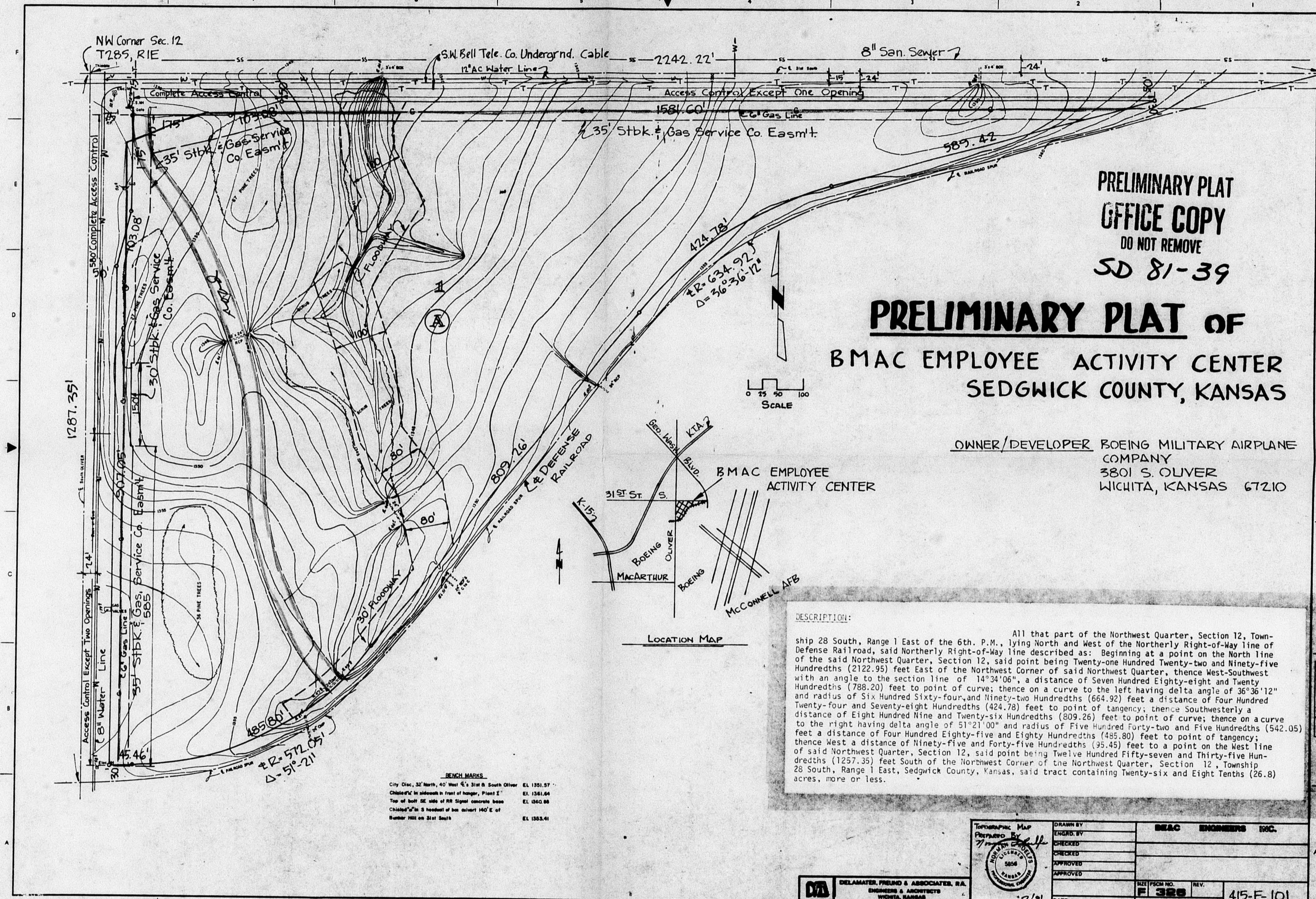


• 5/D PLATS  
• 1981-4 B41

• PLANNING  
• Dept

B



PRELIMINARY PLAT  
OFFICE COPY  
DO NOT REMOVE  
SD 81-39

**PRELIMINARY PLAT OF  
BMAC EMPLOYEE ACTIVITY CENTER  
SEDGWICK COUNTY, KANSAS**

OWNER/DEVELOPER BOEING MILITARY AIRPLANE  
COMPANY  
3801 S. OLIVER  
WICHITA, KANSAS 67210

**DESCRIPTION:**  
All that part of the Northwest Quarter, Section 12, Township 28 South, Range 1 East of the 6th, P.M., lying North and West of the Northerly Right-of-Way line of Defense Rail Road, said Northerly Right-of-Way line described as: Beginning at a point on the North line of the said Northwest Quarter, Section 12, said point being Twenty-one Hundred Twenty-two and Ninety-five Hundredths (2122.95) feet East of the Northwest Corner of said Northwest Quarter, thence West-Southwest Hundredths (788.20) feet to point of curve; thence on a curve to the left having delta angle of 36°36'12" and radius of Six Hundred Sixty-four and Ninety-two Hundredths (664.92) feet a distance of Four Hundred Twenty-four and Seventy-eight Hundredths (424.78) feet to point of tangency; thence Southwesterly a distance of Eight Hundred Nine and Twenty-six Hundredths (809.26) feet to point of curve; thence on a curve to the right having delta angle of 51°21'00" and radius of Five Hundred Forty-two and Five Hundredths (542.05) feet a distance of Ninety-five and Forty-five Hundredths (95.45) feet to a point on the west line of said Northwest Quarter, Section 12, said point being Twelve Hundred Fifty-seven and Thirty-five Hundredths (1257.35) feet South of the Northwest Corner of the Northwest Quarter, Section 12, Township 28 South, Range 1 East, Sedgwick County, Kansas, said tract containing Twenty-six and Eight Tenths (26.8) acres, more or less.

