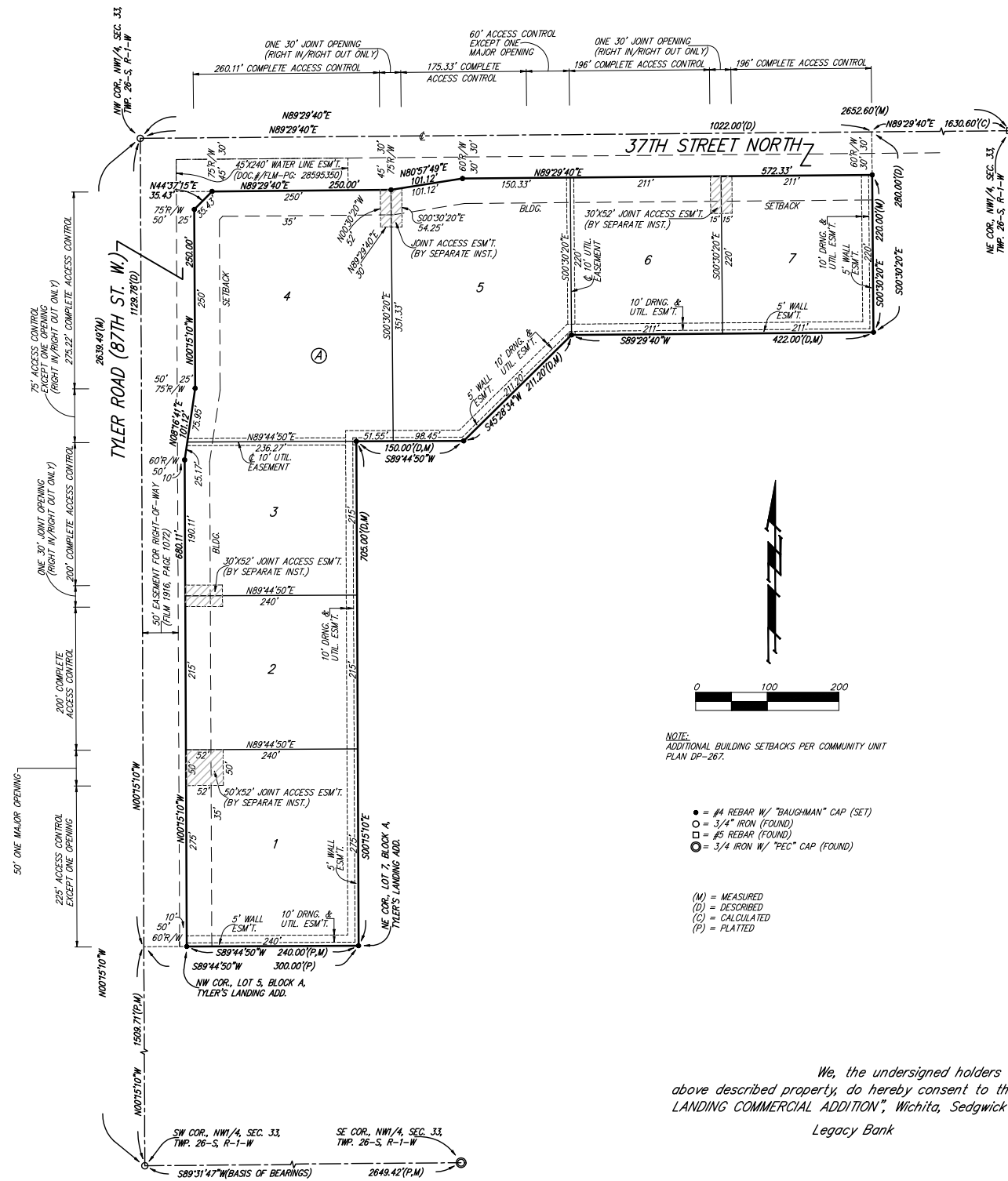


# TYLER'S LANDING COMMERCIAL ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:  
ADDITIONAL BUILDING SETBACKS PER COMMUNITY UNIT  
PLAN DP-267.

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 3/4" IRON (FOUND)
- = #5 REBAR (FOUND)
- ⊙ = 3/4" IRON W/ "PEC" CAP (FOUND)

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

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

Legacy Bank

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by \_\_\_\_\_ of Legacy Bank, on behalf of the bank.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TYLER'S LANDING COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in the NW1/4, Sec. 33, Twp. 26-S, R-1-W, of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the NW corner of said NW1/4; thence N89°29'40"E along the north line of said NW1/4, 1022.00 feet; thence S00°30'20"E, 280.00 feet; thence S89°29'40"W, 422.00 feet; thence S45°28'34"W, 211.20 feet; thence S89°44'50"W, 150.00 feet; thence S00°15'10"E, 705.00 feet to the NE corner of Lot 7, Block A, Tyler's Landing Addition, Wichita, Sedgwick County, Kansas; thence S89°44'50"W along the north line of said Block A, and as extended westerly, 300.00 feet to a point on the west line of said NW1/4; thence N00°15'10"E along the west line of said NW1/4, 1129.78 feet to the point of beginning, 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, a Block, and Streets, to be known as "TYLER'S LANDING COMMERCIAL 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 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. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas.

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

\_\_\_\_\_, Manager  
Jay W. Russell

\_\_\_\_\_, Manager  
Kevin M. Mullen, President of  
Ritchie Associates, Inc.

George R. Rennick Shirley M. Rennick

Alan L. Rennick

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, 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, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, 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 COMMERCIAL 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 \_\_\_\_\_, 2004.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Ronald L. Marnell

\_\_\_\_\_, 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 \_\_\_\_\_, 2004.

\_\_\_\_\_, Mayor  
Carlos Mayans

\_\_\_\_\_, City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, County Clerk  
Don Brace

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 \_\_\_\_\_ day of \_\_\_\_\_, 2004 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Linda Kizzire

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by George R. Rennick and Shirley M. Rennick, husband and wife.

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by Alan L. Rennick, a single person.

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_

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.