

# BROOKFIELD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS


State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) 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. Conroy, Surveyor  
2017

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 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 "8", "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

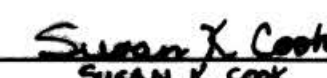
We, the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of "BROOKFIELD  
ADDITION", Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.

  
Debra J. Allison

Senior Comm'l. R.E. Lending Relationship Mgr.

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this 16th day of January, 2017, by Debra J. Allison,  
of INTRUST Bank, N.A., on behalf of the bank.  
Senior Comm'l. R.E. Lending Relationship Mgr.

  
Susan K. Cook  
Notary Public

My App't. Exp. 11/12/20

  
SUSAN K. COOK  
Notary Public - State of Kansas  
My App'l. Expires 11/12/20

State of Kansas) SS The foregoing instrument acknowledged before  
me, this 17th day of January, 2017, by Kevin M. Mullen, President  
of Ritchie Development Corporation, a Kansas corporation, as Manager of  
37th & Greenwich, LLC, a Kansas limited liability company.

  
Judith M. Terhune  
Notary Public - State of Kansas  
My App'l. Expires 11-7-17

My App't. Exp. 11-7-17

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 21st day of September, 2016.  
Wichita-Sedgwick County Metropolitan Area Planning Commission



  
David W. Foster  
Chair


  
Dale Miller  
Secretary

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this 14th day of February, 2017.


  
Jeff Longwell  
Mayor

  
Karen Sublett  
City Clerk

Reviewed in accordance with K.S.A. 58-2005  
on this 10th day of January, 2017.

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

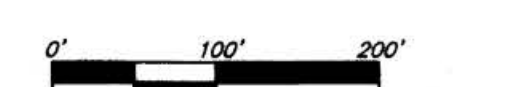
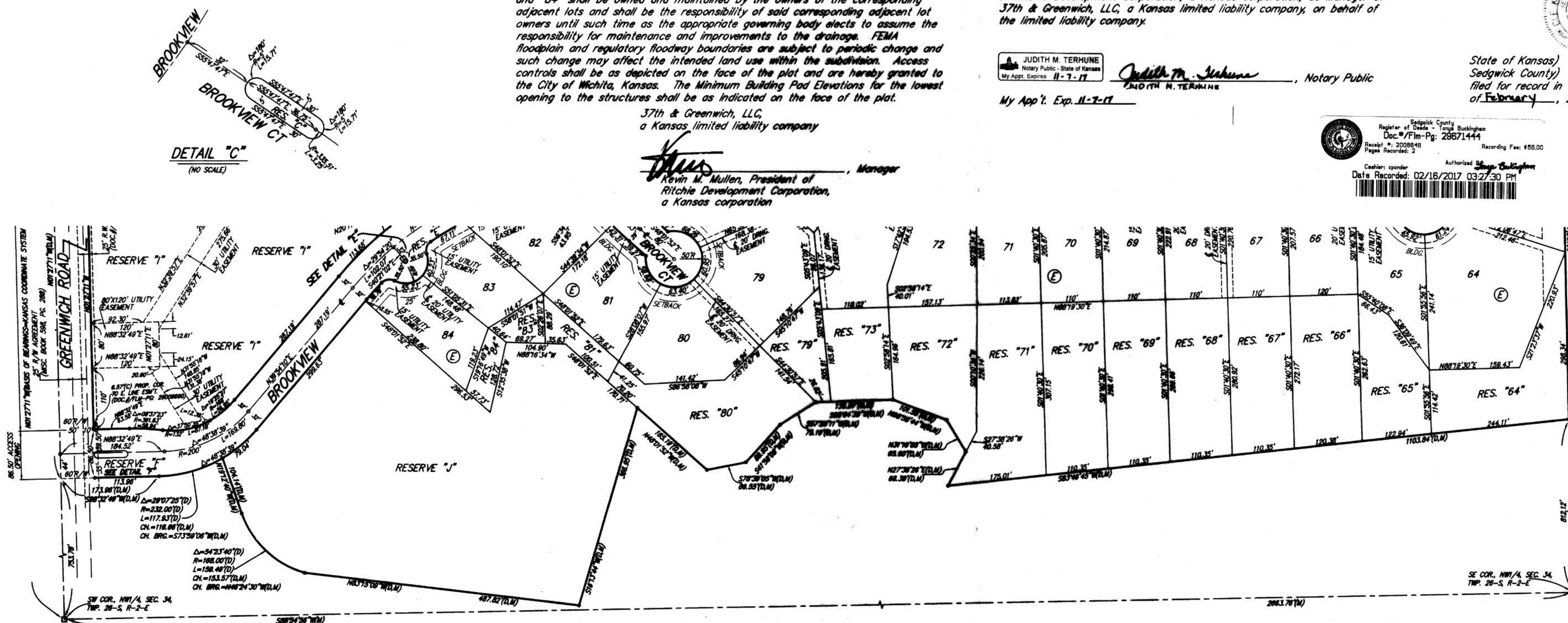
Entered on transfer record this 16th  
day of February, 2017.

  
Kelly B. Arnold  
County Clerk

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 16th day  
of February, 2017 at 2:30 clock P.M. and is duly recorded.

  
Tonya Buckingham  
Register of Deeds

  
Judy J. Paget  
Deputy



- = #4 REBAR W/ "TRAUGHMAN" CAP (SET)
- = 1" IRON PIPE (FOUND)
- ◊ = 2" ALUMINUM SEDGWICK COUNTY CAP (FOUND)
- △ = STONE (FOUND)
- = #6 REBAR (FOUND)
- (M) = MEASURED
- (D) = RECORDED
- (P) = PLATTED

BENCHMARK:  
CHISELED SQUARE ON E HEADWALL OF  
R.C.B.C. ON SOUTH SIDE OF 37TH ST. N.  
178.9' N. & 15.8' S. OF THE NE COR.  
NW 1/4, SEC. 34, TWP. 26-S, R-2-E  
ELEV. = 1373.80 NAVD83

CHISELED SQUARE ON E SIDE OF SCHOOL  
SIGNAL POLE BASE, W. SIDE OF GREENWICH  
ROAD, 302.7' S. & 21.8' W. OF THE SW COR.  
NW 1/4, SEC. 34, TWP. 26-S, R-2-E  
ELEV. = 1387.64 NAVD83

TOP OF 1" IRON PIPE AT NW COR., NW 1/4,  
SEC. 34, TWP. 26-S, R-2-E  
ELEV. = 1380.04 NAVD83

LOT	BLOCK	ELEVATION
15-19	A	1376.0
20-22	A	1375.5
23-25	A	1375.0
5-7	F	1377.0
26-28		
36-37	F	1372.8
43-45		
47-51		
52-61		
62	F	1372.5
63-68	F	1370.8
67-71	F	1372.0
72-73	F	1372.7
79-80	F	1373.0
81-84	F	1373.5

NOTE:  
A drainage plan has been developed for the plat and  
all drainage easements, rights-of-way or reserves shall  
remain of established grade or as modified with the  
approval of the applicable City or County Engineer and  
undisturbed to allow for the conveyance of stormwater.

PAGE 1 OF 2  
 Baughman Company, P.A.  
315 Ellis St. Wichita, KS 67211 P 316-262-7211 F 316-262-0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

Att of Correction Doc # 29729912

PC 262-4

\* FOR INFORMATION ONLY. NOT TO SCALE.