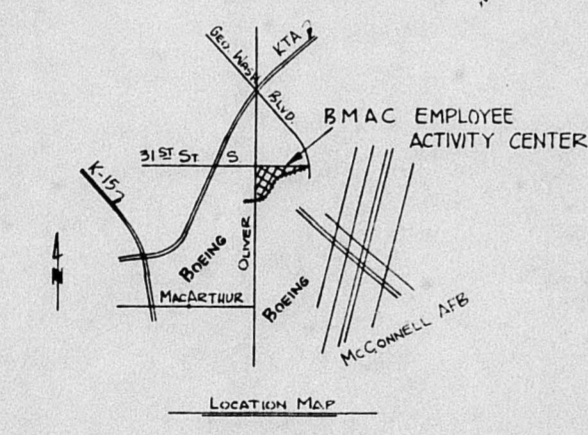
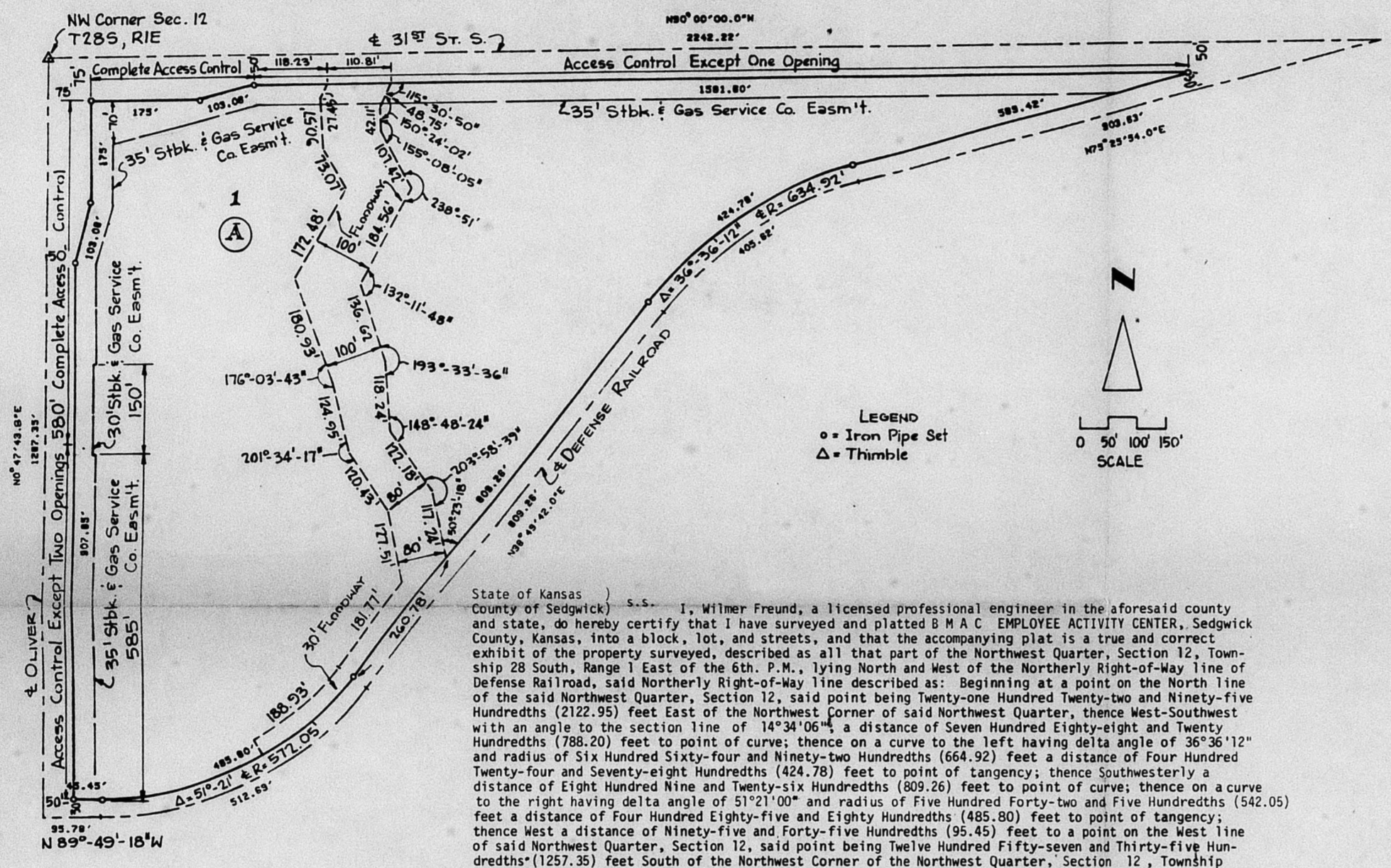
**LOCATION MAP**

**RECORDS:**  
City Clerk, Sedgwick County, Kansas, 1981, 87  
County Clerk, Sedgwick County, Kansas, 1981, 87  
Recorder, Sedgwick County, Kansas, 1981, 87  
Surveyor, Sedgwick County, Kansas, 1981, 87

Surveyor's Map	DATE	4-17-81
DESIGNED BY	RECORDS	415-F-101
CHECKED	APPROVED	
DRAWN	DATE	

FINAL PLAT OFFICE COPY  
SD 81-39 DO NOT REMOVE

**BMAC EMPLOYEE ACTIVITY CENTER**  
Sedgwick County, Kansas



State of Kansas ) s.s. I, Wilmer Freund, a licensed professional engineer in the aforesaid county and state, do hereby certify that I have surveyed and platted B M A C EMPLOYEE ACTIVITY CENTER, Sedgwick County, Kansas, into a block, lot, and streets, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as all that part of the Northwest Quarter, Section 12, Township 28 South, Range 1 East of the 6th. P.M., lying North and West of the Northerly Right-of-Way Line of Defense Railroad, said Northerly Right-of-Way Line described as: Beginning at a point on the North Line of the said Northwest Quarter, Section 12, said point being Twenty-one Hundred Twenty-two and Ninety-five Hundredths (2122.95) feet East of the Northwest Corner of said Northwest Quarter, thence West-Southwest with an angle to the section line of 14°31'00\"/>

Know all men by these presents that we, the undersigned, owners of the land described in the Engineer's Certificate, have caused the same to be surveyed and platted into a block, lot, and streets, the same to be known as B M A C EMPLOYEE ACTIVITY CENTER, Sedgwick County, Kansas. Said streets are hereby dedicated to and for the use of the public. The Gas Service Company easement is hereby granted for the construction and maintenance of Gas Service Company utilities only. The Floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said Floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body. All abutters rights of access to or from OLIVER STREET over or across the west line of LOT 1, BLOCK A, are hereby granted to the City of Wichita, Kansas, provided, however, that said Lot 1 shall have two openings to Oliver Street as determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Thirty-first Street South over or across the north line of Lot 3, Block A, are hereby granted to the City of Wichita, Kansas, provided, however, that said Lot 1 shall have one opening to Thirty-first Street South as determined by the City Engineer of the City of Wichita, Kansas.

