

CLOSURE

CLOSURE - TYLER'S LANDING COMMERCIAL ADDITION

PT 01	North: 31277.6487	East :	44460.8945
Line	Course: N 89-29-40 E	Length:	1022.0000
PT 02	North: 31286.6663	East :	45482.8547
Line	Course: S 00-30-20 E	Length:	280.0000
PT 03	North: 31006.6772	East :	45485.3253
Line	Course: S 89-29-40 W	Length:	422.0000
PT 04	North: 31002.9537	East :	45063.3417
Line	Course: S 45-28-34 W	Length:	211.2000
PT 05	North: 30854.8588	East :	44912.7650
Line	Course: S 89-44-50 W	Length:	150.0000
PT 06	North: 30854.1971	East :	44762.7664
Line	Course: S 00-15-10 E	Length:	705.0000
PT 07	North: 30149.2039	East :	44765.8767
Line	Course: S 89-44-50 W	Length:	300.0000
PT 08	North: 30147.8804	East :	44465.8797
Line	Course: N 00-15-10 W	Length:	1129.7800
PT 01	North: 31277.6494	East :	44460.8953

TYLER'S LANDING COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) 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.

Michael G. Conrey, Surveyor

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

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,
Sedgwick County) 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.

My App't. Exp. _____, Notary Public

My App't. Exp. _____

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

My App't. Exp. _____, 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

Ronald L. Marnell, Chair

John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2004.

Carlos Mayans, Mayor

Karen Sublett, City Clerk

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.

Don Brace, County Clerk

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.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

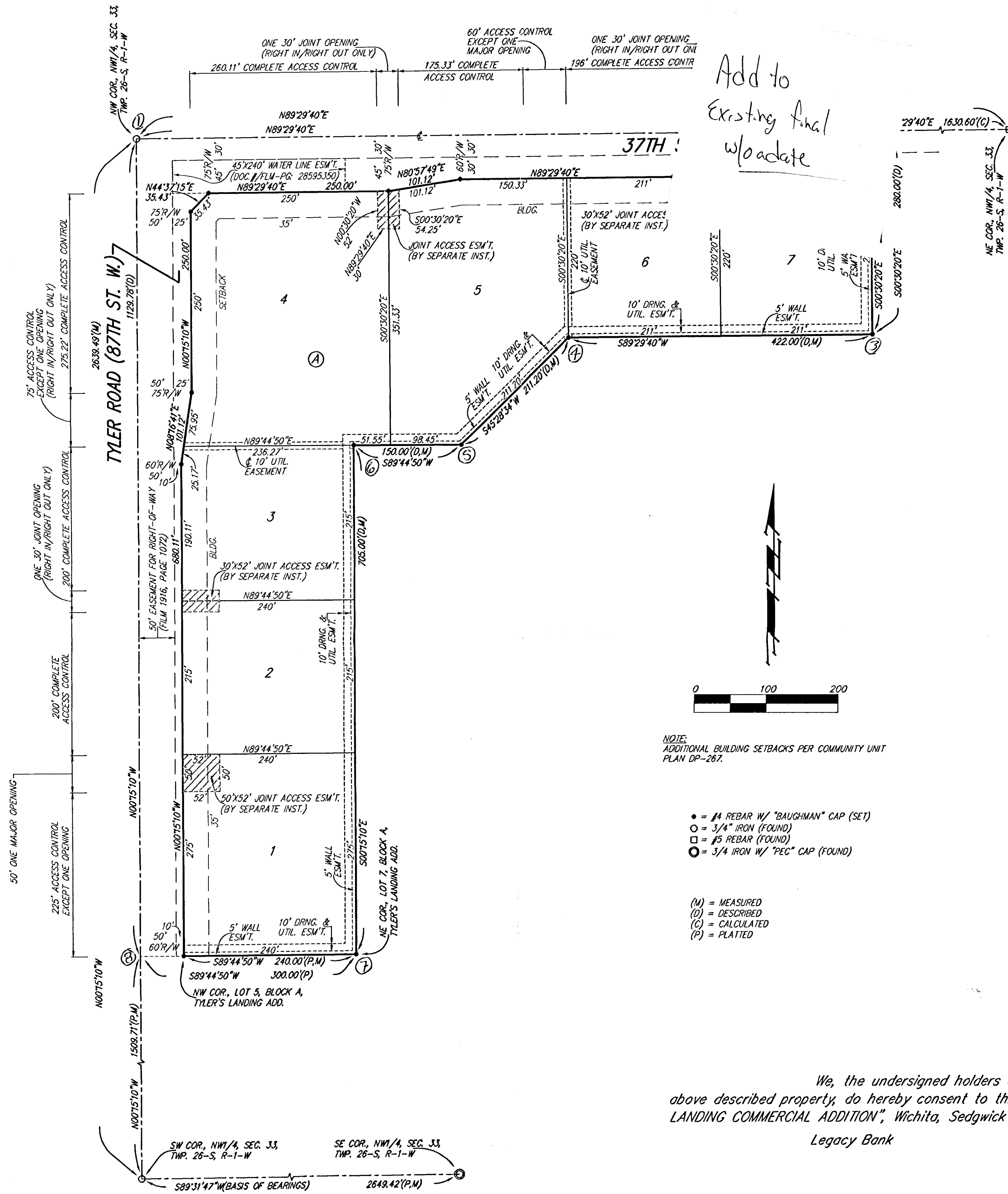
State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this _____ day of _____, 2004, by George R. Rennick and Shirley M. Rennick, husband and wife.

My App't. Exp. _____, Notary Public

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

My App't. Exp. _____, Notary Public

My App't. Exp. _____



- NOTE: ADDITIONAL BUILDING SETBACKS PER COMMUNITY 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.

My App't. Exp. _____, Notary Public

My App't. Exp. _____