TYLER'S LANDING 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "TYLER'S LANDING 2ND 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 ________________, 2003.

Wichita–Sedgwick County Metropolitan Area Planning Commission

________________________________, Chair
Bernard A. Hentzen

________________________________, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____ day of______________, 2003.

________________________________, Mayor
Carlos Mayans

________________________________, City Clerk
Karen Schofield

Reviewed in accordance with K.S.A. 58–2005 on this_______day of___________, 2003.

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

Entered on transfer record this______day of__________, 2003.

________________________________, County Clerk
Don Brace

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__________, 2003 at_____o'clock___M; and is duly recorded.

________________________________, Register of Deeds
Bill Meek

________________________________, Deputy
Linda Kizzire

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 2ND 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 streets are hereby dedicated to and for the use of the public. Reserves "A" and "B" is hereby reserved for lakes, landscaping, open space, berms, sidewalks, gazebos, drainage purposes, and utilities as confined to easements. Reserves "A" and "B" shall be owned and maintained by the homeowners association for the addition. 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

________________________________, Manager
Jay W. Russell

Ritchie Associates, Inc., Manager

________________________________, President
Kevin M. Mullen

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____________, 2003, 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)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____________, 2003, 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)
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 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the E1/2 of the NW1/4 and part of the NE1/4 of Sec. 33, Twp. 26–S, R–1–W of the 6th P.M., Sedgwick County, Kansas lying westerly of the Missouri Pacific Railroad, (now Kansas–Oklahoma Railroad), right–of–way described as follows: Commencing at the SE corner of the NW1/4 of said Sec. 33; thence S89°31'47"W (assumed) along the south line of said NW1/4, 1324.71 feet to a point on the west line of the E1/2 of said NW1/4; thence N00°13'06"W along the west line of the E1/2 of said NW1/4, 380.14 feet to the point of beginning; thence continuing N00°13'06"W along the west line of the E1/2 of said NW1/4, 450.08 feet; thence N89°31'47"E parallel with the south line of said NW1/4, 1325.21 feet to a point on the east line of said NW1/4; thence continuing N89°31'47"E into the NE1/4 of said Sec. 33, 328.45 feet to a point on the westerly right–of–way line of the Missouri Pacific Railroad, (now Kansas–Oklahoma Railroad); thence S39°28'31"E along the westerly right–of–way line of the Missouri Pacific Railroad, (now Kansas–Oklahoma Railroad), 579.18 feet; thence S89°31'47"W, 695.23 feet to a point on the west line of the NE1/4 of said Sec. 33; thence continuing S89°31'47"W into the NW1/4 of said Sec. 33 and parallel with the south line of the NW1/4 of said Sec. 33, 1324.94 feet to the point of beginning, TOGETHER with that part of the E1/2 of the NW1/4 and part of the NE1/4 of Sec. 33, Twp. 26–S, R–1–W of the 6th P.M., Sedgwick County, Kansas lying westerly of the Missouri Pacific Railroad, now Kansas–Oklahoma Railroad), right–of–way described as follows: Commencing at the NE corner of said NW1/4; thence S89°29'40"W (assumed) along the north line of said NW1/4, 1326.30 feet to the west line of the E1/2 of said NW1/4; thence S00°13'06"E along the west line of the E1/2 of said NW1/4, 1532.31 feet for a point of beginning; thence continuing S00°13'06"E along the west line of the E1/2 of said NW1/4, 277.80 feet to a point 830.22 feet north of the SW corner of the E1/2 of said NW1/4; thence N89°31'47"E parallel with the south line of said NW1/4, 1325.21 feet to a point on the east line of said NW1/4; thence continuing N89°31'47"E into the NE1/4 of said Sec. 33, 328.45 feet to a point on the westerly right–of–way line of the Missouri Pacific Railroad, (now Kansas–Oklahoma Railroad), right–of–way; thence N39°28'31"W along the westerly right–of–way line of the Missouri Pacific Railroad, (now Kansas–Oklahoma Railroad), 497.75 feet; thence S50°31'29"W, 17.11 feet to a point on the west line of the NE1/4 of said Sec. 33; thence continuing S50°31'29"W into the E1/2 of said NW1/4, 405.33 feet; thence S42°47'55"W, 65.71 feet; thence S50°31'29"W, 111.67 feet; thence S89°31'47"W, 428.73 feet; thence N45°28'13"W, 192.41 feet; thence N00°28'13"W, 58.95 feet; thence S89°31'47"W, 224.65 feet; thence N48°43'31"W, 120.15 feet to the point of beginning, together with that part of the E1/2 of the NW1/4 and part of the NE1/4 of Sec. 33, Twp. 26–S, R–1–W of the 6th P.M., Sedgwick County, Kansas lying westerly of the Missouri Pacific Railroad, (now Kansas–Oklahoma Railroad), right–of–way described as follows: Beginning at the SE corner of the NW1/4 of said Sec. 33; thence S89°31'47"W (assumed) along the south line of said NW1/4, 1324.71 feet to a point on the west line of the E1/2 of said NW1/4; thence N00°13'06"E along the west line of the E1/2 of said NW1/4, 380.14 feet; thence N89°31'47"E parallel to the south line of said NW1/4, 1324.94 feet to a point on the east line of said NW1/4; thence continuing N89°31'47"E into the NE1/4 of said Sec. 33, 695.23 feet to a point on the westerly right–of–way line of the Missouri Pacific Railroad, (now Kansas–Oklahoma Railroad); thence S39°28'31"E along the westerly right–of–way line of the Missouri Pacific Railroad, (now Kansas–Oklahoma Railroad), 489.11 feet to a point on the south line of the NE1/4 of said Sec. 33; thence S89°31'36"W along the south line of the NE1/4 of said Sec. 33, 1004.94 feet to the point of beginning, EXCEPT that part platted as Tyler's Landing Addition, Wichita, Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12–512(b).