Appropriate governing body  
E.B. Robrahn, Division Counsel

The City of Wichita, a Municipal Corporation, by R.C. Brown, Mayor, issuer of industrial revenue bonds on the above described property, does hereby consent to the plat of B M A C EMPLOYEE ACTIVITY CENTER, Sedgwick County, Kansas.

CITY OF WICHITA, A Municipal Corporation  
Donald C. Gisick, City Clerk Robert C. Brown, Mayor

State of Kansas ) s.s. The foregoing instrument was acknowledged before me this day of 19 by E.B. Robrahn, Division Counsel, Boeing Military Airplane Company, on behalf of the company; and by R.C. Brown, Mayor, City of Wichita, on behalf of the City.

My Appointment Expires: Notary Public

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, this day of 19

Robert A. Lakin, Secretary Alvin J. John Hennessy, Chairman

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this day of 19

Donald C. Gisick, City Clerk Robert C. Brown, Mayor

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this day of 19

Tom Scott, Commissioner Donald E. Gragg, Chairman  
ATTEST: Jack Spratt, Commissioner

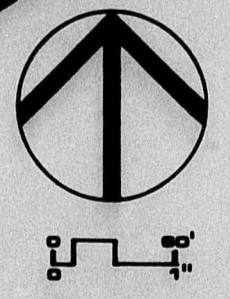
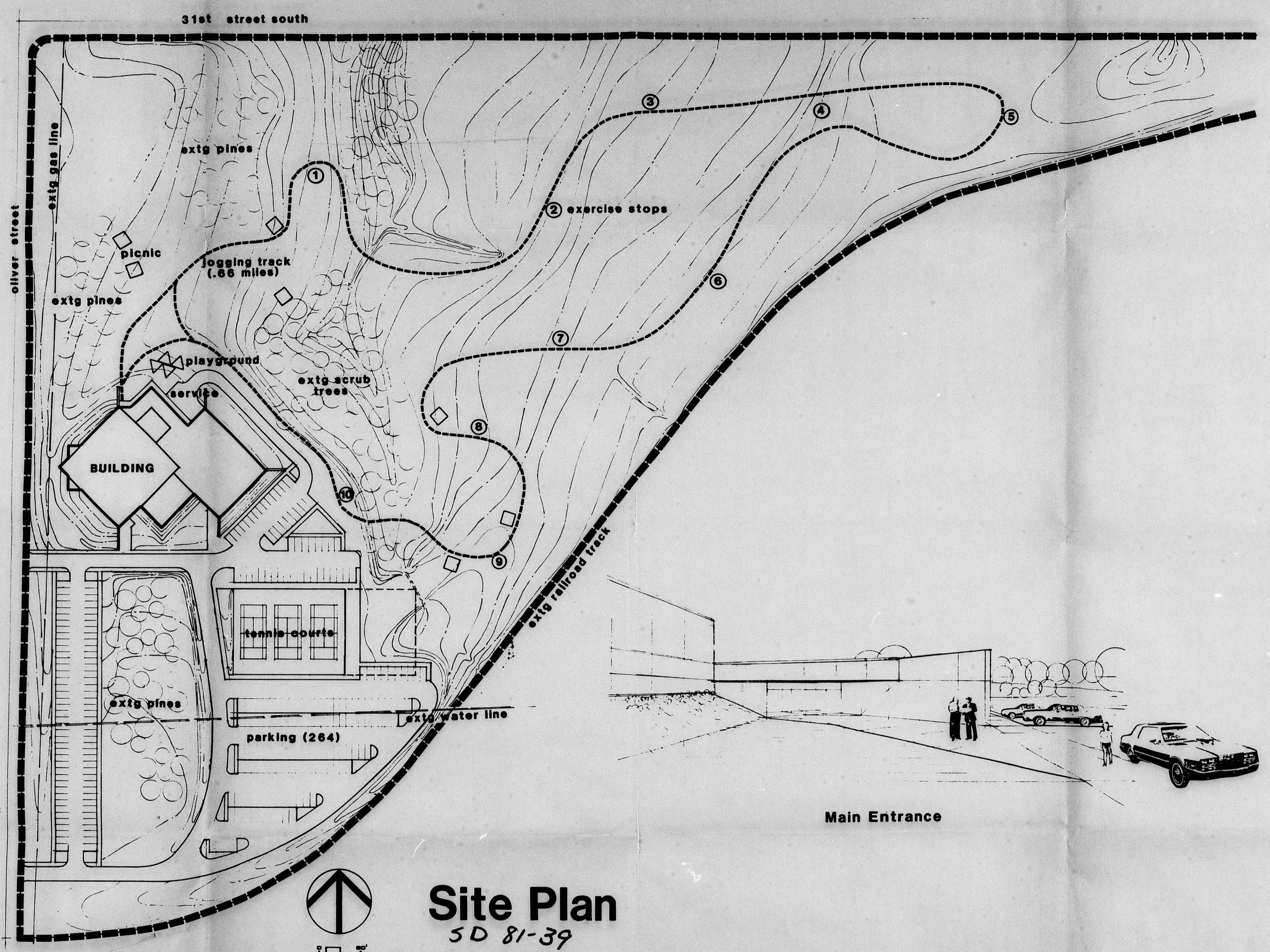
Dorothy K. White, County Clerk

Entered on transfer record this day of 19

State of Kansas ) s.s. This is to certify that this instrument was filed for record in the Register of Deeds Office, at O'Clock .M., on the day of 19

