TYLER'S LANDING 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "TYLER'S LANDING 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 24th day of July, 2003.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Henßen, Chair
Bernard A. Henßen

John L. Schlegel, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2003.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Schofield

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2003.

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

Entered on transfer record this _____ day of _____, 2003.

_____, 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 _____, 2003 at _____ o'clock ___M; and is duly recorded.

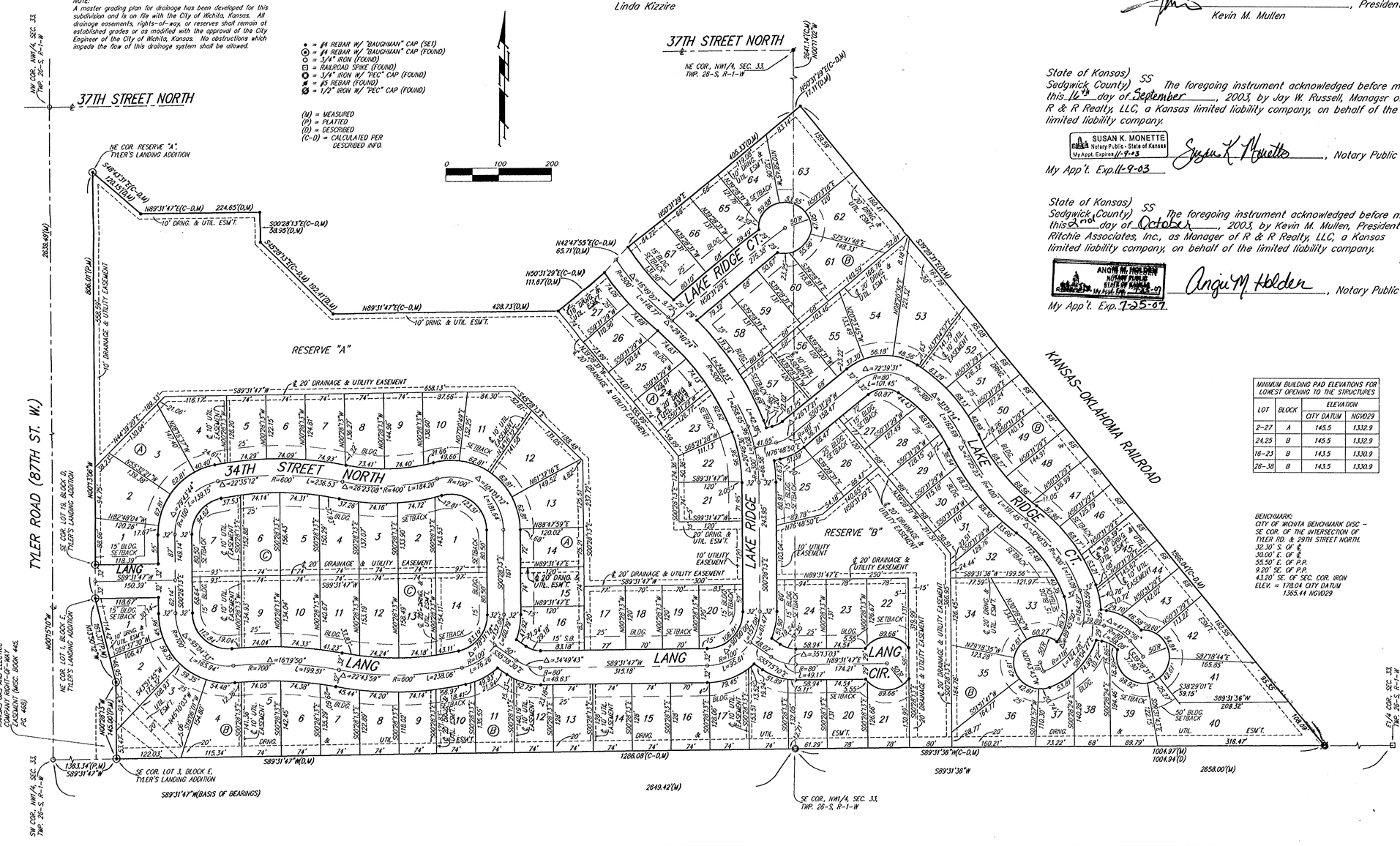
_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system shall be allowed.

