

SUB2017-00023 Courtyards at Brookfield Addition

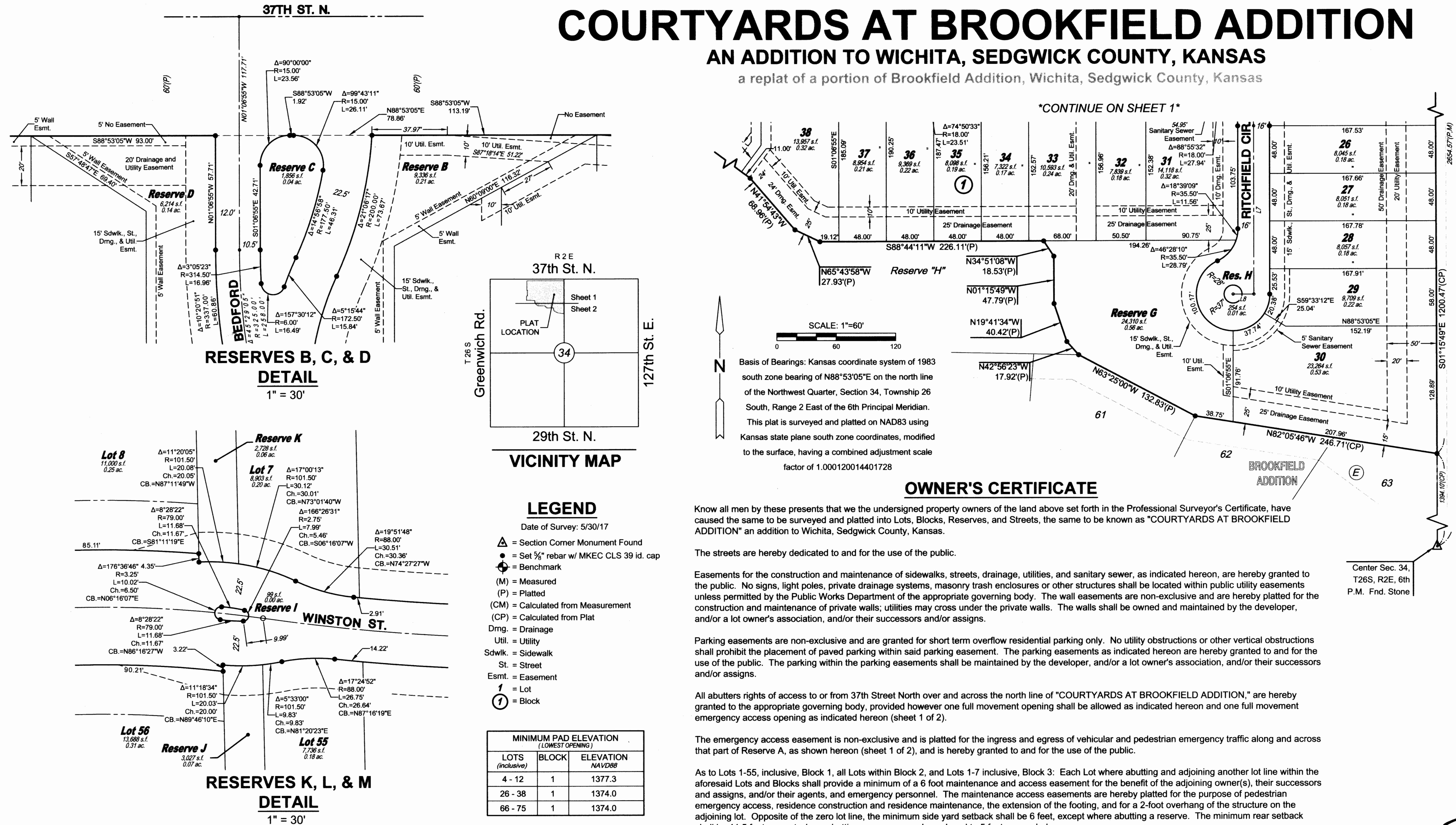
# COURTYARDS AT BROOKFIELD ADDITION

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

a replat of a portion of Brookfield Addition, Wichita, Sedgwick County, Kansas

FINAL PLAT

\*CONTINUE ON SHEET 1\*



RESERVES B, C, & D  
1" = 30'

RESERVES K, L, & M  
1" = 30'

### CERTIFICATE OF SURVEY

I, Curtis W. Luttrell, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "COURTYARDS AT BROOKFIELD ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

