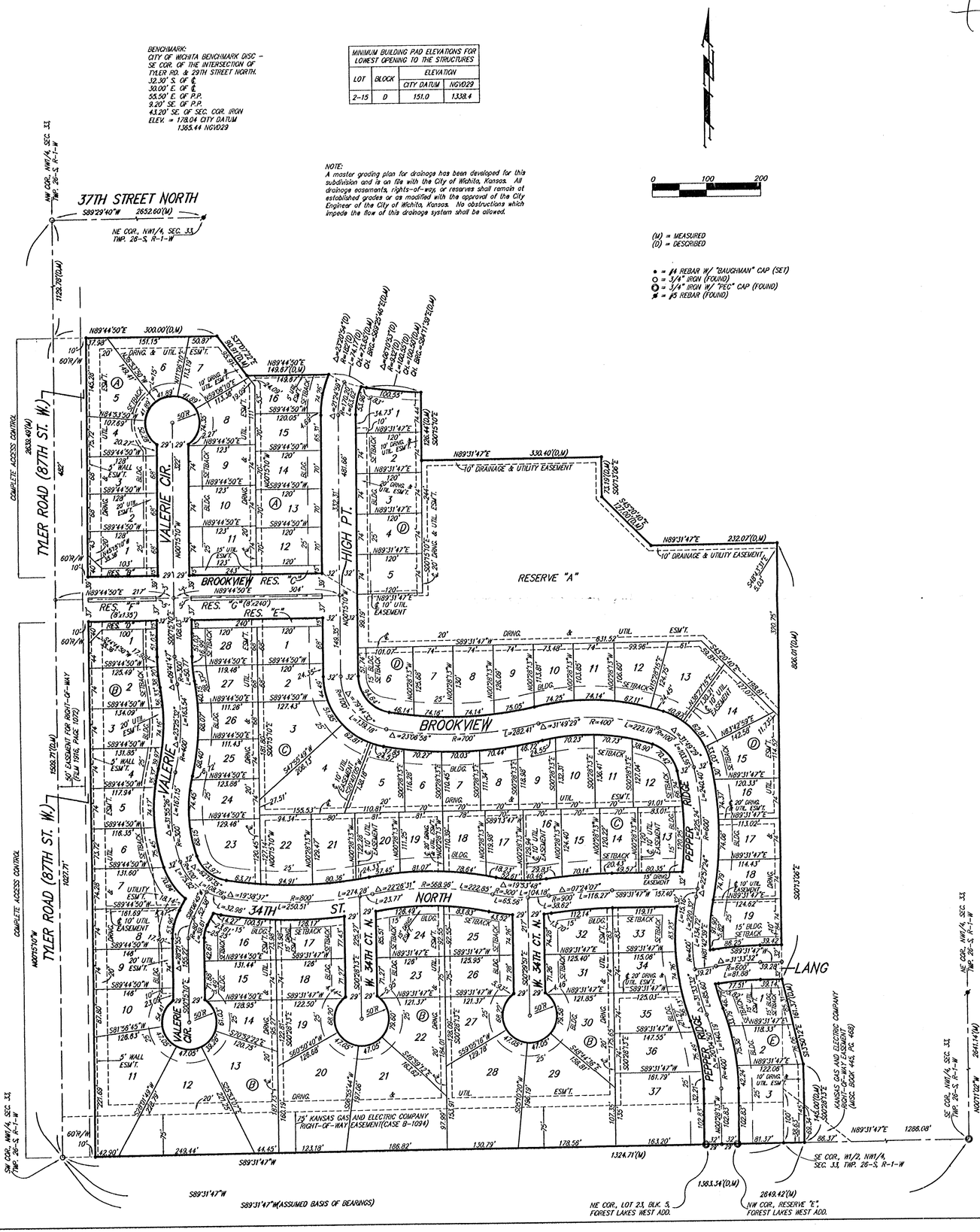
final tracing received 12-10-02

# TYLER'S LANDING ADDITION
## WICHITA, SEDGWICK COUNTY, KANSAS




State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TYLER'S LANDING ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the NW1/4 of Sec. 33, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as commencing at the NW corner of said NW1/4; thence S00°15'10"E (assumed) along the west line of said NW1/4, 1129.78 feet for a point of beginning; thence N89°44'50"E perpendicular to the west line of said NW1/4, 300.00 feet; thence S37°07'22"E, 90.91 feet; thence N89°44'50"E, 149.67 feet to a point on a curve to the left; thence southeasterly along said curve, having a central angle of 23°20'54" and a radius of 182.00 feet, an arc distance of 74.17 feet, (having a chord length of 73.65 feet bearing S69°25'46"E), to the P.C.C. of a curve to the left; thence easterly along said curve, having a central angle of 06°10'53" and a radius of 932.00 feet, an arc distance of 100.55 feet, (having a chord length of 100.50 feet bearing S84°11'39"); thence S00°15'10"E, 126.44 feet; thence N89°31'47"E, 330.40 feet; thence S00°13'06"E, 73.19 feet; thence S45°20'40"E, 127.00 feet; thence N89°31'47"E, 232.07 feet to a point on the east line of the W1/2 of said NW1/4; thence S00°13'06"E along the east line of the W1/2 of said NW1/4, 806.01 feet; thence S13°50'12"E, 161.37 feet; thence S00°28'13"E, 145.00 feet to a point on the south line of said NW1/4; thence S89°31'47"W along the south line of said NW1/4, 1363.34 feet to the SW corner of said NW1/4; thence N00°15'10"W along the west line of said NW1/4, 1509.71 feet to the point of beginning, all being subject to road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael C. Conrey, Surveyor

Michael C. Conrey LS-871 12-4-2002

Know all men by these presents that we, the undersignsd, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "TYLER'S LANDING 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. 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 a private screening wall 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" is hereby reserved for lakes, landscaping, open space, berms, sidewalks, gazebos, drainage purposes, utilities as confined to easements. Reserves "B", "C", "D", and "E" are hereby reserved for entry monuments, landscaping, berms, open space, drainage purposes, and utilities as confined to easements. Reserve "F" and "G" are hereby reserved for entry monuments, landscaping, open space, streets, drainage purposes; and utilities as confined to easement. Reserves "A", "B", "C", "D", "E", "F", and "G" shall be owned and maintained by the homeowners association for the addition. 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.

