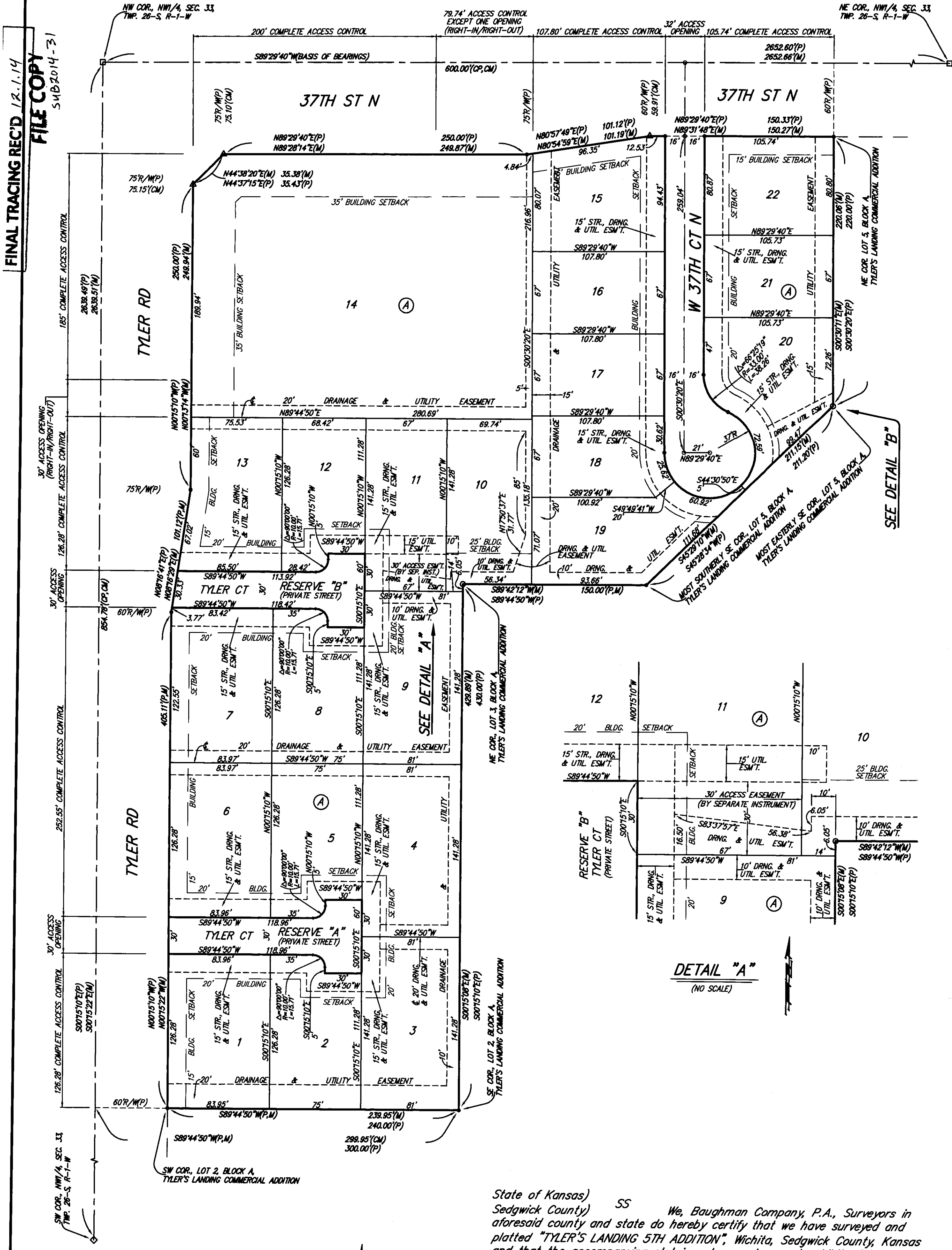


# TYLER'S LANDING 5TH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY  
5402014-3



This plat of "TYLER'S LANDING 5TH 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 \_\_\_\_\_, 2014.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Matthew J. Goolsby, 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 \_\_\_\_\_, 2014.