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
⊙ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
○ = 3/4" IRON (FOUND)
□ = RAILROAD SPIKE (FOUND)
● = 3/4" IRON W/ "PEC" CAP (FOUND)
■ = #5 REBAR (FOUND)
Ø = 1/2" IRON W/ "PEC" CAP (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C-D) = CALCULATED PER DESCRIBED INFO.



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
		ELEVATION	
LOT	BLOCK	CITY DATUM	NGVD29
2-27	A	145.5	1332.9
24,25	B	145.5	1332.9
16-23	B	143.5	1330.9
26-38	B	143.5	1330.9

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC - SE COR. OF THE INTERSECTION OF TYLER RD. & 29TH STREET NORTH.
32.30' S. OF ℄
30.00' E. OF ℄
55.50' E. OF P.P.
9.20' SE. OF P.P.
41.20' SE. OF SEC. COR. IRON
ELEV. = 178.04 CITY DATUM
1365.44 NGVD29

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 "TYLER'S LANDING 2ND 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 streets are hereby dedicated to and for the use of the public. Reserves "A" and "B" is hereby reserved for lakes, landscaping, open space, berms, sidewalks, gazebos, drainage purposes, and utilities as confined to easements. Reserves "A" and "B" shall be owned and maintained by the homeowners association for the addition. 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

_____, Manager
Jay W. Russell

Ritchie Associates, Inc., Manager

_____, President
Kevin M. Mullen

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 16th day of September, 2003, 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 - State of Kansas
My Appt. Expires 11-9-03

Susan K. Monette, Notary Public

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

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 2nd day of October, 2003, 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.

