sedgwick County, Kansas; thence S89°05'37"W (calculated from platted
information), S89°05'47"W (measured), coincident with the north line of
said North Greenwich Addition, a distance of 1,366.89 feet (platted),
1,366.99 feet (measured), to the intersection with the west line of said
Southwest Quarter; thence N01°33'21"W coincident with the west line of
said Southwest Quarter, a distance of 327.95 feet (platted), 327.94 feet
(calculated from measured information), to the northwest corner of said
Southwest Quarter; thence N88°54'56"E coincident with the north line of
said Southwest Quarter, a distance of 2663.76 feet to the point of
beginning, subject to road rights-of-way of record abutting that part of
the west line of said Southwest Quarter lying north of and abutting the
north line of said North Greenwich Addition.

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
"BROOKFIELD SOUTH ADDITION", Wichita, Sedgwick County, Kansas. The
utility easements are hereby granted to the public as indicated for the
construction and maintenance of all public utilities. The drainage
easements are hereby granted to the public as indicated for drainage
purposes. The drainage and utility easements are hereby granted to the
public as indicated for drainage purposes and for the construction and
maintenance of all public utilities. The contingent sanitary sewer easement
is for the construction and maintenance of a public sanitary sewer main
and related appurtenances and shall become effective when the City of
Wichita installs a sanitary sewer main to allow for the elimination of the
existing lift station in Brookfield Addition. No permanent foundations
and/or structures shall be located within the contingent sanitary sewer
easement unless permitted by the City of Wichita Department of
Engineering. No sign, light poles, private drainage systems, berms, walls,
masonry trash enclosures or other structures shall be located within public
utility easements unless permitted by the City of Wichita Department of
Engineering and that they do not inhibit the conveyance of surface
drainage. No private drainage systems shall be located within public
drainage easements unless a Residential Drainage Relief Permit is obtained
from the City of Wichita Public Works & Utilities Department. The wall
easement is 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 this easement. The streets are hereby
dedicated to and for the use of the public. Any cul-de-sac with a 53
foot radius right-of-way shall have a pavement radius of 38 feet.
Reserve "A" is hereby reserved for open space, landscaping, drainage
purposes, berms, entry monuments, walls, fences, signage, sidewalks/walking
paths, floodplain, water lines and related appurtenances as confined to
easement, and utilities as confined to easements. Reserve "B" is hereby
reserved for open space, landscaping, drainage purposes, lakes, berms,
entry monuments, sidewalks/walking paths, floodplain, streets as
confined to easement, and utilities as confined to easements. Reserve "D"
is hereby reserved for open space, landscaping, drainage purposes, berms,
entry monuments, walls, fences, sidewalks, streets as confined to easement,
and utilities as confined to easements. Reserve "E" is hereby reserved for
open space, landscaping, drainage purposes, entry monuments, streets, and
utilities. Reserve "F" is hereby reserved for open space, landscaping,
drainage purposes, utilities, sidewalks, and private streets. No fill, change
of grade, creation of channel, or any other work shall be carried on within
said Reserves "A", "B", and "C" without the permission of the Engineer for
the appropriate governing body. Reserves "A", "B", "C", "D", "E", and "F",
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. Compliance with any platted restrictions and applicable
restrictive covenants affecting said Reserves shall be binding on any owners,
successors, heirs, or assigns. Drainage Reserves "9", "10", "11", "12", "14",
"15", "16", "17", "18", "19" and "20" are hereby reserved for open space,
landscaping, drainage reserve purposes, floodplain, sanitary sewer as
confined to easement, and utilities as confined to easements. 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. Drainage Reserves "9", "10", "11", "12", "14",
"15", "16", "17", "18", "19" and "20" 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 appropriate
governing body as indicated on the face of the plat. 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

[Signature], Manager
Jeff Mullen, President/CEO of
Ritchie Development, LLC,
a Kansas limited liability company

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 6th day of April, 2022, by Jeff Mullen, President/CEO
of Ritchie Development, LLC, a Kansas limited liability company, as
Manager of 37th & Greenwich, LLC, a Kansas limited liability company, on
behalf of the limited liability company.

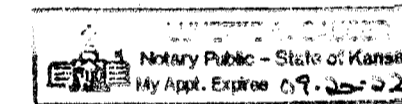


[Signature], Notary Public
LUNETTE A. SAUBER
My App't. Exp. 09-20-2022

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

[Signature], Manager
Jeff Mullen, President/CEO of
Ritchie Development, LLC,
a Kansas limited liability company

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 6th day of April, 2022, by Jeff Mullen, President/CEO
of Ritchie Development, LLC, a Kansas limited liability company, as
Manager of 37th & Greenwich Investments, LLC, a Kansas limited liability
company, on behalf of the limited liability company.