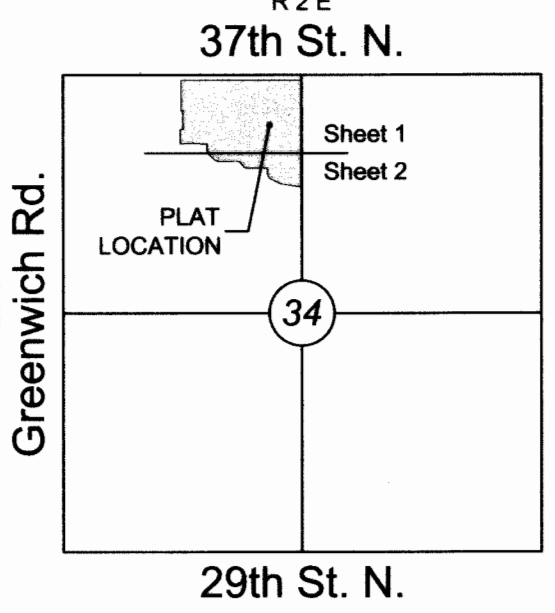
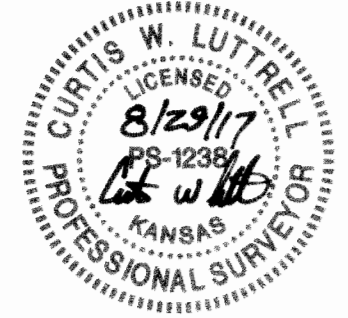
All of Lots 6 - 12, inclusive, Block C, AND ALSO Lots 5 - 17, inclusive, Block D, AND ALSO Lots 1 - 50, inclusive, Block E, AND ALSO all of Reserve B, AND ALSO all of Reserve 6, AND ALSO all of Bedford Street, AND ALSO that part of Winston Street lying east of the west lines of said Lot 6, Block C and said Lot 5, Block D, AND ALSO all of Winston Circle abutting and adjoining said Block E, AND ALSO that part of Fairfax Street lying east of the west lines of said Lot 17, Block D, and said Lot 50, Block E, AND ALSO all of Fairfax Circle and Fairfax Courts abutting and adjoining said Block E, all platted within Brookfield Addition, Wichita, Sedgwick County, Kansas.

CONTAINS: 1,281,037 square feet or 29.41 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls, together with all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 29<sup>th</sup> day of August, 2017.

Curtis W. Luttrell, P.S. #1238  
MKEC Engineering, Inc. (CLS 39)  
411 North Webb Road  
Wichita, Kansas 67206



### LEGEND

- ▲ = Section Corner Monument Found
- = Set 3/8" rebar w/ MKEC CLS 39 id. cap
- ⊙ = Benchmark
- (M) = Measured
- (P) = Platted
- (CM) = Calculated from Measurement
- (CP) = Calculated from Plat
- Dmg. = Drainage
- Util. = Utility
- Sidw. = Sidewalk
- St. = Street
- Esmt. = Easement
- ① = Lot
- ② = Block

### OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves, and Streets, the same to be known as "COURTYARDS AT BROOKFIELD ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The streets are hereby dedicated to and for the use of the public.

Easements for the construction and maintenance of sidewalks, streets, drainage, utilities, and sanitary sewer, as indicated hereon, are hereby granted to the public. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body. The wall easements are non-exclusive and are hereby platted for the construction and maintenance of private walls; utilities may cross under the private walls. The walls shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns.

Parking easements are non-exclusive and are granted for short term overflow residential parking only. No utility obstructions or other vertical obstructions shall prohibit the placement of paved parking within said parking easement. The parking easements as indicated hereon are hereby granted to and for the use of the public. The parking within the parking easements shall be maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns.

All abutters rights of access to or from 37th Street North over and across the north line of "COURTYARDS AT BROOKFIELD ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon and one full movement emergency access opening as indicated hereon (sheet 1 of 2).

The emergency access easement is non-exclusive and is platted for the ingress and egress of vehicular and pedestrian emergency traffic along and across that part of Reserve A, as shown hereon (sheet 1 of 2), and is hereby granted to and for the use of the public.

As to Lots 1-55, inclusive, Block 1, all Lots within Block 2, and Lots 1-7 inclusive, Block 3: Each Lot where abutting and adjoining another lot line within the aforesaid Lots and Blocks shall provide a minimum of a 6 foot maintenance and access easement for the benefit of the adjoining owner(s), their successors and assigns, and/or their agents, and emergency personnel. The maintenance access easements are hereby platted for the purpose of pedestrian emergency access, residence construction and residence maintenance, the extension of the footing, and for a 2-foot overhang of the structure on the adjoining lot. Opposite of the zero lot line, the minimum side yard setback shall be 6 feet, except where abutting a reserve. The minimum rear setback shall be 11.5 feet, except where abutting a reserve may be reduced to 5 feet as needed.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, shall remain at established grades and unobstructed to allow for the conveyance of stormwater or as modified with the approval of the applicable City or County Engineer. Lots 4-12 (inclusive), Lots 26-38 (inclusive), Lots 66-75 (inclusive), Block 1 are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevation" tables shown hereon.