R & R Realty, LLC,
a Kansas limited liability company

Jay W. Russell, Manager

Ritchie Associates, Inc., Manager

Kevin M. Mullen, President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 4th day of December, 2002, by Jay W. Russell, Manager of R & R Realty, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Susan K. Monette, Notary Public

My App't. Exp. 11-9-03

SUSAN K. MONETTE
Notary Public - State of Kansas
My Appt. Expires 11-9-03

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

Legacy Bank

Brad E Yaeger, Sr. VP (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 5 day of December, 2002, by Brad E Yaeger, Sr. V.P. (Title) of Legacy Bank, on behalf of the bank.

Dana M. Decker, Notary Public

My App't. Exp. 11/14/04

DANA M. DECKER
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 11/14/04

This plat of "TYLERS LANDING 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_____, 2002.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Bernard A. Hentzen

_____, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this____day of_____, 2002.

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005 on this____day of_____, 2002.

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

Entered on transfer record this____day of_____, 2002.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this____day of_____, 2002 at____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 4th day of December, 2002, by Kevin M. Mullen, President of Ritchie Associates, Inc., as Manager of R & R Realty, LLC, a Kansas limited liability company, on behalf of the limited liability company.

SUSAN K. MONETTE
Notary Public - State of Kansas
My Appt. Expires 11-9-03

Susan K. Monette, Notary Public

My App't. Exp. 11-9-03

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

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CITY OF WICHITA

**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 21, 2002

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2002-95 -- Final Portion of Overall Preliminary Plat of Tyler's Landing Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 21, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated November 15, 2002.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 15, 2002

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2002-95 -- Final Portion of Overall Preliminary Plat of Tyler's Landing Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 14, 2002, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.

