

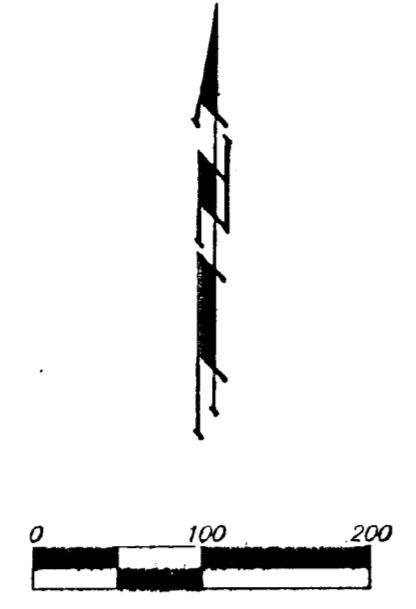
# TYLER'S LANDING ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

TYLER'S LANDING ADDITION

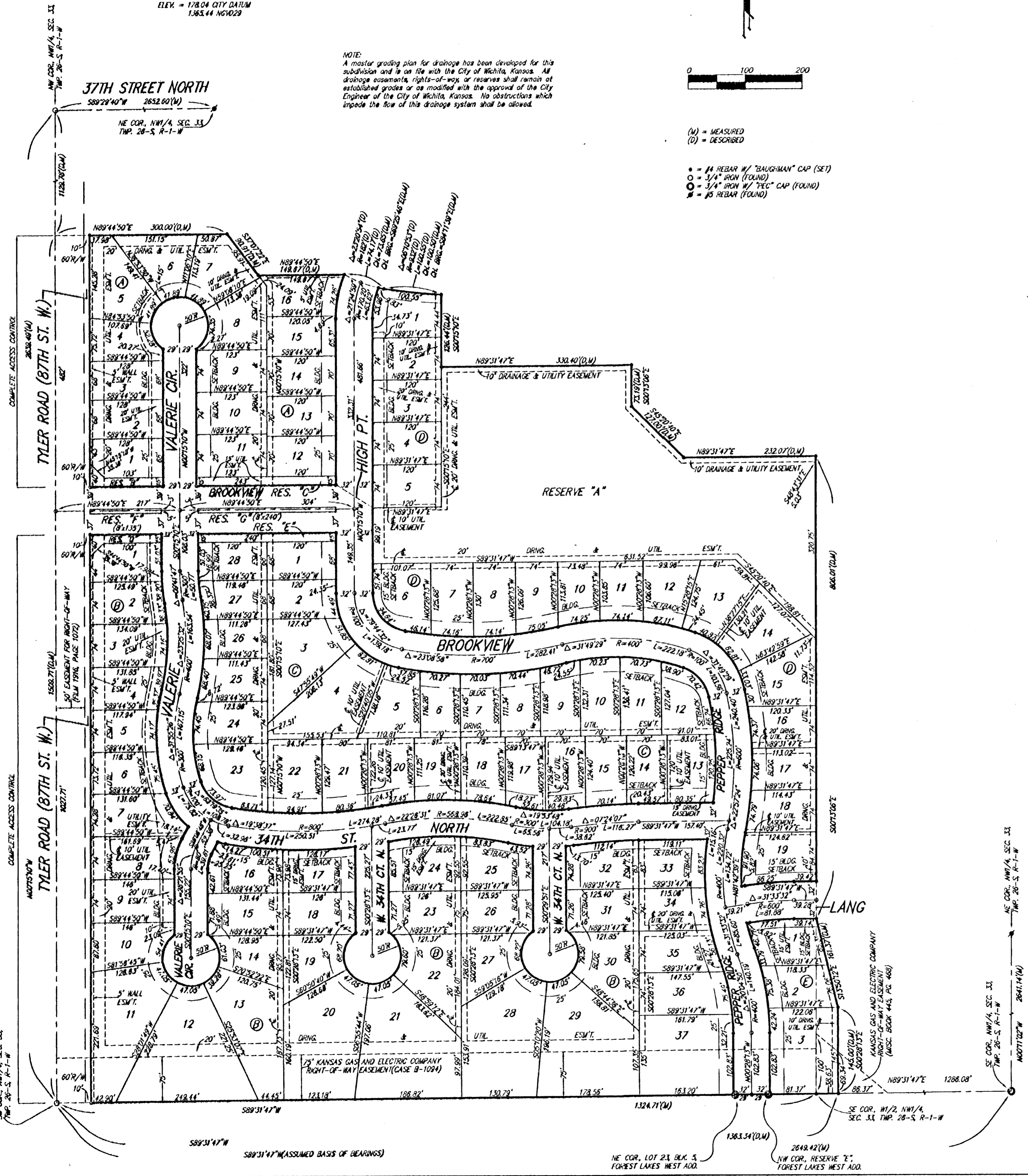
BENCHMARK:  
CITY OF WICHITA BENCHMARK 0502 -  
SE COR. OF THE INTERSECTION OF  
TYLER RD. & 37TH STREET NORTH  
32.30' S. OF &  
30.00' E. OF &  
53.50' E. OF P.P.  
8.20' SE. OF P.P.  
43.20' SE. OF SEC. COR. IRON  
ELEV. = 178.04 CITY DATUM  
1383.44 NGVD29

LOT	BLOCK	ELEVATION
2-15	D	151.0
		1338.4

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 of  
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.



- (M) = MEASURED
- (D) = DESCRIBED
- = 1/4 REBAR W/ BAUGHMAN CAP (SET)
- = 1/4" IRON (FOUND)
- = 1/4" IRON W/ "TEC" CAP (FOUND)
- = 1/8 REBAR (FOUND)



State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) 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 S89°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 182.00 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(D).  
Baughman Company, P.A.

*Michael D. Conroy*, Surveyor  
Michael D. Conroy, 2002  
Michael G. Conroy

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 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, open space, 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) SS The foregoing instrument acknowledged before me,  
Sedgwick County) this 14th 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  
Susan K. Monette  
Notary Public - State of Kansas  
My Exp. 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. Jaeger*, Sr. VP  
Brad E. Jaeger

State of Kansas) SS The foregoing instrument acknowledged before me, this 5th day of December, 2002, by Brad E. Jaeger,  
Sr. VP, of Legacy Bank, on behalf of the bank.

*Doreen M. Decker*, Notary Public  
Doreen M. Decker  
Notary Public - State of Kansas  
My Exp. 11-13-02

This plat of "TYLER'S 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 31st day of November, 2002.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

*Bernard A. Hentzer*, Chair  
Bernard A. Hentzer  
*Dale Miller*, Secretary  
Dale Miller

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this 7th day of January, 2003.

At the direction of the City Council  
*Chris Cherches*, City Manager  
*Pat Graves*, City Clerk

Reviewed in accordance with K.S.A. 58-2005  
on this 9th day of December, 2002.  
*Maria L. Robello*, Deputy County Surveyor  
Maria L. Robello, L.S. #1246  
Sedgwick County, Kansas

Entered on transfer record this 30th day  
of January, 2003.  
*Dan Brace*, County Clerk  
Dan 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 20th day  
of January, 2003 at 1:02 o'clock P.M. and is duly recorded.  
*Bill Meek*, Register of Deeds  
*Linda Kizzire*, Deputy

State of Kansas) SS The foregoing instrument acknowledged before me,  
Sedgwick County) this 14th 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  
Susan K. Monette  
Notary Public - State of Kansas  
My Exp. 11-9-03

**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
319-302-7221 • 315 ELLIS • WICHITA, KANSAS 67211  
P:\REALTY\TYLER'S LANDING\TYLER'S LANDING.DWG