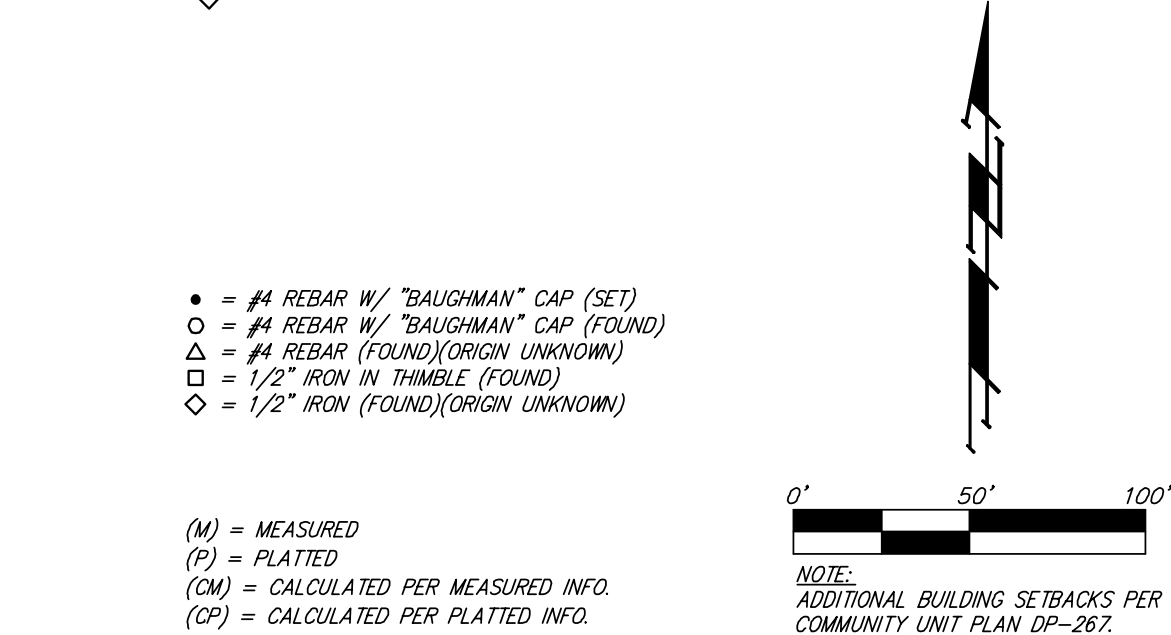
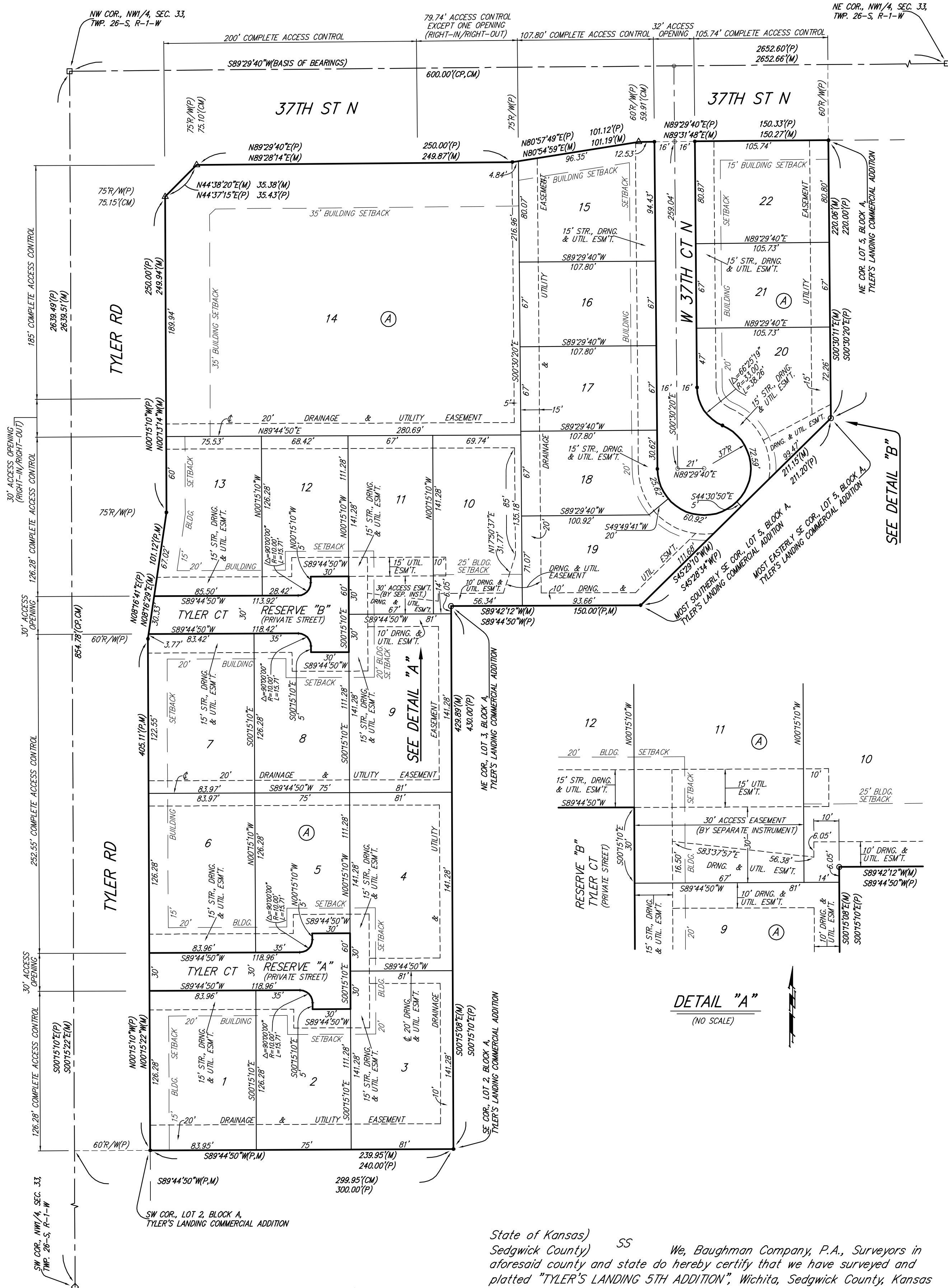