All reserves are platted for open space, berms, landscaping, irrigation, signs, monuments, sidewalks, fences, lighting, conveyance of cross-lot drainage, utilities confined by easement (platted or otherwise separate instrument), and parking confined by easement. Reserves E and G are also platted for drainage facilities, including but not limited to drainage structures and detention/retention ponds. Reserves F and G are also platted for private neighborhood amenities, including but not limited to clubhouse, pools, playgrounds, sports courts, shade structures / gazebos, and neighborhood gardens. Reserves A, B, and D, are also platted for walls for which public and/or utilities may cross under. Reserves J and K are also allowed all land uses per the SF-5 Single Family Zoning District that are permitted by right. The reserves are hereby reserved for the stated uses and shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns.

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

37TH & GREENWICH, LLC,  
a Kansas limited liability company  
by: Ritchie Development Corporation, a Kansas corporation, Manager

Kevin M. Mullen, President

STATE OF KANSAS, SEDGWICK COUNTY) ss:  
This instrument was acknowledged before me on 19 day of September, 2017, by Kevin M. Mullen, President of Ritchie Development Corporation, a Kansas corporation, manager of 37th & Greenwich, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

CYNTHIA A. WOMACK  
Notary Public - State of Kansas  
My Appt. Expires 2/1/2021

Cynthia A. Womack  
Notary Public  
My Term Expires February 7, 2021

### MORTGAGE CERTIFICATE

Intrust Bank, N.A., holder of a mortgage on the above described property, does hereby consent to the "COURTYARDS AT BROOKFIELD ADDITION" final plat.

INTRUST BANK, N.A.

Gary D. Schmitt, Managing Director

STATE OF KANSAS, SEDGWICK COUNTY) ss:  
This instrument was acknowledged before me on 5th day of September, 2017, by Gary D. Schmitt, Managing Director of Intrust Bank, N.A.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

SUSAN K. COOK  
Notary Public - State of Kansas  
My Appt. Expires 11/3/20

Susan K. Cook  
Notary Public  
print name  
My Term Expires: 11/3/20

### PLANNING COMMISSION CERTIFICATE

This plat of "COURTYARDS AT BROOKFIELD ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.

Dated this 10th day of August, 2017.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION



Joseph A. Johnson, Chairman

Dale Miller, Secretary

### GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this 17 day of October, 2017.

At the direction of the City Council.



Jeff Longwell, Mayor

Karen Sublett, City Clerk

### REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:  
This is to certify that this instrument was filed for record in the Register of Deeds office this 17th day of November, 2017, at 10:52:41 o'clock AM, and is duly recorded.

Tonya E. Buckingham, Register of Deeds

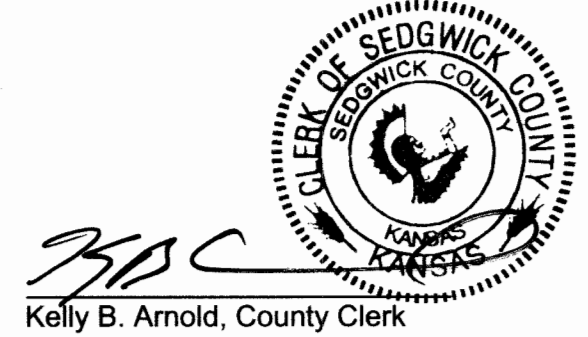
Register of Sedgwick County, Buckingham  
Doc. #/Film-Pg: 29731349  
Recording Fee: \$98.00

Judy J. Paget, Deputy

Authorized Signatory  
Date Recorded: 11/14/2017 10:52:41 AM  
Pages Recorded: 2

### TRANSFER RECORD

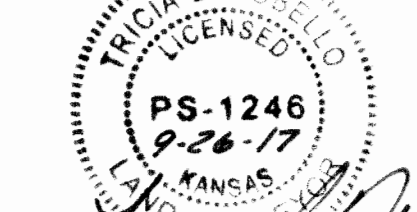
STATE OF KANSAS, SEDGWICK COUNTY) ss:  
Entered on transfer record this 19 day of November, 2017.



Kelly B. Arnold, County Clerk

### COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:  
Reviewed in accordance with K.S.A. 58-2005 on this 26th day of September, 2017.



Tricia L. Robello, Deputy County Surveyor



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