B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. A guarantee is required.***

E. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. ***A guarantee is requested for a left turn lane on Tyler at Brookview.***

F. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

G. The paving guarantee shall include the installation of a temporary turnaround at the terminus of High Point at the plat's north line. If off-site, the temporary turnaround shall be established by separate instrument. The plattor's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street.

H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

K. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

L. On the final plat tracing, the MAPC signature block needs to reference "Dale Miller, Secretary".

M. The **City Fire Department/GIS** needs to comment on the plat's street names. ***High Point shall be labeled as "High Pt"***

N. "78th St. West" needs revised to "87th St. West".

O. The signature line for the City Clerk needs to be revised to reference "Pat Graves".

P. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

Q. The plattor's text shall include language that a drainage plan has been developed for the plat 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.

R. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

S. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

U. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

V. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

W. Perimeter closure computations shall be submitted with the final plat tracing.

X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

Y. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property.

Z. The applicant is reminded that a disk shall be submitted with the final plat racing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, November 21, 2002, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2
NOVEMBER 21, 2002

## STAFF REPORT

(FINAL PORTION OF OVERALL PRELIMINARY PLAT APPROVED 11/14/02; PRELIMINARY PLAT APPROVED 9/19/02)

**CASE NUMBER:** SUB 2002-95 -- TYLER'S LANDING ADDITION

**OWNER/APPLICANT:** R & R Realty, LLC, Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235; R & R Realty, LLC, Attn: Rob Ramseyer, 8100 E. 22nd St. North, Suite 1000, Wichita, KS 67226

**SURVEYOR/ENGINEER:** Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

**LOCATION:** South of 37th St. North, East side of Tyler Road

**SITE SIZE:** 38.7 acres

**NUMBER OF LOTS**

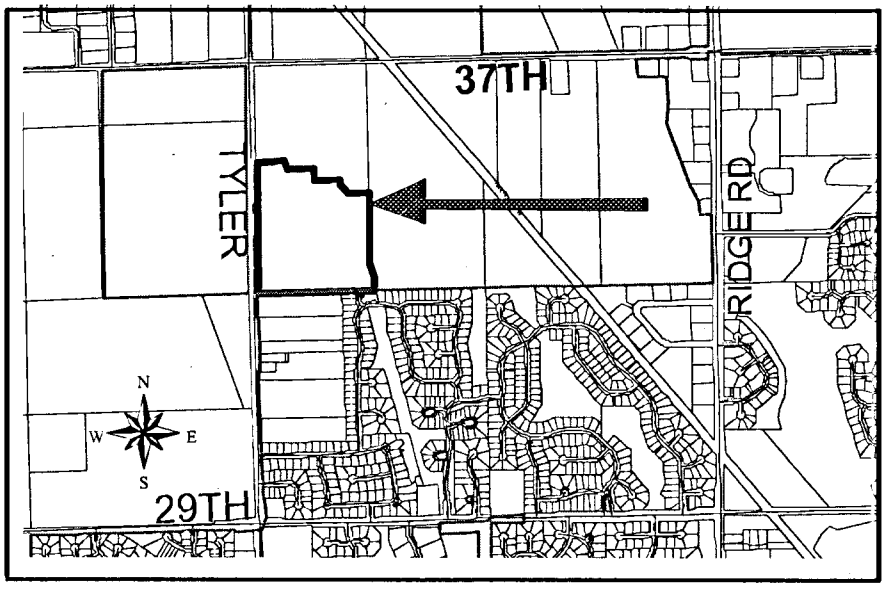
| | |
|---|---|
| Residential: | 103 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | **103** |

**MINIMUM LOT AREA:** 7,700 sq. ft.

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** SF-5, Single-Family Residential

**VICINITY MAP**



**NOTE:** This site is located in the County adjoining Wichita's city limits and annexation is required. It is located in the Maize Area of Influence. This final plat consists of the southwestern portion of the overall preliminary plat approved for the site and represents the first phase of development.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.

B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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