Pat Kettler, Deputy Bette F. McCart, Register of Deeds

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED



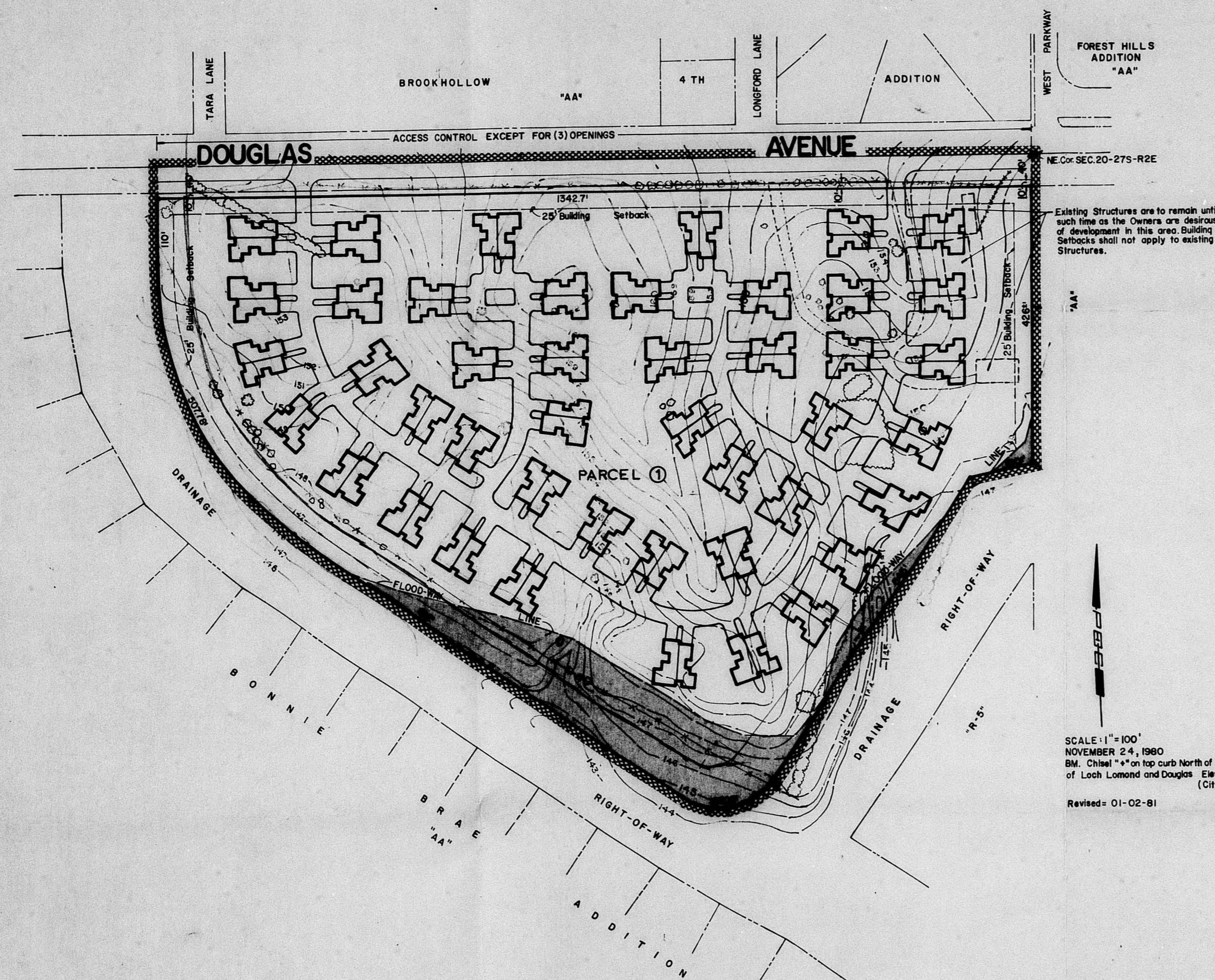
# Site Plan

SD 81-39

OFFICE COPY  
DO NOT REMOVE

5/10/81-39

DRAWN BY	B&C ENGINEERS INC.	
ENGRD. BY		
CHECKED		
APPROVED		
DATE	SIZE FSCM NO.	REV.
	F 328	
	DWG. NO.	



SCALE: 1" = 100'  
 NOVEMBER 24, 1980  
 SW. Chas. \* \* \* on top curb North of SW cor.  
 of Loeh Lomond and Douglas Eas. = 150.48  
 (City Datum)  
 Revised: 01-02-81

**GENERAL**

Total Gross Area = 21.8 AC.<sup>±</sup>  
 Total Net Area = 20.2 AC.<sup>±</sup> (Exclusive of Public Street R/W)

**GENERAL PROVISIONS**

1. **ACCESS CONTROL:** Access to DOUGLAS AVENUE shall be limited to three (3) openings to Parcel One (1).
2. **ALL UTILITIES:** shall be installed underground.
3. **DEAINAGE:** at the time of Plotting, the applicant shall submit a drainage plan for the entire development and guarantee drainage improvements as may be required.
4. **MINIMUM BUILDING SETBACK:** shall be indicated on the plan.
5. **IDENTIFICATION SIGNS:** shall be in accordance with Sec. 25.04.139 of the code of the City of Wichita.
6. **Appropriate FIRE LANE EASEMENTS:** for PARCEL ONE (1) will be provided prior to the issuance of Building Permit(s); said fire lanes shall be hard surfaced, and twenty four (24) ft. minimum in width, and constructed with 1/2 inch asphalt base with 1/2 inch asphalt surface, or equivalent thereof. No Parking shall be allowed in said Fire lanes, although it may be used for passenger loading and unloading. All Streets within said Fire Lanes shall be privately owned & maintained.
7. **A HOMEOWNERS ASSOCIATION AGREEMENT:** providing for maintenance of nonpublic common areas, parking areas, private drives, community facilities, etc., shall be submitted with the Plot for PARCEL ONE (1), if it is proposed that each dwelling unit will be individually owned.

