

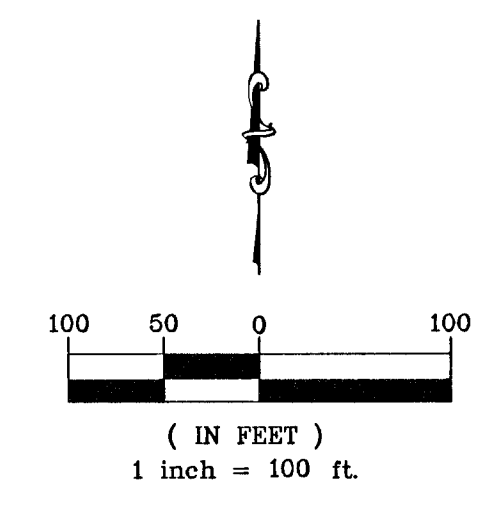
BENCHMARKS:
COW BM - Tyler & 13th Street North
Southwest corner of intersection.
68.7' West of center line.
77.0' South of center line.
2.0' East of East face of walk.
2.0' South of South face of walk.
6.5' East Southeast to property corner.
Elevation=1356.41 NAVD 88

UTILITY NOTE:
Utility locations are from Kansas One-Call.

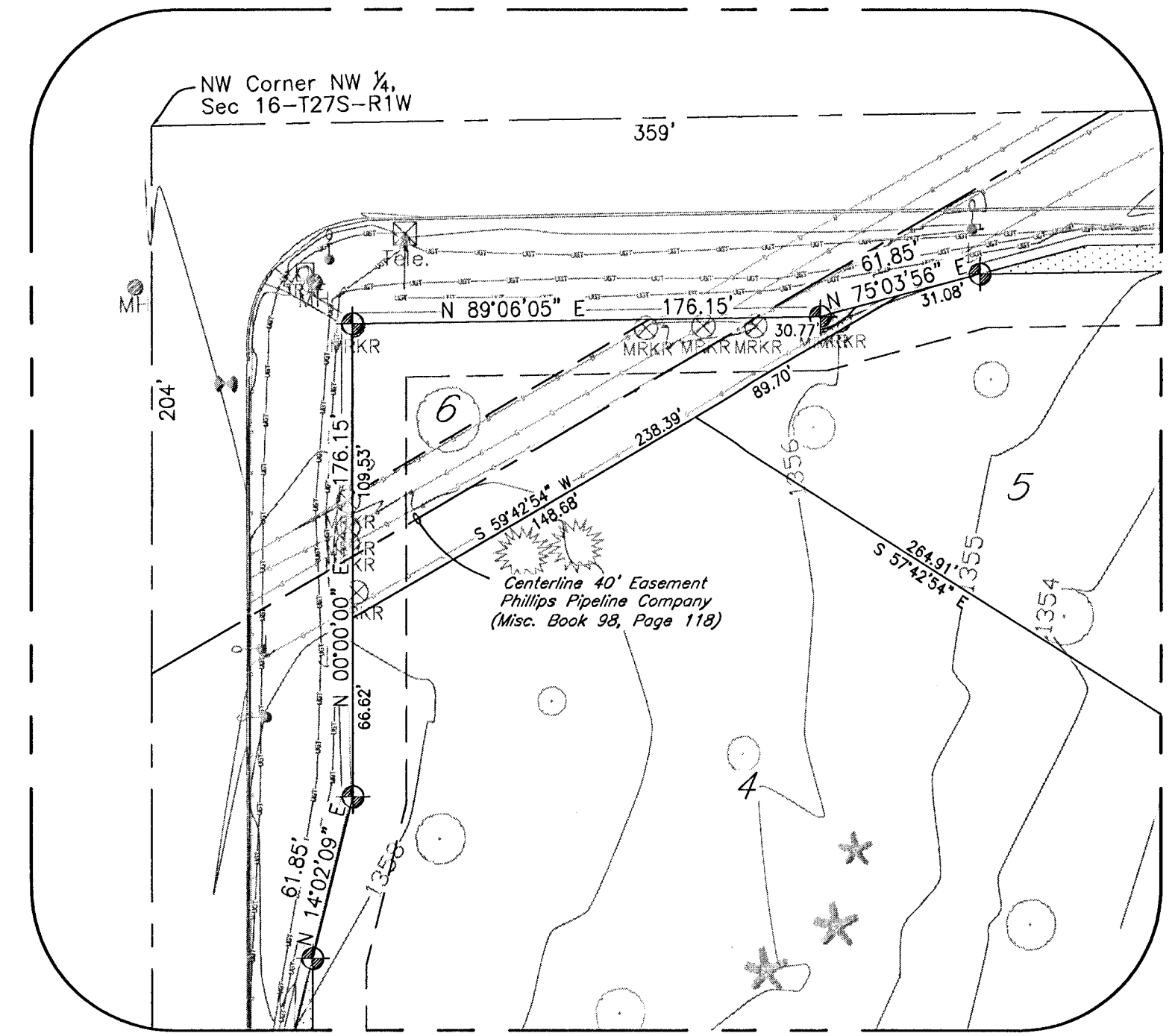
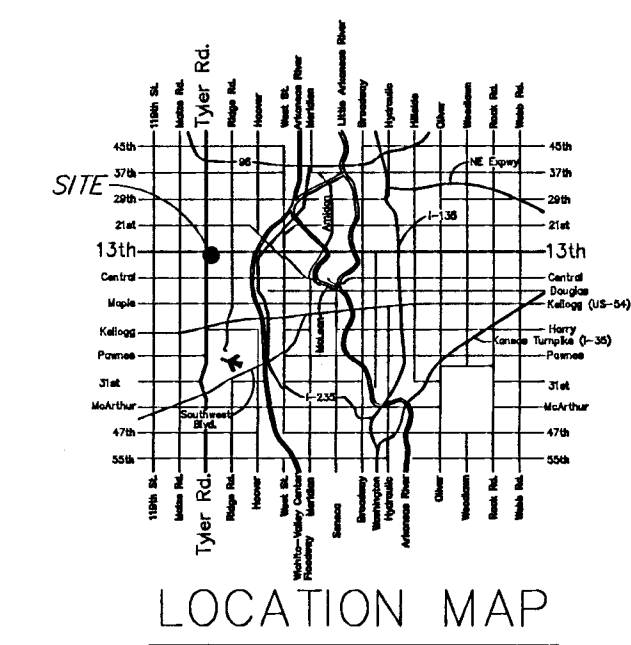
- TOPO LEGEND:**
- Benchmark
 - Light Pole
 - Water Valve
 - Sign
 - Power Pole
 - Tree
 - Pine
 - Telephone Pedestal
 - Traffic Manhole
 - Marker
 - Sanitary Manhole
 - Gas Line
 - Underground Fiber Optic
 - Underground Telephone
 - Sanitary Sewer
 - Stormwater Sewer