Baughman Company, P.A.

________________________________, Surveyor
Michael G. Conrey

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "TYLER'S LANDING 2ND ADDITION", Wichita, Sedgwick County, Kansas.

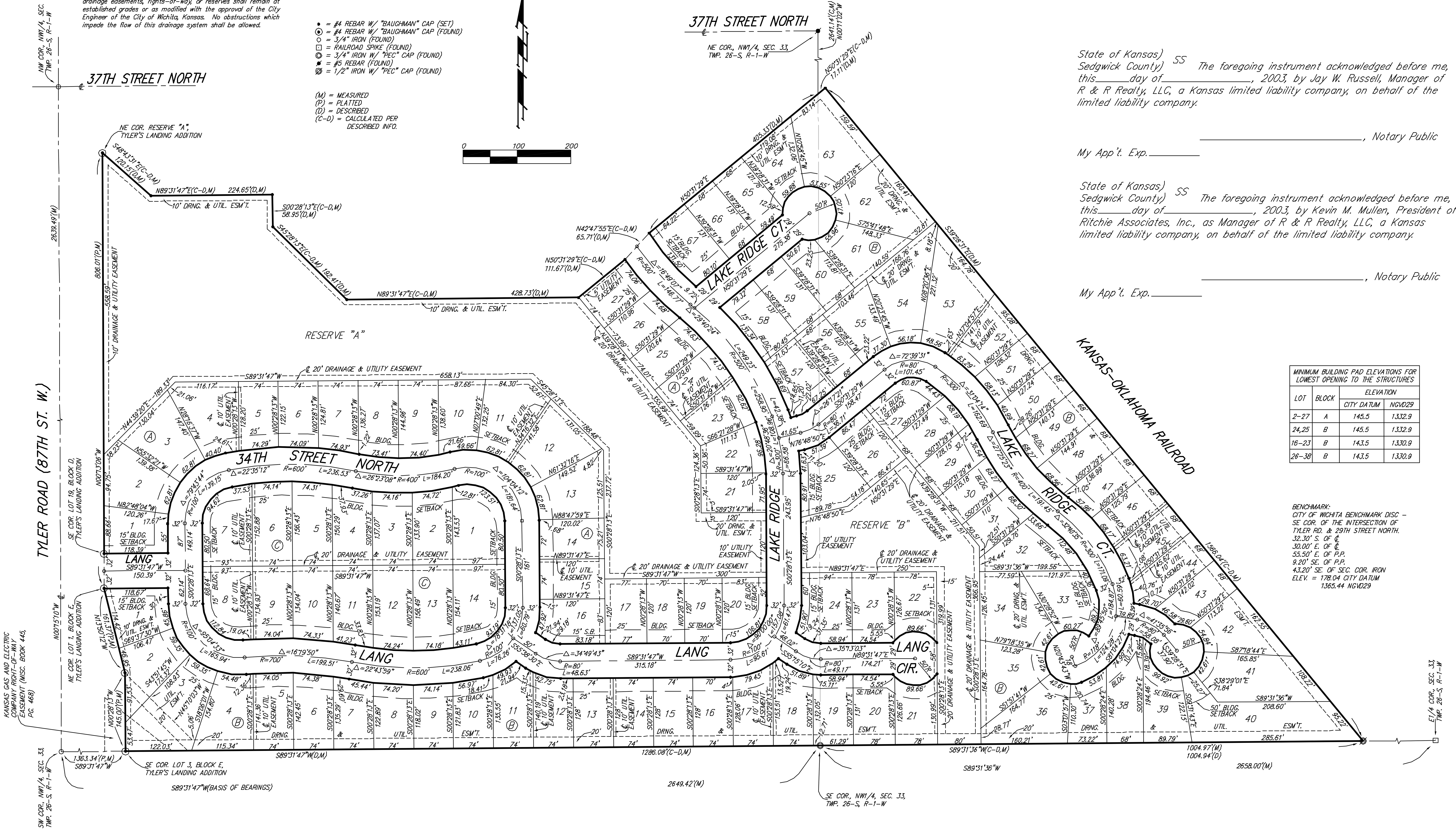
Legacy Bank

________________________________, ________________
(Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____________, 2003, by________________, ________________ (Title) of Legacy Bank, on behalf of the bank.

________________________________, Notary Public

My App't. Exp.________



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 at established grades 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.

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 3/4" IRON (FOUND)
- = RAILROAD SPIKE (FOUND)
- = 3/4" IRON W/ "PEC" CAP (FOUND)
- = #5 REBAR (FOUND)
- = 1/2" IRON W/ "PEC" CAP (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C–D) = CALCULATED PER DESCRIBED INFO.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD29
2–27	A	145.5	1332.9
24,25	B	145.5	1332.9
16–23	B	143.5	1330.9
26–38	B	143.5	1330.9

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC – SE COR. OF THE INTERSECTION OF TYLER RD. & 29TH STREET NORTH.
32.30' S. OF ℄
30.00' E. OF ℄
55.50' E. OF P.P.
9.20' SE. OF P.P.
43.20' SE. OF SEC. COR. IRON
ELEV. = 178.04 CITY DATUM
1365.44 NGVD29

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316–262–7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\TYLERS LANDING 2ND\DWG\TYLERSLND2F.DWG–MGC