**PARCEL ONE**

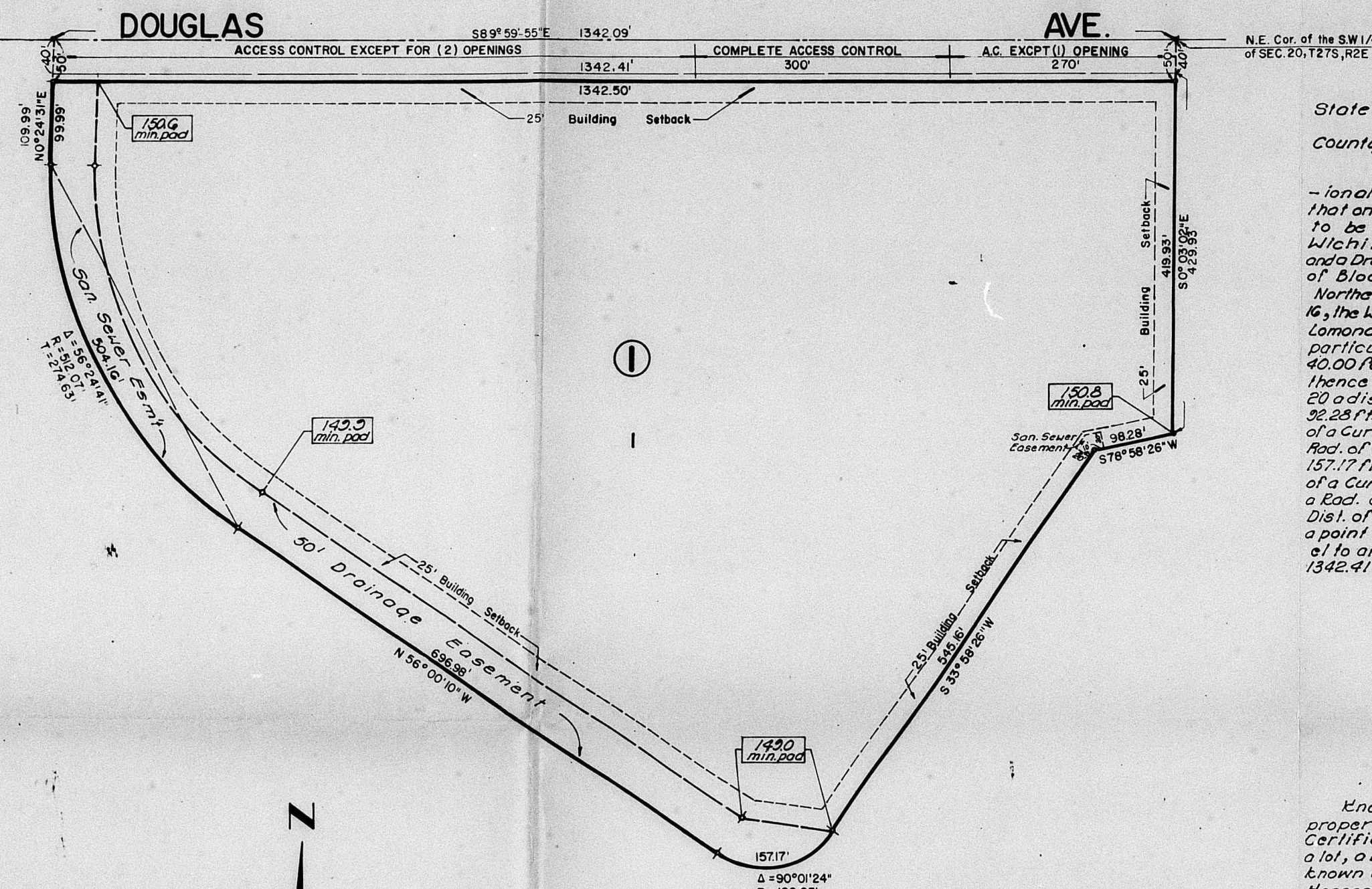
**PROPOSED USE:** Townhouses and Associated Community Facilities.

Gross Area = 21.8 AC.<sup>±</sup>  
 Net Area = 20.2 AC.<sup>±</sup>  
 Density = 6 D.U.'s/Net Acre or 181 D.U.'s  
 Maximum Building Height = 35 ft.  
 Parking Ratio = 20 per D.U.

**THE BONNIE BRAES**

SD 81-20  
**COMMUNITY UNIT PLAN**

SD 81-20



# BONNIE BRAE THIRD ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas SS  
County of Sedgwick

I, E. M. Linn, a professional Engineer in and for said State and County, do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 1931, I have caused to be surveyed and platted "BONNIE BRAE THIRD ADDITION" to Wichita, Sedgwick County, Kansas, into a Lot, a Block, a Street, and a Drainage Easement, the same being described as a portion of Blocks 16 & 17 together with Mayfair Lane between said blocks, the Northernly 60 feet of Loch Lomond abutting onto the South Side of Block 16, the Westerly 60 feet of 31st Drive between Mayfair Lane and Loch Lomond all in Bonnie Brae, an Addition to Wichita, Kansas, more particularly described as: beginning at a point in the East Line and 40.00 feet South of the N.E. Cor. of the SW 1/4, Sec. 20, T.27S, R.22E of a P.M.; thence bearing S 03° 02' 42" E along the East Line of the SW 1/4 of Sec. 20 a distance of 428.83 ft.; thence bearing S 78° 58' 50" W a dist. of 36.28 ft.; thence bearing S 33° 53' 22" W a dist. of 545.16 ft. to the P.C. of a Curve to the Right; thence along said Curve to the Right having a Rad. of 100.00 ft. through a Central Angle of 90° 01' 54" an Arc Dist. of 157.17 ft.; thence bearing N 52° 00' 10" W a dist. of 296.36 ft. to the P.C. of a Curve to the Right; thence along said Curve to the Right having a Rad. of 516.07 ft. through a Central Angle of 20° 24' 41" an Arc Dist. of 504.16 ft.; thence bearing N 01° 54' 37" E a dist. of 100.00 ft. to a point 40.00 ft. South of the N.L. of the SW 1/4 of Sec. 20; thence parallel to and 40.00 ft. So. of said N.L. bearing S 80° 58' 55" E a dist. of 1342.41 ft. to the point of beginning.

E. M. Linn, P.E.  
No. 3664

Know all men by these presents that we, the undersigned property owners of the land as above set forth in the Engineer's Certificate, have caused the land to be surveyed and platted into a lot, a block, a street, and a drainage easement, the same to be known as "BONNIE BRAE THIRD ADDITION" to Wichita, Sedgwick County, Kansas, utility easements, as indicated for the construction and maintenance of public utilities are hereby granted; the Drainage Easement is hereby granted for drainage purposes. The Street is hereby dedicated to for the use of the public. All abutter's right of access to and from Douglas Street over and across the N.L. of Lot 1, Block 1, are hereby granted to the City of Wichita, provided however that Lot 1, Block 1, shall have access to Douglas Street at Three (3) locations. Said locations to be designated by the City Engineer of Wichita, Kansas. All portions of Bonnie Brae Addition within the above described tract are hereby vacated by virtue of H.S.A. 12-512(a). Fences, hedges, structures, or fill are not permitted within the drainage easement. Minimum pad elevations are required as noted.

Jean E. Garvey

Jean E. Garvey Revocable Trust

By \_\_\_\_\_

State of Kansas SS  
County of Sedgwick

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1931, before me, a notary public, in and for said State and County, came Jean E. Garvey & Jean E. Garvey Revocable Trust, by \_\_\_\_\_ to me personally known to be the same person who executed the foregoing instrument of writing & duly acknowledged the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal this and year above written.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1931.

Alvin J. Hennessy Jr. Chairman

Robert A. Lakin Secretary

This plat has been approved and all dedications shown hereon are accepted by the City Commission of the City of Wichita, Kansas. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1931.

Robert G. Knight Mayor

Donald C. Gaisick City Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office of \_\_\_\_\_, Mo. on this \_\_\_\_\_ day of \_\_\_\_\_, 1931.

Bella F. McCart Register of Deeds

Pat Keller Deputy

This plat approved and all dedications shown hereon are accepted by the Board of County Commissioners of Sedgwick County, Kansas. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1931.