ANGIE M. HOLDEN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 7-25-07

Angie M. Holden, Notary Public

My App't. Exp. 7-25-07

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 2ND 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 E1/2 of the NW1/4 and part of the NE1/4 of Sec. 33, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas lying westerly of the Missouri Pacific Railroad, (now Kansas-Oklahoma Railroad), right-of-way described as follows: Commencing at the SE corner of the NW1/4 of said Sec. 33; thence S89°31'47"W (assumed) along the south line of said NW1/4, 1324.71 feet to a point on the west line of the E1/2 of said NW1/4; thence N00°13'06"W along the west line of the E1/2 of said NW1/4, 380.14 feet to the point of beginning; thence continuing N00°13'06"W along the west line of the E1/2 of said NW1/4, 450.08 feet; thence N89°31'47"E parallel with the south line of said NW1/4, 1325.21 feet to a point on the east line of said NW1/4; thence continuing N89°31'47"E into the NE1/4 of said Sec. 33, 328.45 feet to a point on the westerly right-of-way line of the Missouri Pacific Railroad, (now Kansas-Oklahoma Railroad); thence S39°28'31"E along the westerly right-of-way line of the Missouri Pacific Railroad, (now Kansas-Oklahoma Railroad), 579.18 feet; thence S89°31'47"W, 695.23 feet to a point on the west line of the NE1/4 of said Sec. 33; thence continuing S89°31'47"W into the NW1/4 of said Sec. 33 and parallel with the south line of the NW1/4 of said Sec. 33, 1324.94 feet to the point of beginning, TOGETHER with that part of the E1/2 of the NW1/4 and part of the NE1/4 of Sec. 33, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas lying westerly of the Missouri Pacific Railroad, now Kansas-Oklahoma Railroad), right-of-way described as follows: Commencing at the NE corner of said NW1/4; thence S89°29'40"W (assumed) along the north line of said NE1/4, 1326.30 feet to the west line of the E1/2 of said NW1/4; thence S00°13'06"E along the west line of the E1/2 of said NW1/4, 1532.31 feet for a point of beginning; thence continuing S00°13'06"E along the west line of the E1/2 of said NW1/4, 277.80 feet to a point 830.22 feet north of the SW corner of the E1/2 of said NW1/4; thence N89°31'47"E parallel with the south line of said NW1/4, 1325.21 feet to a point on the east line of said NW1/4; thence continuing N89°31'47"E into the NE1/4 of said Sec. 33, 328.45 feet to a point on the westerly right-of-way line of the Missouri Pacific Railroad, (now Kansas-Oklahoma Railroad), right-of-way; thence N39°28'31"W along the westerly right-of-way line of the Missouri Pacific Railroad, (now Kansas-Oklahoma Railroad), 497.75 feet; thence S50°31'29"W, 17.11 feet to a point on the west line of the NE1/4 of said Sec. 33; thence continuing S50°31'29"W into the E1/2 of said NW1/4, 405.33 feet; thence S42°47'55"W, 65.71 feet; thence S50°31'29"W, 111.67 feet; thence S89°31'47"W, 428.73 feet; thence N45°28'13"W, 192.41 feet; thence N00°28'13"W, 58.95 feet; thence S89°31'47"W, 224.65 feet; thence N48°43'31"W, 120.15 feet to the point of beginning, together with that part of the E1/2 of the NW1/4 and part of the NE1/4 of Sec. 33, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas lying westerly of the Missouri Pacific Railroad, (now Kansas-Oklahoma Railroad), right-of-way described as follows: Beginning at the SE corner of the NW1/4 of said Sec. 33; thence S89°31'47"W (assumed) along the south line of said NW1/4, 1324.71 feet to a point on the west line of the E1/2 of said NW1/4; thence N00°13'06"E along the west line of the E1/2 of said NW1/4; 380.14 feet; thence N89°31'47"E parallel to the south line of said NW1/4, 1324.94 feet to a point on the east line of said NW1/4; thence continuing N89°31'47"E into the NE1/4 of said Sec. 33, 695.23 feet to a point on the westerly right-of-way line of the Missouri Pacific Railroad, (now Kansas-Oklahoma Railroad); thence S39°28'31"E along the westerly right-of-way line of the Missouri Pacific Railroad, (now Kansas-Oklahoma Railroad), 489.11 feet to a point on the south line of the NE1/4 of said Sec. 33; thence S89°31'36"W along the south line of the NE1/4 of said Sec. 33, 1004.94 feet to the point of beginning, EXCEPT that part platted as Tyler's Landing Addition, Wichita, Sedgwick County, Kansas.

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

Baughman Company, P.A.

CLAIRE G. CONREY
LS-671
SURVEYOR

Michael G. Conrey 9-15-2003, Surveyor
Michael G. Conrey

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "TYLER'S LANDING 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

Steve Gegan, Vice President (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 17 day of September, 2003, by Steve Gegan, Vice President (Title) of Legacy Bank, on behalf of the bank.

Lisa A. Piska, Notary Public

My App't. Exp. 1-12-2005

LISA A. PISKA
Notary Public - State of Kansas
My Appt. Expires 1-12-2005

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

F:\PLAT\TYLER'S LANDING 2ND\DWG\TYLERSADDR.DWG-MCC

TYLER'S LANDING SECOND ADDITION

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 24, 2003

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

RE: SUB 2003-72 - One-Step Final Plat of Tyler's Landing Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 24, 2003, 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 July 18, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;

2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting ($8.00 for the first page; $4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**

3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Jay Russell, R & R Realty,12602 W. 13th Street, Wichita, KS 67235
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 18, 2003

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

RE: SUB 2003-72 - One-Step Final Plat of Tyler's Landing Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 17, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

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

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

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

D. The name of the railroad needs to be revised to Kansas-Oklahoma Railroad.

E. Tyler Road shall be labeled as "(87th W)".

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. 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.

