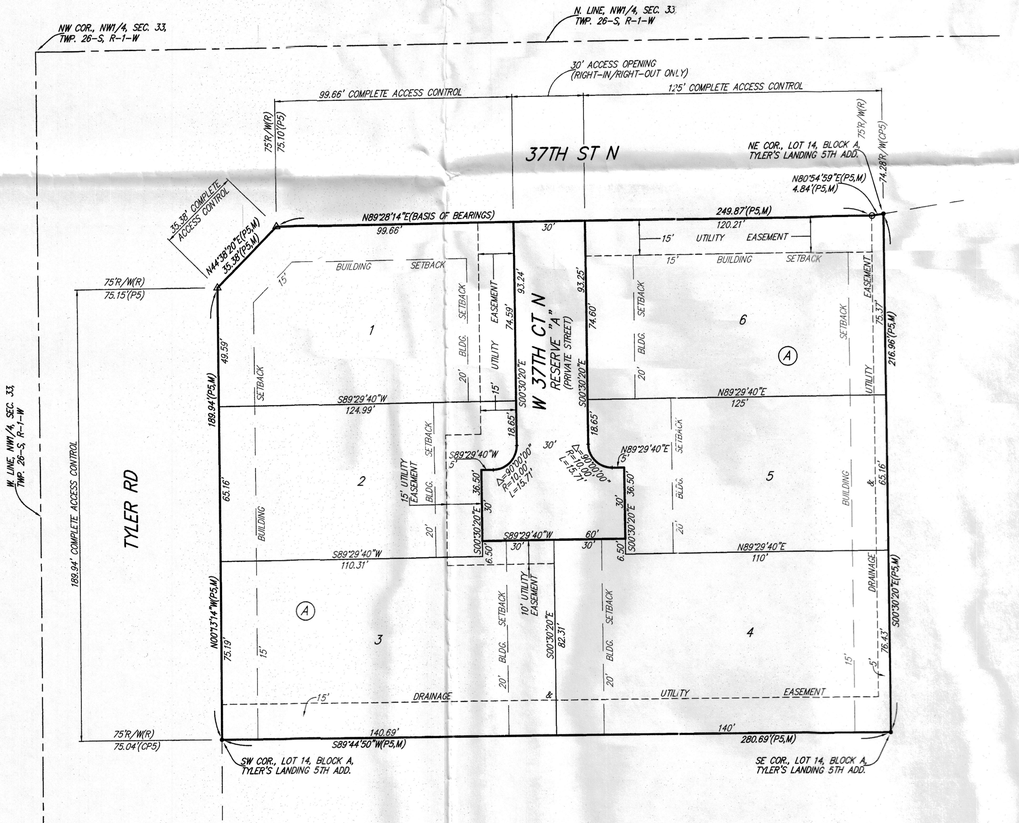
TYLER'S LANDING 6TH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
△ = #4 REBAR (FOUND)(ORIGIN UNKNOWN)

(M) = MEASUREMENT
(R) = RECORD MEASUREMENT
(P5) = PLATTED INFORMATION FROM TYLER'S LANDING 5TH ADDITION
(CP5) = CALCULATED INFORMATION FROM TYLER'S LANDING 5TH ADDITION

0' 30' 60'

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



NOTE:
A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TYLER'S LANDING 6TH 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 Lot 14, Block A, Tyler's Landing 5th 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.

All being situated in the Northwest Quarter of Section 33, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

MICHAEL G. CONREY REGISTERED LS-971 KANSAS LAND SURVEYOR

8-2-2016
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 a Reserve to be known as "TYLER'S LANDING 6TH 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. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. Reserve "A" is hereby reserved for a private street, 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 "A" 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

Jay W. Russell, Manager

Kevin M. Mullen, President of Ritchie Associates, Inc., Manager

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 2ND day of AUGUST, 2016, by Jay W. Russell, Manager of R & R Realty, LLC, a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-17

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-17

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 8TH day of AUGUST, 2016, 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.

KELLY A. THOMAS Notary Public - State of Kansas My Appt. Expires 4-16-20

Kelly A. Thomas, Notary Public
Kelly A. Thomas

My App't. Exp. 4-16-20

FINAL TRACING REC'D 8-19-16

PW-ENGINEERING 1-71
Arceli Rosas
FOR YOUR FILES

This plat of "TYLER'S LANDING 6TH 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 _____, 2016.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Carol Chapman Neugent

_____, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2016.

_____, Mayor
Jeff Longwell

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2016.

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

Entered on transfer record this _____ day of _____, 2016.

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2016 at _____ o'clock __M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Judy J. Paget

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "TYLER'S LANDING 6TH ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

Brad E. Yaeger, E.V.P. 8/3/16
BRAD E. YAEGER (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 3rd day of August, 2016, by Brad E Yaeger, EVP (Title) of Legacy Bank, on behalf of the bank.

SHAWNNA M. LEBEDA Notary Public - State of Kansas My Appt. Expires 04/05/18

Shawnna M. Lebeda, Notary Public
SHAWNNA M. LEBEDA

My App't. Exp. 04/05/18

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\Tylers Landing 6th Addition_16-05-P200\Plat\Drawings\TYLERS LANDING 6TH Edwg RKR