Carl Brewer, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Kelly B. Arnold, County Clerk

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 \_\_\_\_\_ day  
of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "TYLER'S LANDING 5TH ADDITION", Wichita, Sedgwick County, Kansas.  
Legacy Bank

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by \_\_\_\_\_,  
(Title) of Legacy Bank, on behalf of the bank.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

State of Kansas) SS The foregoing instrument acknowledged before me,  
Sedgwick County) this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Jay W. Russell, Manager of  
R & R Realty, LLC, a Kansas limited liability company, on behalf of the limited liability company.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

State of Kansas) SS The foregoing instrument acknowledged before me,  
Sedgwick County) this \_\_\_\_\_ day of \_\_\_\_\_, 2014, 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.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

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 5TH 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 Lots 2, 3, 4,  
and 5, Block A, Tyler's Landing Commercial 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.

Baughman Company, P.A.

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 Reserves to be known as "TYLER'S LANDING 5TH 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 street, drainage, and utility easements are hereby granted as indicated for street purposes, including sidewalks, for drainage purposes, and for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. Reserves "A" and "B" are hereby reserved for private streets, 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 "B" shall provide access to or from Lots 7 through 9, inclusive, Block A, and Lots 11 through 13, inclusive, Block A. Lot 10, Block A shall have access to or from Reserve "B" over and across Lot 11, Block A as provided by an access easement by separate instrument. Reserves "A" and "B" 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

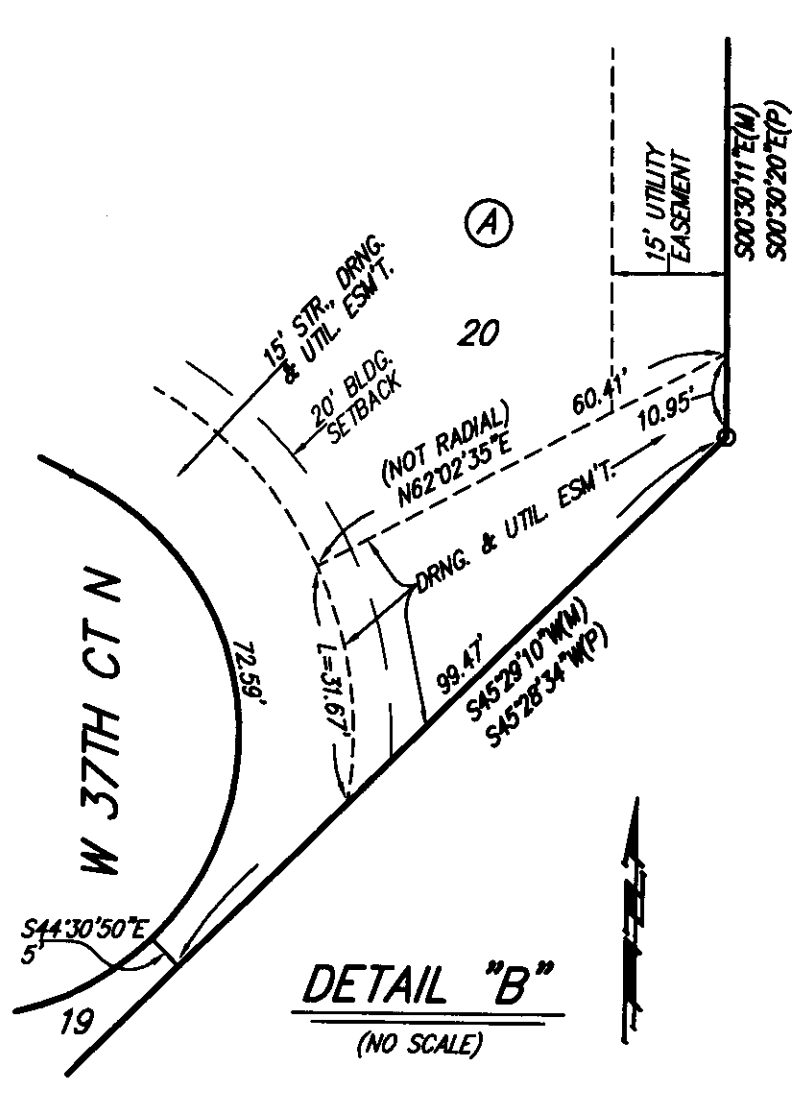
Jay W. Russell, Manager

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

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
- = 1/2" IRON IN THIMBLE (FOUND)
- = 1/2" IRON (FOUND)(ORIGIN UNKNOWN)

(M) = MEASURED  
(P) = PLATTED  
(CM) = CALCULATED PER MEASURED INFO.  
(CP) = CALCULATED PER PLATTED INFO.

NOTE:  
ADDITIONAL BUILDING SETBACKS 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.