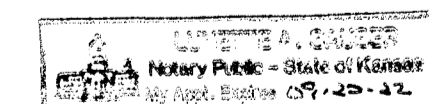


[Signature], Notary Public
LUNETTE A. SAUBER
My App't. Exp. 09-20-2022

Greenwich Investments, LLC,
a Kansas limited liability company

[Signature], Manager
Jeff Mullen, President/CEO of
Ritchie Associates, LLC,
a Kansas limited liability company

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 6th day of April, 2022, by Jeff Mullen, President/CEO
of Ritchie Associates, LLC, a Kansas limited liability company, as Manager
of Greenwich Investments, LLC, a Kansas limited liability company, on
behalf of the limited liability company.



[Signature], Notary Public
LUNETTE A. SAUBER
My App't. Exp. 09-20-2022

This plat of "BROOKFIELD SOUTH 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 _____, 2022.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
William M. Johnson

_____, Secretary
Scott A. Wadle

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2022.

_____, Mayor
Brandon J. Whipple City of Wichita

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2022.

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

Entered on transfer record this _____ day
of _____, 2022.

_____, County Clerk
Kelly B. Arnold

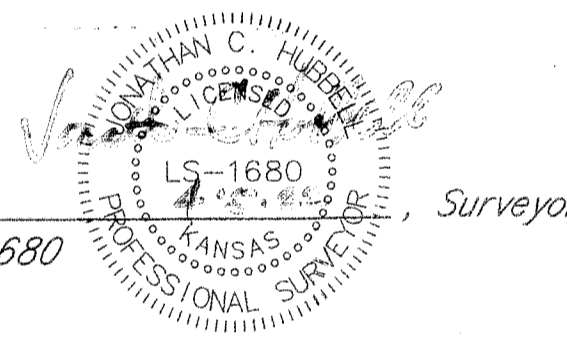
State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2022 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

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.



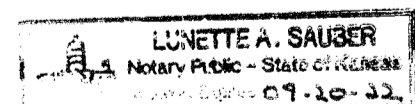
Jonathan C. Hubbell, P.S. #1680, Surveyor

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

INTRUST Bank, N.A.

[Signature] Commercial Relationship Mgr.
BRIAN BLACKERBY

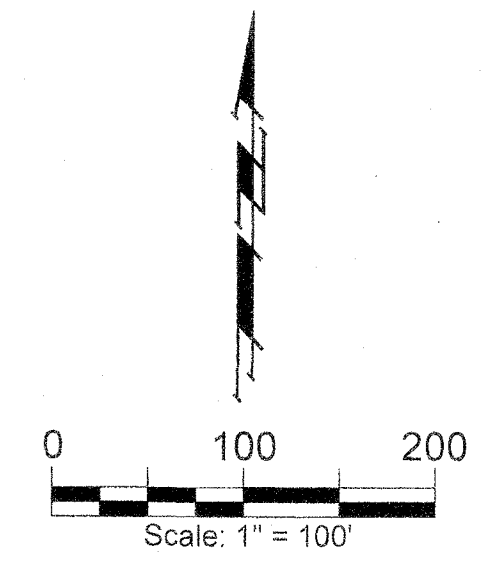
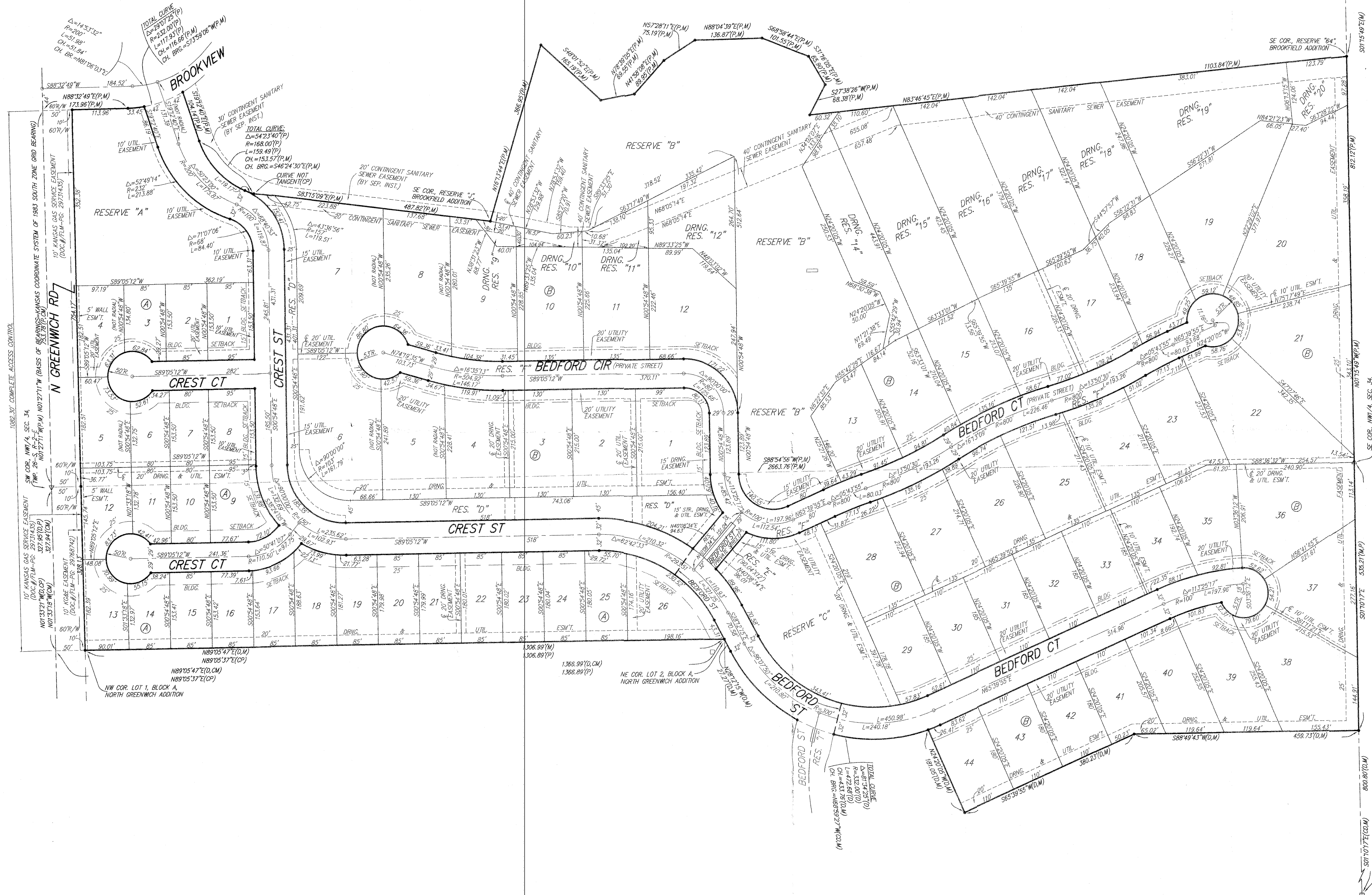
State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 6th day of April, 2022, by BRIAN BLACKERBY,
Commercial Relationship Mgr. of INTRUST Bank, N.A., on behalf of the bank.



