

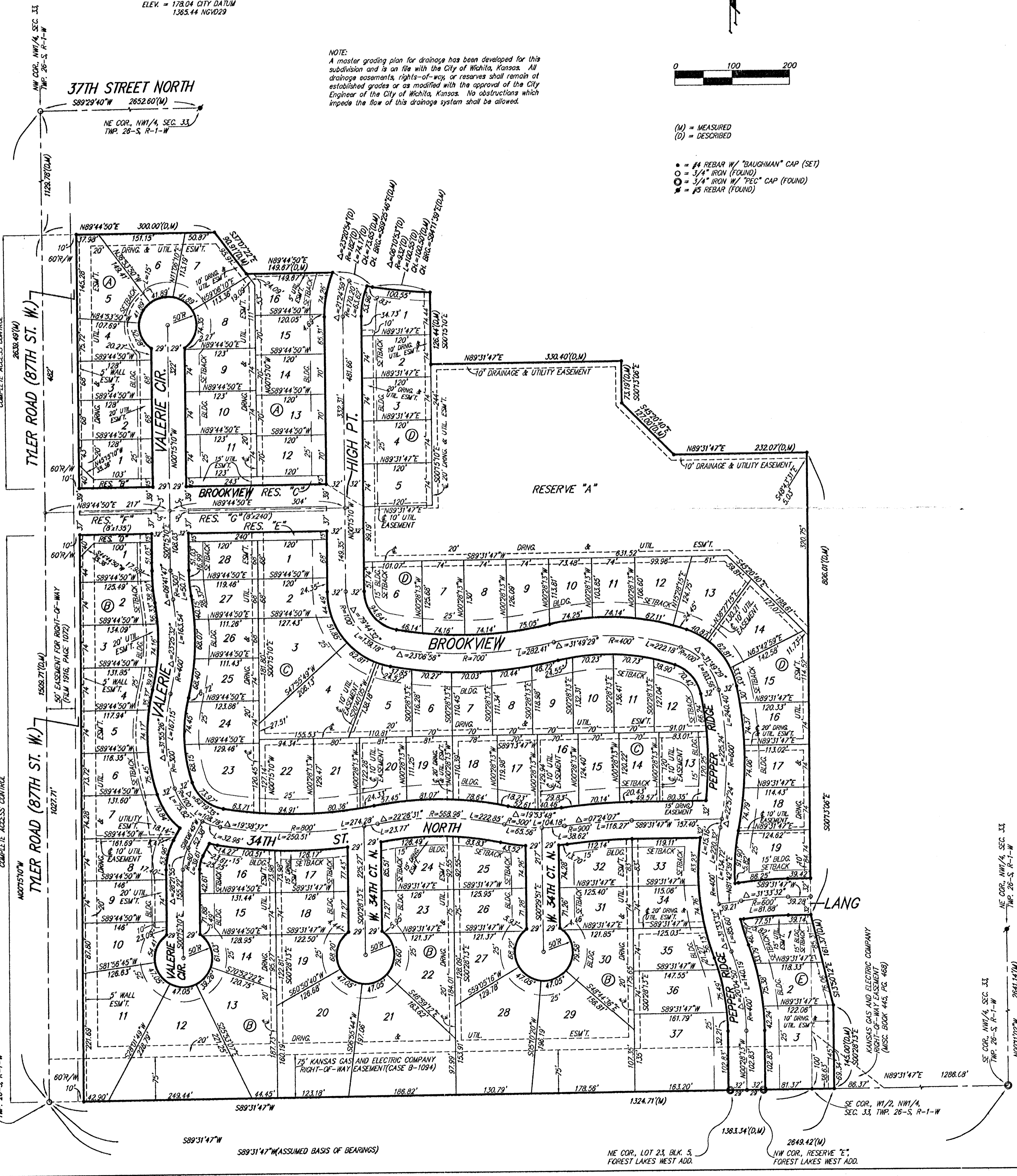
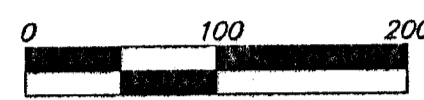
# TYLER'S LANDING ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

BENCHMARKS  
CITY OF WICHITA BENCHMARK DISC -  
SE COR. OF THE INTERSECTION OF  
TYLER RD. & 29TH STREET NORTH  
32.30' S. OF &  
30.00' E. OF &  
55.50' E. OF P.P.  
3.20' SE. OF P.P.  
43.20' SE. OF SEC. COR. IRGN  
ELEV. = 1178.04 CITY DATUM  
1365.44 NGVD29

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
2-15	D	151.0 1338.4

NOTES:  
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.

- (M) = MEASURED  
(D) = DESCRIBED
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = 3/4" IRON (FOUND)
  - = 3/4" IRON W/ "PEC" CAP (FOUND)
  - = #5 REBAR (FOUND)



State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) the above described property, do hereby certify that we have surveyed and  
of said county and state 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 S69°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 932.00 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(b).  
Baughman Company, P.A.

Michael G. Conrey, Surveyor  
Michael G. Conrey

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  
Legacy Bank

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this 5 day of December, 2002, by Brad E. Jaeger,  
Sr. V.P. of Legacy Bank, on behalf of the bank.

My App't. Exp. 11/14/04  
Diana M. Decker, Notary Public  
Diana M. Decker  
Notary Public - State of Kansas  
My App't. Expires 11/14/04

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 5 day of December, 2002.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair  
Bernard A. Hentzen  
Secretary  
Dale Miller

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this 5 day of December, 2002.

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 5 day of December, 2002.  
Tricia L. Robello, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

Entered on transfer record this 5 day  
of December, 2002.  
Don Brace, County Clerk

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, berms,  
open space, drainage purposes, and utilities as confined to easements.  
Reserve "F" and "G" are hereby reserved for entry monuments,  
landscaping, open space, streets, 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 This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this 5 day  
of December, 2002 at 10 o'clock A.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 4 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 App't. Expires 11-9-03

State of Kansas) SS The foregoing instrument acknowledged before me,  
Sedgwick County) this 4 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.

BAUGHMAN COMPANY P.A.  
ENGINEERING, SURVEYING, & PLANNING  
318-282-7271 • 319 ELLIS • WICHITA, KANSAS 67211  
P: 15471 TYLER'S LANDING | 15471 TYLER'S LANDING | 15471 TYLER'S LANDING