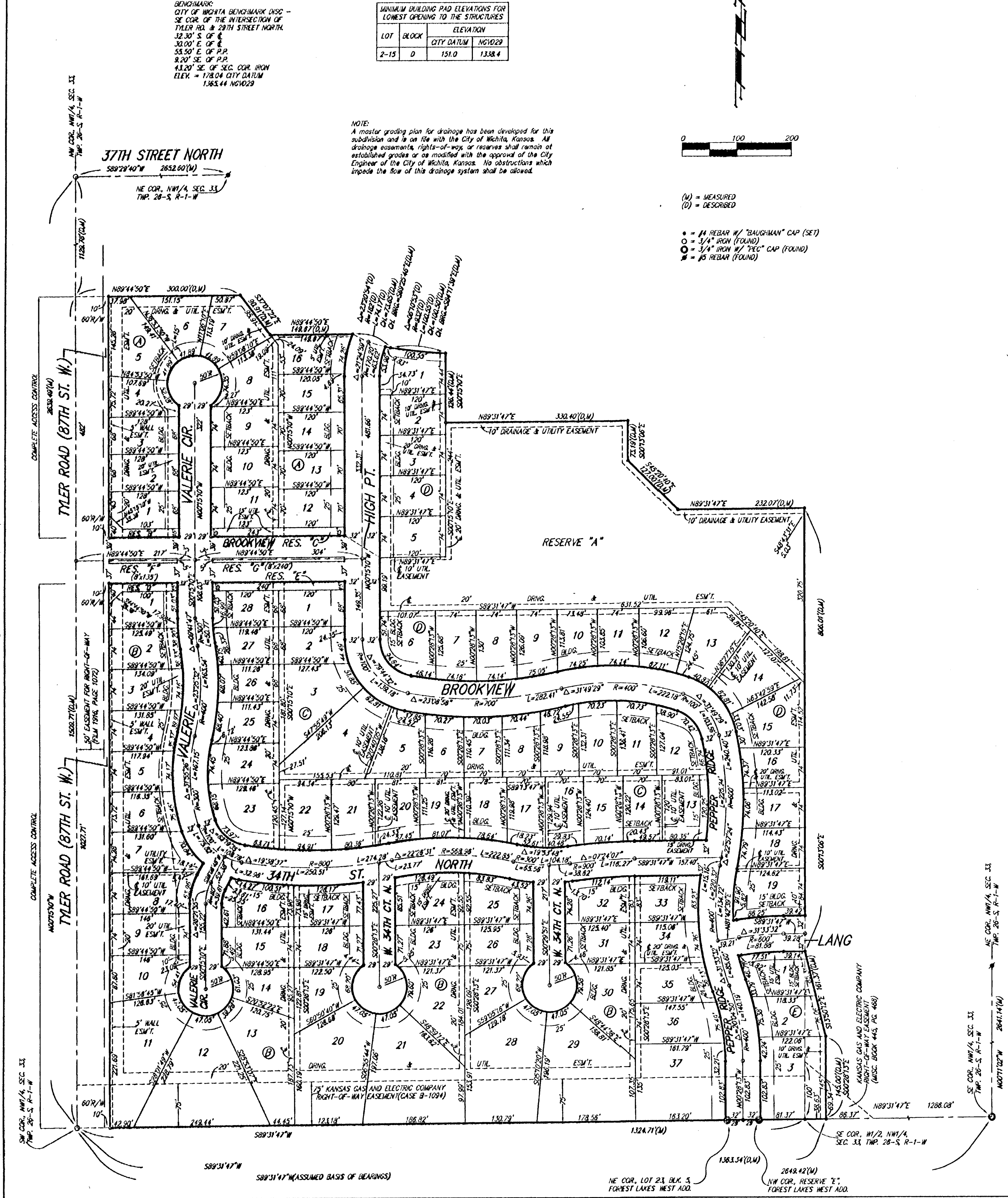


TYLER'S LANDING ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) 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 S00715°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 S89°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 S00715°10'E, 126.44 feet; thence N89°31'47"E, 330.40 feet; thence S00713°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 S00713°06'E along the east line of the W1/2 of said NW1/4, 606.01 feet; thence S13°50'12"E, 161.37 feet; thence S0028°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 N00715°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 D. Conroy, Surveyor
Michael G. Conroy

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 The foregoing instrument acknowledged before me, this 4th day of December, 2002, by Jay W. Russell, Manager of R & R Realty, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Jean K. Monette, Notary Public
My App't. Exp. 11-9-03

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
Dana B. Jaeger

State of Kansas) SS The foregoing instrument acknowledged before me, this 5th day of December, 2002, by Brad E. Jaeger, Sr. VP of Legacy Bank, on behalf of the bank.

My App't. Exp. 11/14/04
Dana M. Decker, Notary Public
Dana M. Decker

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 31st day of November, 2002. Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Henzler, Chair
Bernard A. Henzler
Dale Miller, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 7th day of January, 2003.

At the direction of the City Council
Chris Cherches, City Manager
Pat Graves, City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005
on this 9th day of December, 2002.
Linda Kizzire, Deputy County Surveyor
Linda Kizzire

Entered on transfer record this 30th day of January, 2003.
Dan Brace, County Clerk
Dan Brace

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 30th day of January, 2003 at 1:00 o'clock P.M. and is duly recorded.

Bill Meek, Register of Deeds
Linda Kizzire, Deputy

State of Kansas) SS The foregoing instrument acknowledged before me, this 4th 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
My App't. Exp. 11-9-03
Susan K. Monette

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
319-282-7221 • 319-282-7221 • WICHITA, KANSAS 67211
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