Donald C. Grogg Chairman

Jack Spratt Commissioner

Tom Scott Commissioner

Attest:

Dorothy K. White County Clerk

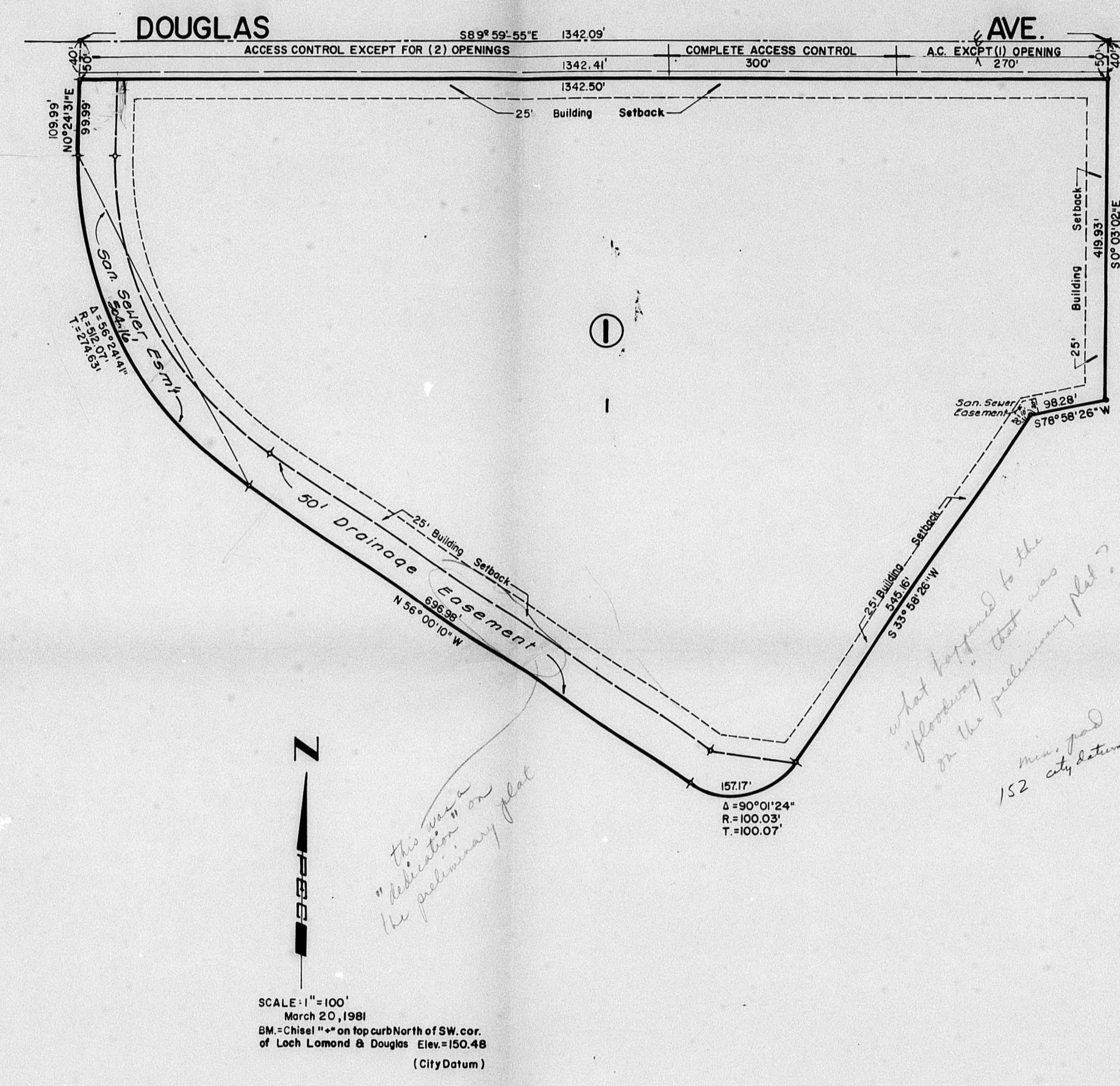
Entered on Transfer Record this \_\_\_\_\_ day of \_\_\_\_\_, 1931.

Dorothy K. White County Clerk

SCALE: 1" = 100'  
March 20, 1931  
B.M. = "Chief" on top curb North of SW cor. of Loch Lomond & Douglas Elev. = 150.48 (City Datum)

Minimum pad elevations are set at the locations shown. Intervening elevations are determined by straight grade interpolation.

# BONNIE BRAE THIRD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1" = 100'  
March 22, 1981  
BM - Chisel "A" on top curb North of SW cor. of Loch Lamond & Douglas Elev. = 150.48  
(City Datum)

**OFFICE COPY** This plat approved on 4/16/81 by the S/D Comm. sub. to the cond. ordinance in the assoc. letter dated 4/14/81  
**FINAL PLAT**

State of Kansas S.S.  
County of Sedgwick S.S.

I, R. M. Linn, a professional Engineer in and for said State and County, do hereby certify that on this day of 1981, I have caused to be surveyed and plotted "BONNIE BRAE THIRD ADDITION" to Wichita, Sedgwick County, Kansas, into a lot, a block, a street, and a drainage easement, the same being described as: "Kaplan of Blocks 16 & 17 together with Mainline, a Street between Blocks 16 & 17 and the Northernly 60 feet of Loch Lamond, a Street abutting onto the South Side of Block 16, all in Bonnie Brae Addition to Wichita, Kansas. More particularly described as: Beginning of a point in the East Line and 40.00 feet south of the NE cor. of the SW 1/4, Sec. 20, T. 27 S., R. 22 E. of 11th P.M., thence bearing S 0° 03' 02" E along the East Line of the SW 1/4 of Sec. 20 a distance of 428.03 ft.; thence bearing S 78° 58' 26" W a dist. of 36.28 ft.; thence bearing S 33° 58' 26" W a dist. of 265.16 ft. to the P.C. of a curve to the right; thence along said curve to the right having a Rad. of 100.03 ft. through a Central Angle of 30° 01' 24" an Arc Dist. of 157.17 ft.; thence bearing N 56° 00' 10" W a dist. of 226.38 ft. to the P.C. of a curve to the right; thence along said curve to the right having a Rad. of 512.07 ft., through a Central Angle of 56° 24' 41" an Arc Dist. of 504.16 ft.; thence bearing N 0° 24' 31" E a dist. of 100.00 ft. to a point 40.00 ft. South of the NE of the SW 1/4 of Sec. 20; thence parallel to and 40.00 ft. So. of said NE bearing S 80° 58' 58" E a dist. of 1342.41 ft. to the point of beginning.