[Signature], Notary Public
LUNETTE A. SAUBER
My App't. Exp. 09-20-2022

BROOKFIELD SOUTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- = #1 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
 - △ = STONE (FOUND)
 - ⊙ = RAILROAD SPIKE (FOUND)(ORIGIN UNKNOWN)
 - ⊗ = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
 - ⊕ = 3/4" IRON PIPE IN TUMBLE (FOUND)(ORIGIN UNKNOWN)
 - ⊞ = #4 REBAR W/ "SCHWAB-EATON" CAP (FOUND)
 - ◇ = #5 REBAR W/ "MCKE" CAP OVER STONE (FOUND)
- (M) = MEASURED
(P) = INFO FROM PLAT OF NORTH GREENWICH ADDITION DESCRIBED
(D) = DESCRIBED
(R) = RECORD MEASUREMENT
(CM) = CALCULATED FROM MEASURED INFO.
(OP) = CALCULATED INFO. FROM PLAT OF NORTH GREENWICH ADDITION
(CD) = CALCULATED FROM DESCRIBED INFO.
R/W = RIGHT-OF-WAY

NOTE:
ALL LOTS WITHIN BROOKFIELD SOUTH ADDITION SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain as established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

Right-of-way Note:
No grading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserves A, B, C, and D. The berms cannot impact access to or bury manholes, water valves and/or water meters.

BENCHMARK:
CHISELED SQUARE ON C HEADWALL OF R.C.B.C. ON SOUTH SIDE OF 37TH ST. N. 178.9' W. & 15.8' S. OF THE NE COR. NW 1/4, SEC. 34, TWP. 26-S, R-2-E. ELEV. = 1373.80 NAVD88.

CHISELED SQUARE ON E. SIDE OF SCHOOL SIGNAL POLE BASE, W. SIDE OF GREENWICH ROAD, 302' S. & 21.9' W. OF THE SW COR. NW 1/4, SEC. 34, TWP. 26-S, R-2-E. ELEV. = 1387.64 NAVD88.

TOP OF 1" IRON PIPE AT NW COR. NW 1/4, SEC. 34, TWP. 26-S, R-2-E. ELEV. = 1380.04 NAVD88.

LOT	BLOCK	ELEVATION
38-44	B	1383.5
28-29	B	1375.0
16-20	B	1372.0
14-15	B	1372.7
10-13	B	1373.0
7-9	B	1373.5

SW COR. NW 1/4, SEC. 34, TWP. 26-S, R-2-E
ELEV. = 1380.04 NAVD88

E:\Projects\Brookfield South Addition - Plat\Drawings\Brookfield South - Final.dwg