OWNER:
Board of Education
201 N. Water
Wichita, KS 67202

ZONING:
IF-5 Single Family



- PLAT LEGEND:**
- P Platted
 - C Calculated
 - 1/2" Iron Pipe (found)
 - 3/4" Iron Pipe (found)
 - 5/8" Rebar (found)
 - 5/8" Rebar (set) KEMPA CLS #157



One-Step Final Plat Tyler Pointe Addition Wichita, Sedgwick County, Kansas

Part of the NW 1/4, Section 16, Township 27 South, Range 1 West of the 6th. P.M.

State of Kansas }
County of Sedgwick } SS

I, Bradley C. Ward, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on the 22nd day of October, 2012 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

LEGAL DESCRIPTION

A tract of land generally located in the Northwest 1/4 of the Section 16, Township 27 South, Range 1 West, of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as:

Beginning at a point 75 feet South and 75 feet East of the Northwest corner of said Northwest 1/4; thence, on an assumed bearing of N 89° 06' 05" E, parallel with the North line of said Northwest 1/4, a distance of 176.15 feet; thence N 75° 03' 56" E, a distance of 61.85 feet, to a point 60 feet South of the North line of said Northwest 1/4, thence N 89° 06' 05" E, parallel with the North line, a distance of 611.71 feet; thence S 0° 00' 00" W, a distance of 383.04 feet; thence S 32° 17' 06" W, a distance of 206.75 feet; thence S 0° 00' 00" W, a distance of 117.94 feet; thence S 32° 17' 06" W, a distance of 434.64 feet; thence S 25° 00' 44" E, a distance of 119.09 feet; thence S 64° 59' 16" W, a distance of 122.03 feet; thence S 19° 59' 16" W, a distance of 413.97 feet; thence S 90° 00' 00" W, a distance of 318.19 feet, to a point 60 feet East of the West line of said Northwest 1/4; thence N 0° 00' 00" E, parallel with the West line of said Northwest 1/4, a distance of 1327.33 feet; thence N 14° 02' 09" E, a distance of 61.85 feet, to a point 75 feet East of the West line of said Northwest 1/4; thence N 0° 00' 00" E, a distance of 176.15 feet, to the Point of Beginning.

All easements and Rights of Way within said tract are hereby vacated by virtue of KSA 12-5120 amended.

Bradley C. Ward, L.S. #920

State of Kansas }
County of Sedgwick } SS

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Block, and Reserve to be known as Tyler Pointe Addition, Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. Any easements are hereby granted as indicated for constructing, maintaining, operating, and repairing public utilities. The access controls are hereby granted to the appropriate governing body as shown hereon. Reserve A are dedicated for stormwater detention, landscaping, irrigation and beautification. A drainage plan has been developed for the plot and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater. And further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

By: Lynn Rogers, President Date
Unified School District #259

State of Kansas }
County of Sedgwick } SS

This instrument was acknowledged before me on this _____ day of _____, 2012, by Lynn Rogers, President, Unified School District #259.

Notary Public
My Commission Expires: _____

State of Kansas }
City of Wichita } SS

This plat of Tyler Pointe 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 _____, 2012.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

David Dennis, Chair

John L. Schlegel, Secretary

State of Kansas }
City of Wichita } SS

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2012.

At the Direction of the City Council

Carl Brewer, Mayor

Karen Sublett, City Clerk

Entered on transfer record this _____ day of _____, 2012.

Kelly B. Arnold, County Clerk

State of Kansas }
County of Sedgwick } SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this _____ day of _____, 2012, at _____ o'clock _____ M, and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2012.

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

kemiller
engineering

516 S. Market, Wichita, KS 67202 (316)264-0242