

FINAL TRACING REC'D

422.00'(P.M.)

2	20°W	04'	2	20°W	41'
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DG.	N00'30"	126.
	N00'30"	132.

02' 74.29' 14.52' 59.3'

14°23'13" 1=225.00' - H

70.13'	38.63'	31.86'
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N	60'20"E
N	4.83'
N	60'20"E
N	0.88'
N	60'20"E
N	3.61'

500	15	33
500	15	34
500	15	34

70' 70' 108.20' 1. N89°29'40"E

74' 25' 08'26"E

175. N12 16 24

10°E
59'
39.48'
17.75'
43.5'
SETBACK
EAS
22

$$\begin{array}{r} 50075 \\ 153.5 \\ \hline \end{array}$$
 21

$$\begin{array}{r} 351.34E \\ 137.47 \\ \hline \end{array}$$
 DRNG.
EASE

102.59' 70' 70' 580'00"

113°W
26' UTIL
113°W
28'13"W

N0028
165.6

70.53' 8.10' 62.43'

$L = 299.39$ $R = 500$

14.91
BLDG.
UTIL.
MENT
3
5'10"E
2.70'

RESERVE "A"

ENDING ADD.

MINIMUM BUILDING PAD ELEVATION LOWEST OPENING TO THE		

LOT	BLOCK	ELC
		CITY DATA
1-5	D	151.0

7-9	D	151.0
21-23	D	145.5

37-43	D	145.5
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ON TOP OF CURB AT NORTHWEST CORNER

TURN, NORTHEAST CORNER OF
OF LAKE RIDGE AND LAKE
S LANDING 2ND ADD.
SOUTHWEST OF FIRE HYDRANT.

SOUTHWEST OF THE MOST
ER OF LOT 67, BLOCK B, IN
DING 2ND ADD.
NGVD29

CITY DATUM)

BENCHMARK:
3" BRASS DISC ON TOP OF NORTH CURB ON 34TH
STREET NORTH IN TYLER'S LANDING 2ND ADD.
BRASS DISC IS SOUTH OF FIRE HYDRANT.
BRASS DISC IS SOUTH OF THE SOUTH LOT CORNER
COMMON TO LOTS 7 AND 8, BLOCK A, IN SAID_
TYLER'S LANDING 2ND ADD.
ELEV. = 1335.64 NGVD29
(148.24 CITY DATUM)

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.

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted 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 plan shall be allowed.

PAGE 2 OF 2

B *Baughman* **Baughman Company, P.A.**
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

TYLER'S LANDING 3RD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "TYLER'S LANDING 3RD ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as the NW1/4 of Sec. 33, Twp. 26-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas together with that part
of the NE1/4 of said Sec. 33 lying westerly of the Missouri Pacific
Railroad, (now Kansas-Oklahoma Railroad), EXCEPT that part platted as
Tyler's Landing Addition, Wichita, Sedgwick County, Kansas, and EXCEPT
that part platted as Tyler's Landing 2nd Addition, Wichita, Sedgwick
County, Kansas, and EXCEPT that part platted as Tyler's Landing
Commercial Addition, Wichita, Sedgwick County, Kansas, 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.

_____, Surveyor
Michael G. Conrey

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 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility
easements are hereby granted as indicated for the construction and
maintenance of all public utilities. The drainage easements are hereby
granted as indicated for drainage purposes. 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"
are hereby reserved for open space, utilities, drainage purposes,
landscaping, entry monuments, and berms. Reserve "C" is hereby
reserved for landscaping, open space, entry monuments, utilities, and
streets. Reserves "A", "B", and "C" 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 permitted opening location shall be as determined
by the City Engineer of the City of Wichita, Kansas.

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

_____, Manager
Jay W. Russell

Ritchie Associates, Inc., Manager

_____, President
Kevin M. Mullen

We, the undersigned holders of a mortgage on
the above described property, do hereby consent to this plat of "TYLER'S
LANDING 3RD ADDITION", Wichita, Sedgwick County, Kansas.
Legacy Bank

OFFICE COPY
DO NOT REMOVE
6/27/05
THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6/14/05, SUBJECT TO
THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 6/7/05

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this____day of_____, 2005, by_____,
_____, of Legacy Bank, on behalf of the bank.
(Title)

_____, Notary Public
My App't. Exp._____

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this____day of_____, 2005, by Jay W. Russell, Manager of
R & R Realty, LLC, a Kansas limited liability company, on behalf of the
limited liability company.

_____, Notary Public
My App't. Exp._____

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this____day of_____, 2005, 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.

_____, Notary Public
My App't. Exp._____

This plat of "TYLER'S LANDING 3RD
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_____, 2005.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Morris K. Dunlap

_____, 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_____, 2005.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

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

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

Entered on transfer record this____day
of_____, 2005.

_____, County Clerk
Don Brace

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this____day
of_____, 2005 at____o'clock____M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

AFFIDAVIT

STATE OF KANSAS, COUNTY OF SEDGWICK: ss

James Armour, P.E., City Engineer for the City of Wichita, Kansas, being duly sworn, on oath states:

I have examined the recorded plat of Tyler's Landing 3rd Addition to Wichita, Sedgwick County, Kansas, and have found the following street names to be changed:

N HIGH CT; from THE West Right-of-way of N High Pt, serving Lots 17 – 27 of Block C; should be changed to **N High Point Ct**.

FURTHER AFFLIANT SAITH NOT.

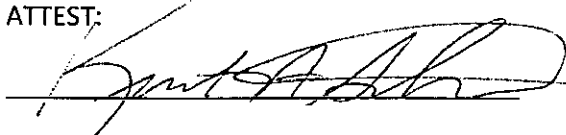


James Armour, P.E.

Dated this 27th day of OCTOBER, 2008

(Seal)

ATTEST:



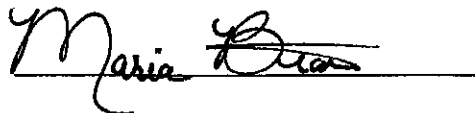
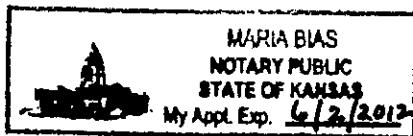
Kurt Schroeder, Office of Central Inspection



Julianne Kallman, Public Works, Engineering

STATE OF KANSAS, COUNTY OF SEDGWICK: ss

Be it remembered that on this 27th day of October, 2008, before me a notary public in and for said County and State, came James Armour, to me known to be the same person who executed the foregoing instrument duly acknowledged by me. In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal the day and the year written



My appointment Expires June 2, 2012