H. 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.

I. 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.

J. 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.

K. The MAPC signature block needs to reference "John L. Schlegel, Secretary".

L. GIS needs to comment on the plat's street names. ***The street names are approved.***

M. Lot 40, Block B does not meet the 25-ft lot frontage requirement.

N. Lot 40, Block B does not conform with the 50-ft lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.

O. 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.

P. 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.

Q. 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.)

R. 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.

S. 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.

T. 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.

U. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

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

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

X. 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. ***Westar Energy and SBC have requested additional easements.***

Y. The applicant is reminded that a disk shall be submitted with the final plat tracing 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 (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, July 24, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

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

If you have any questions regarding this plat, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Jay Russell, R & R Realty, 12602 W. 13th Street, Wichita, KS 67235
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3
JULY 24, 2003

STAFF REPORT

(Final Portion of Overall Preliminary Plat Approved 7/17/03; Preliminary Plat Approved 9/19/02)

CASE NUMBER: SUB 2003-72 -- TYLER'S LANDING SECOND ADDITION

OWNER/APPLICANT: R & R Realty, LLC, Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235

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

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

SITE SIZE: 43 acres

NUMBER OF LOTS

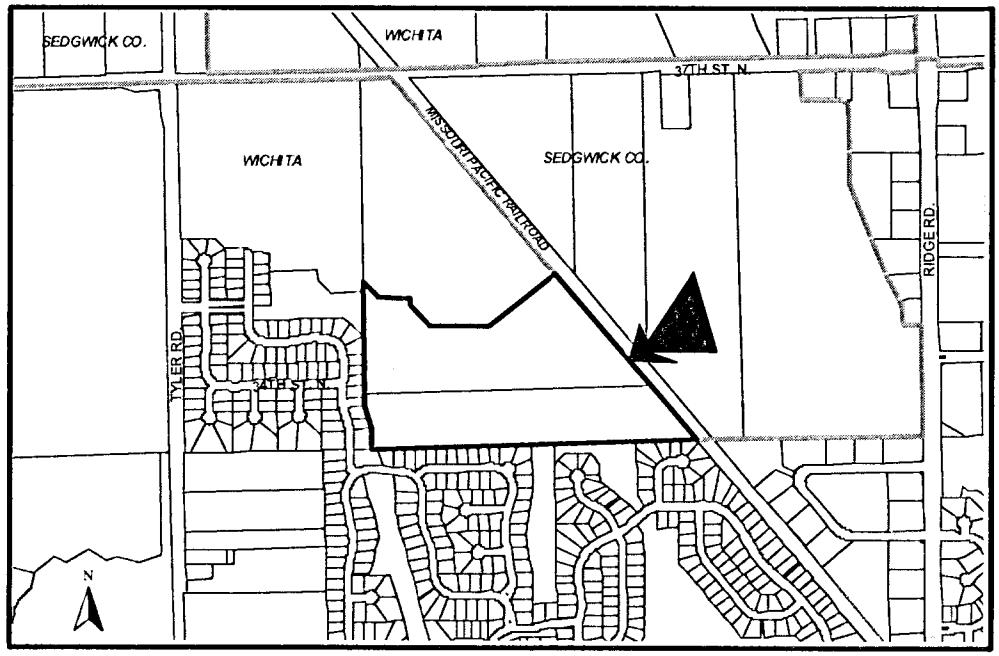
Residential:	108
Office:	
Commercial:	
Industrial:	
Total:	**108**

MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This final plat consists of the southeastern portion of the overall preliminary plat approved for the site and represents the second phase of development.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

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

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

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

D. The name of the railroad needs to be revised to Kansas-Oklahoma Railroad.

E. Tyler Road shall be labeled as "(87th W)".

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. 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.

H. 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.

I. 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.

J. 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.

K. The MAPC signature block needs to reference "John L. Schlegel, Secretary".

L. GIS needs to comment on the plat's street names. ***The street names are approved.***

M. Lot 40, Block B does not meet the 25-ft lot frontage requirement.

N. Lot 40, Block B does not conform with the 50-ft lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.

O. 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.

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Q. 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.)

R. 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.

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U. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

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

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

X. 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. ***Westar Energy and SBC have requested additional easements.***

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