

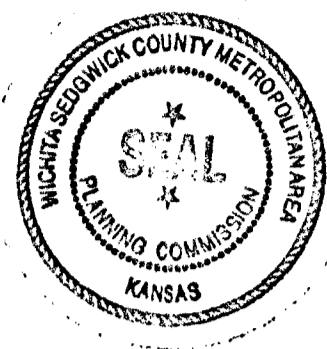
TYLER'S LANDING 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

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.

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

Dated this 7th day of July, 2003, Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Hencken, Chair
Bernard A. Hencken
John L. Schlegel, Secretary
John L. Schlegel



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

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

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

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

_____, County Clerk
Don Brace
_____, Register of Deeds
Bill Meek
_____, Deputy
Linda Kizzire

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

Jay W. Russell, Manager
Ritchie Associates, Inc., Manager
Kevin M. Mullen, President

State of Kansas) 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 App't. Expires 1-9-03

State of Kansas) 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. HELDER
Notary Public - State of Kansas
My App't. Expires 1-25-07

LOT	ELEVATION	CITY DATUM	NGVD29
2-27	A	145.5	1332.9
24-25	B	145.5	1332.9
16-23	B	143.5	1330.9
26-30	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 E.
30.00' E. OF E.
55.50' E. OF P.P.
9.20' SE. OF P.P.
43.20' SE. OF SEC. COR. IRON
ELEV. = 1758.04 CITY DATUM
1355.44 NGVD29

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 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 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 to 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.

Michael A. Conroy, 9-15-2003, Surveyor
Michael G. Conroy

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

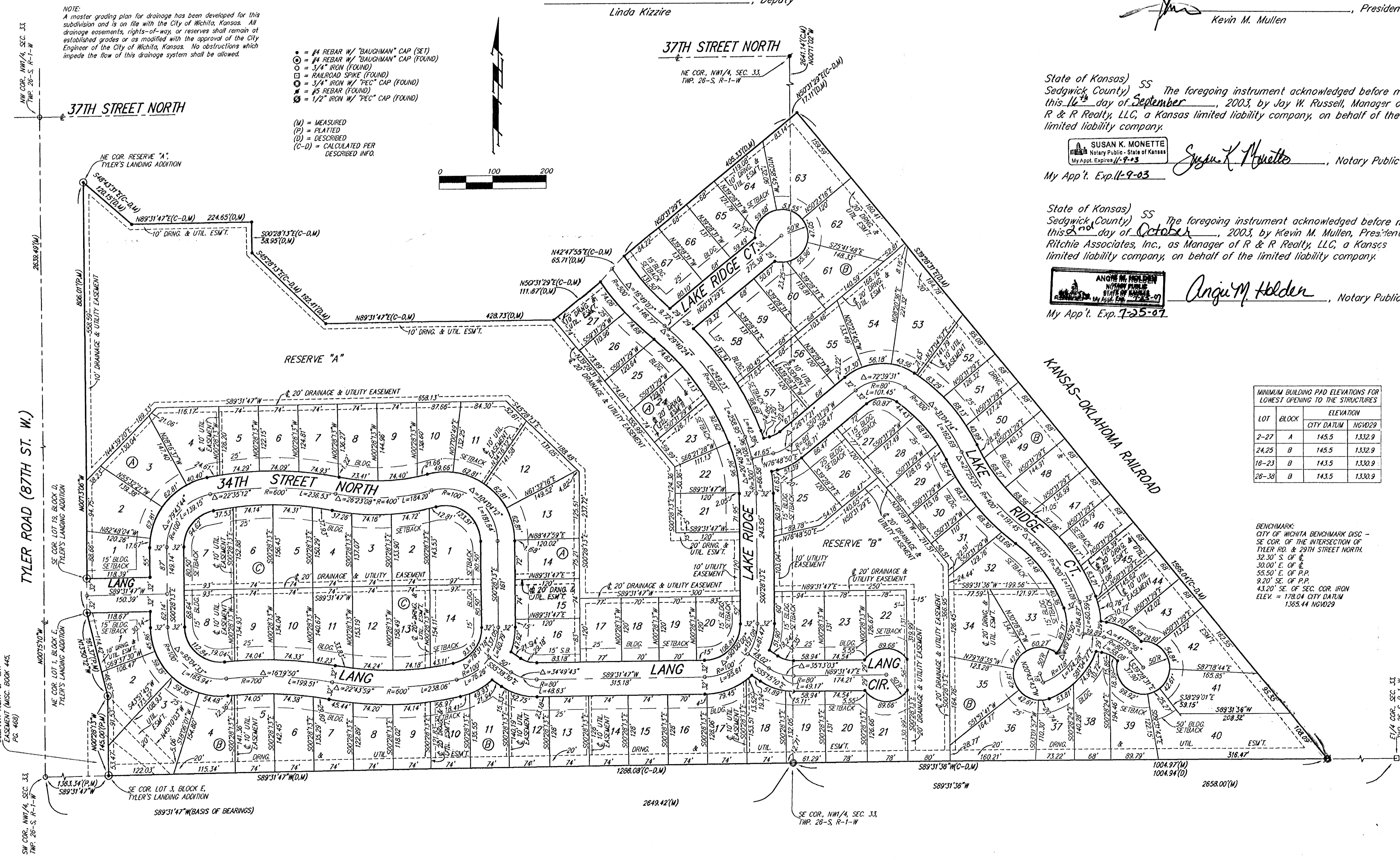
Steve Began, Vice President

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

Lisa A. Piska, Notary Public

My App't. Expires 1-12-2005

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
318-282-7271 • 319 ELLIS • WICHITA, KANSAS 67211
P. 17-PLAT TYLER'S LANDING 2ND ADDITION TYLER'S LANDING 2ND ADDITION



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.

Legend:
 * = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 ○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 □ = 3/4" IRON (FOUND)
 ⊙ = 3/4" IRON W/ "PEC" CAP (FOUND)
 ⊕ = #5 REBAR (FOUND)
 ⊗ = 1/2" IRON W/ "PEC" CAP (FOUND)

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