TYLER'S LANDING 5TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



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

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
△ = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
□ = 1/2" IRON W/ THIMBLE (FOUND)
◇ = 1/2" IRON (FOUND)(ORIGIN UNKNOWN)

(M) = MEASURED
(P) = PLATTED
(CM) = CALCULATED PER MEASURED INFO.
(CP) = CALCULATED PER PLATTED INFO.

SW COR. NW 1/4, SEC. 33,
TWP. 26-S, R-1-W

NE COR. NW 1/4, SEC. 33,
TWP. 26-S, R-1-W

37TH ST N

TYLER RD

TYLER'S LANDING COMMERCIAL ADDITION

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State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "TYLER'S LANDING 5TH ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as and being a replat of all of Lots 2, 3, 4,
and 5, Block A, Tyler's Landing Commercial Addition, Wichita, Sedgwick
County, Kansas.

Existing public easements, access controls, building
setback lines, and dedications, if any, being
vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

Michael G. Conrey

Surveyor

Notary Public

My App't. Exp.

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 Reserves to be known as "TYLER'S LANDING

5TH 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 street, drainage, and utility

easements are hereby granted as indicated for street purposes, including

sidewalks, for drainage purposes, and for the construction and

maintenance of all public utilities. The street is hereby dedicated to and

for the use of the public. Reserves "A" and "B" are hereby reserved for

private streets, including sidewalks, drainage purposes, landscaping, open

space, and utilities. Reserve "A" shall provide access to or from Lots 1

through 6, inclusive, Block A. Reserve "B" shall provide access to or from

Lots 7 through 9, inclusive, Block A, and Lots 11 through 13, inclusive,

Block A. Lot 10, Block A shall have access to or from Reserve "B" over

and across Lot 11, Block A as provided by an access easement by

separate instrument. Reserves "A" and "B" 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.

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

Manager

Notary Public

My App't. Exp.

This plat of "TYLER'S LANDING 5TH
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 _____, 2014.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Matthew J. Goolsby

John L. Schlegel

Secretary

Mayor

City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2014.

Carl Brewer

Karen Sublett

City Clerk

Deputy County Surveyor

Sedgwick County, Kansas

Entered on transfer record this _____ day
of _____, 2014.

Kelly B. Arnold

County Clerk

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 _____, 2014 at _____ o'clock _____ M; and is duly recorded.

Bill Meek

Register of Deeds

Tonya Buckingham

Deputy

We, the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "TYLER'S
LANDING 5TH ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

(Title)

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____, 2014, 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 _____, 2014, 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 _____, 2014, 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.

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this _____ day of _____, 2014, by Kevin M. Mullen, President
of Ritchie Associates, Inc., as Manager of R & R Realty, LLC, a Kansas
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Notary Public

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Notary Public

My App't. Exp.

Baughman Company, P.A.
Baughman
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\PROJECTS\TYLER'S LANDING 5TH ADDITION_1403\03\PLAT\DRAWINGS\TYLER'S LANDING 5TH ADDITION_F.DWG-MGC