R. M. Linn, P.E.  
No. 3604

Know all men by these presents that we, the undersigned property owners of the land as above set forth in the Engineer's Certificate, have caused the land to be surveyed and plotted into a lot, a block, a street, and a drainage easement, the same to be known as "BONNIE BRAE THIRD ADDITION" to Wichita, Sedgwick County, Kansas. Utility easements, as indicated, for the construction and maintenance of public utilities are hereby granted. The Drainage Easement is hereby granted for drainage purposes. The Street is hereby dedicated to the use of the public. All abutting right-of-access to and from Douglas Street over and across the NE of Lot 1, Block 1, are hereby by the City of Wichita; provided however that Lot 1, Block 1, shall have access to Douglas Street at three (3) locations. Said locations to be designated by the City Engineer of Wichita, Kansas. All portions of Bonnie Brae Addition within the above described tract are hereby vested by virtue of P.S.A. 12-312(b).

Ursula E. Garvey  
Ursula E. Garvey Revocable Trust  
By \_\_\_\_\_

State of Kansas S.S.  
County of Sedgwick S.S.

Be it remembered that on this day of 1981, before me, a Notary Public, in and for said State and County, came Ursula E. Garvey & Ursula E. Garvey Revocable Trust by \_\_\_\_\_ to me personally known to be the same person who executed the foregoing instrument of writing & duly acknowledged the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal, this and year above written.

\_\_\_\_\_  
Notary Public  
My Commission expires: \_\_\_\_\_

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas dated this day of 1981.  
Chairman: John Hennessy, Jr.  
Secretary: Alvin J. Hennessy, Jr.  
Robert A. Lakin

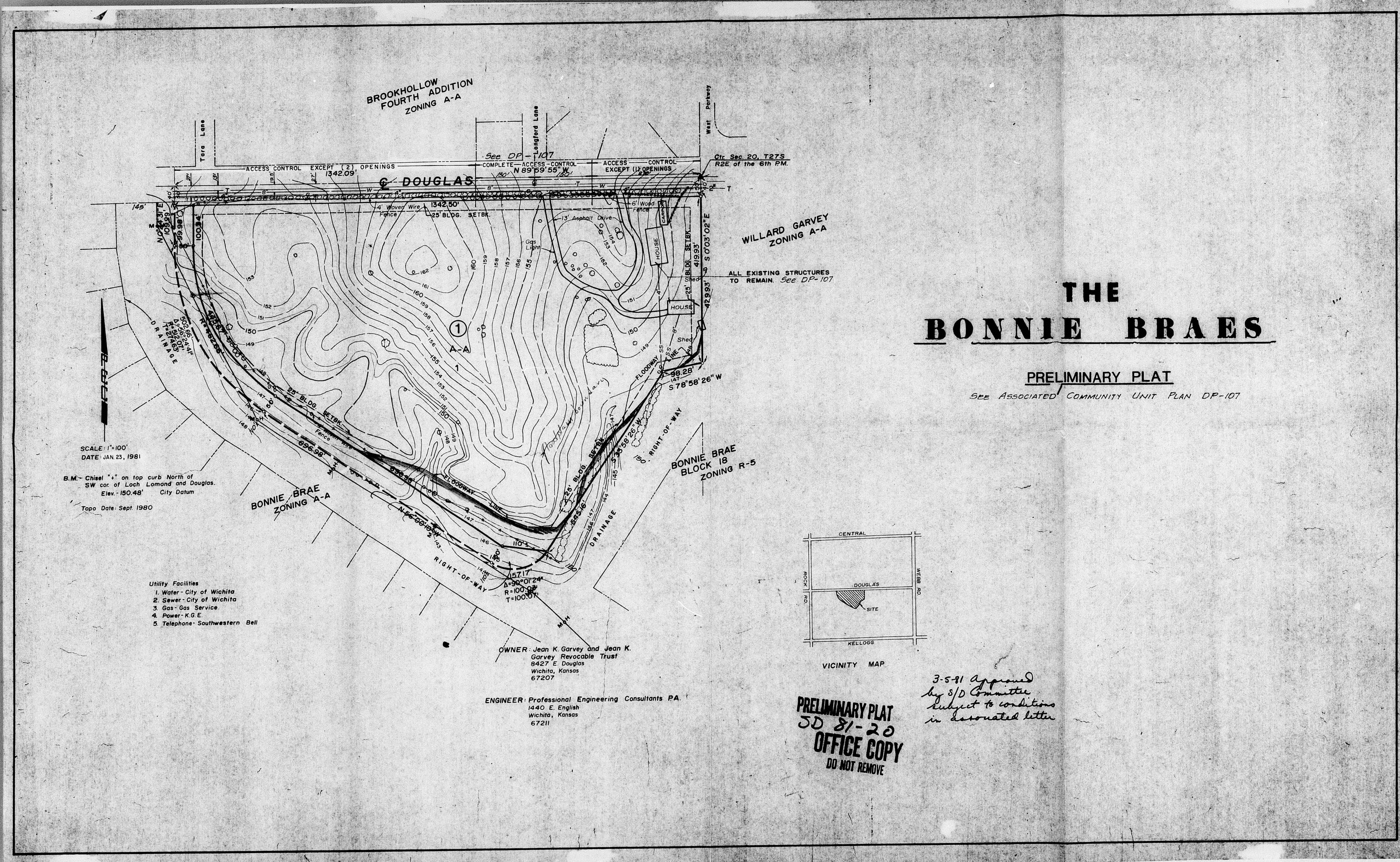
This plat has been approved and all dedications shown hereon are accepted by the City Commission of the City of Wichita, Kansas. Dated this day of 1981.  
Mayor: Robert G. Knight  
City Clerk: Donald C. Gisick

This is to certify that this instrument was filed for record in the Register of Deeds Office of \_\_\_\_\_, Mo. on this day of 1981.  
Register of Deeds: Belle F. McCart  
Deputy: Pat Kattler

This plat approved and all dedications shown hereon are accepted by the Board of County Commissioners of Sedgwick County, Kansas. Dated this day of 1981.  
Chairman: Donald E. Grogg  
Commissioner: Jack Spratt  
Commissioner: Tom Scott

