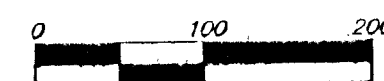


TYLER'S LANDING ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

BENCHMARK
CITY OF WICHITA BENCHMARK DISC -
SE COR. OF THE INTERSECTION OF
TYLER RD. & 30TH STREET NORTH
12.30' S. OF E
30.00' E. OF E
45.50' E. OF P.P.
9.20' SE. OF P.P.
43.20' SE. OF SEC. COR. IRON
ELEV. = 118.04 CITY DATUM
1185.44 NGVD29

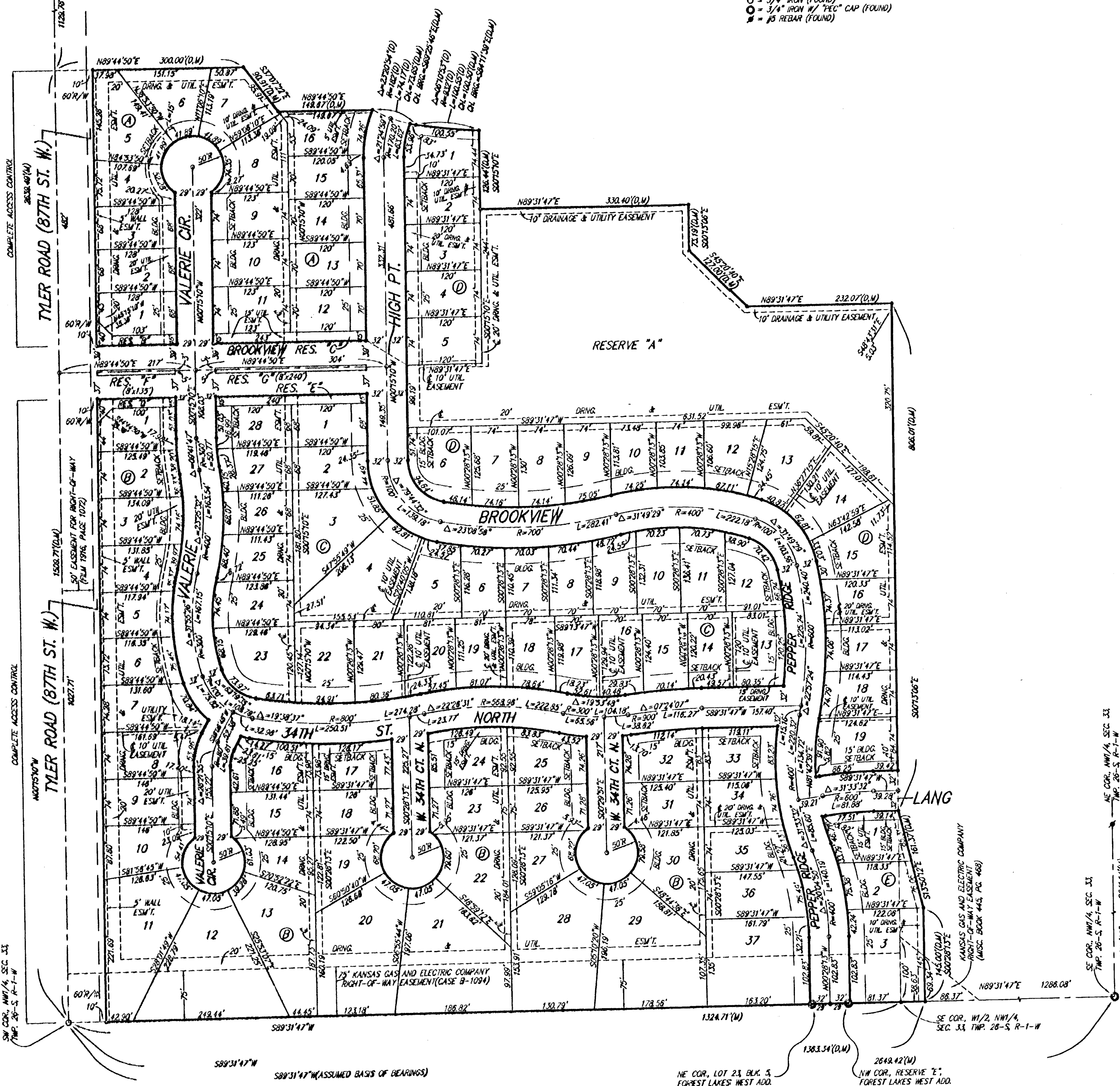
LOT	BLOCK	CITY DATUM	NGVD29
2-15	D	151.0	1138.4

NOTE:
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 of established grade 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.



(N) = MEASURED
(D) = DESCRIBED

- 1/4" REBAR W/ "BAUGHMAN" CAP (SET)
- 1/4" IRON (FOUND)
- 1/4" IRON W/ "PEC" CAP (FOUND)
- 1/4" REBAR (FOUND)



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 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. 28-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, 808.01 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, 1583.34 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 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

Joy W. Russell, Manager
Ritchie Associates, Inc., Manager

Kevin M. Mullen, President

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this 4th day of December, 2002, by Joy W. Russell, 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

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 E. Jaeger

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 5 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 E. Jaeger, Notary Public
Dana E. Jaeger

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 Emerichs, City Manager
Chris Emerichs
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.
Don Brace, County Clerk
Don Brace

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 30th day
of January, 2003 at 1:22 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,
Sedgwick County) 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
Susan K. Monette

My App't. Exp. 11-9-03
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-282-7811 • 318-282-7812 • WICHITA, KANSAS 67211
P:\PLATS\TYLER'S LANDING\DWG\TYLERLANDING.DWG