Attest:  
County Clerk: Dorothy K. White

Entered on Transfer Record this day of 1981.  
County Clerk: Dorothy K. White



# THE BONNIE BRAES

## PRELIMINARY PLAT

See ASSOCIATED COMMUNITY UNIT PLAN DP-107

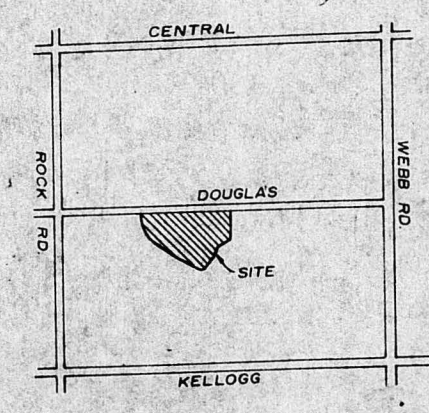
SCALE: 1"=100'  
DATE: JAN 23, 1981

B.M. - Chisel "A" on top curb North of SW cor. of Loeh, Lomond and Douglas.  
Elev. - 150.46' City Datum  
Topo Date: Sept 1980

- Utility Facilities
1. Water - City of Wichita
  2. Sewer - City of Wichita
  3. Gas - Gas Service
  4. Power - K.G.E.
  5. Telephone - Southwestern Bell

OWNER: Jean K. Garvey and Jean K. Garvey Revocable Trust  
8427 E. Douglas  
Wichita, Kansas  
67207

ENGINEER: Professional Engineering Consultants P.A.  
1440 E. English  
Wichita, Kansas  
67211



VICINITY MAP

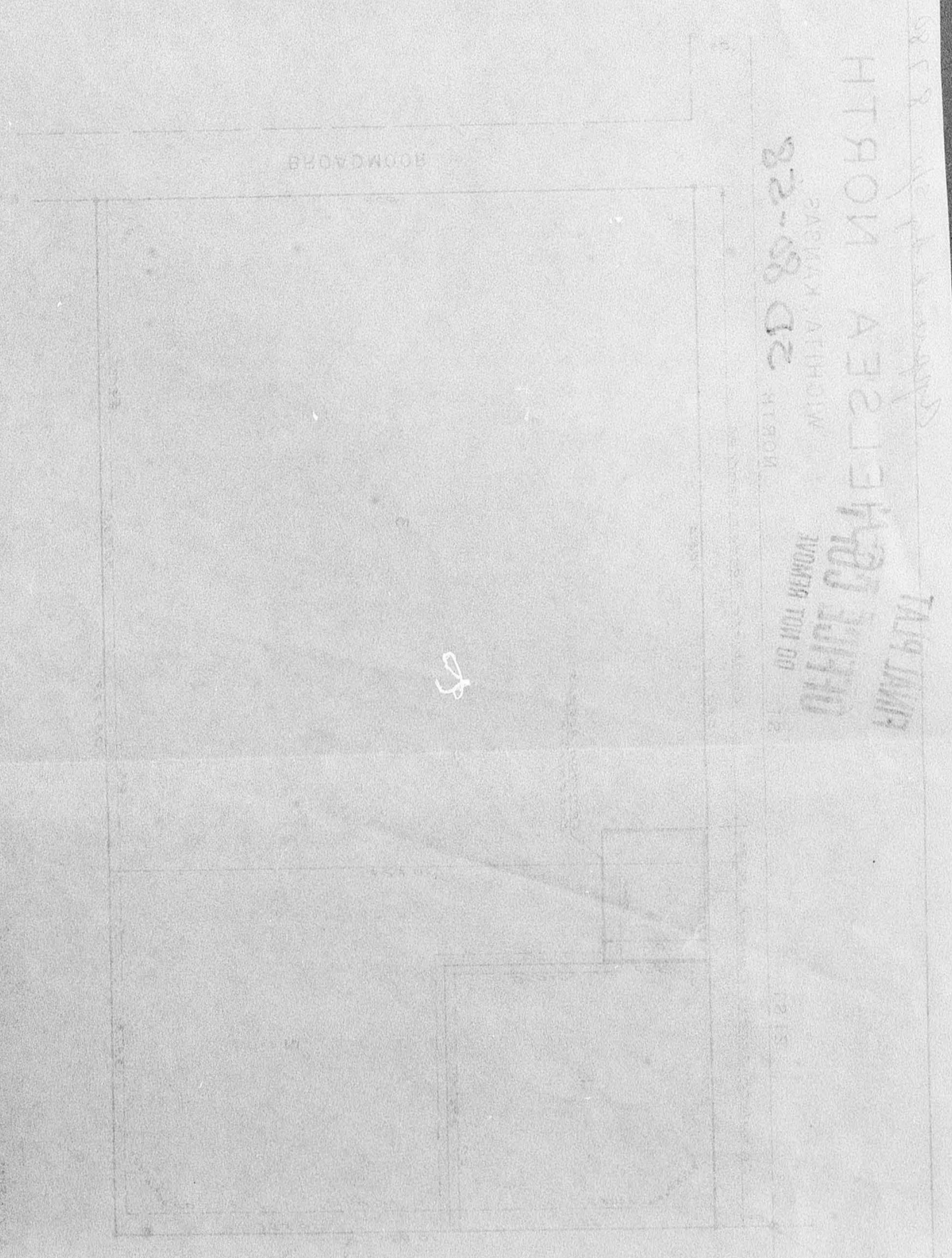
**PRELIMINARY PLAT**  
**JD 81-20**  
**OFFICE COPY**  
**DO NOT REMOVE**

*3-5-81 approved by S/D Committee subject to conditions in associated letter*



2

- A. The boundary of the common access easement which is to be 110' x 140' shall be more clearly labeled on the final plat tracing. The easement shall be submitted by separate document and, when approved by the Planning Department, shall be recorded with the Register of Deeds. The recording date shall be shown on the face of the plat.
- B. The City Engineer's office has approved the drainage plan for this property. The plan proposes to drain the site west across E.G. and S. easement to the drainage dedication in the Northborough Addition. The applicant shall obtain written approval from E.G. and S. for the construction of an underground storm sewer across the E.G. and S. easement. A copy of the approval letter shall be submitted to City Engineering and to Planning. The applicant shall also obtain an easement from the property owner for draining into the drainage dedication on the east side of Northborough Addition.
- C. The applicant shall guarantee the construction of a public storm sewer to drain all three lots to the Northborough drainage channel.
- D. The applicant shall guarantee the extension of sanitary sewer to Lot 1.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.



2D 98-28  
OFFICE OF THE CITY ENGINEER  
NORTHBOROUGH, MASSACHUSETTS  
MAY 1998