

# TYLER'S LANDING 6TH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

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

State of Kansas) 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.

\_\_\_\_\_, 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

\_\_\_\_\_, Surveyor  
Michael G. Conrey

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

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

\_\_\_\_\_, Manager  
Jay W. Russell

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

\_\_\_\_\_,  
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) 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

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2016, 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. \_\_\_\_\_

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

\_\_\_\_\_, (Title)

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

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

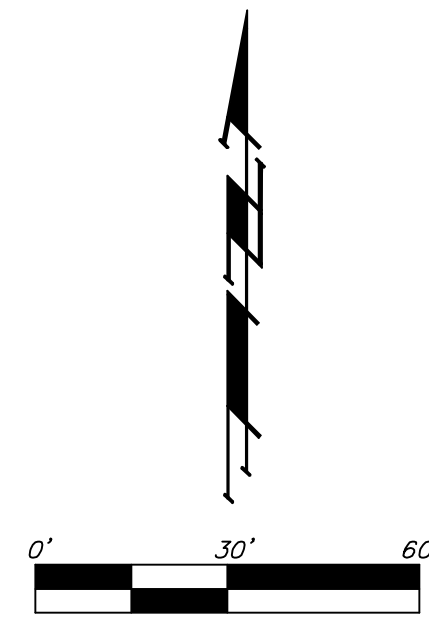
My App't. Exp. \_\_\_\_\_

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_ of Legacy Bank, on behalf of the bank.

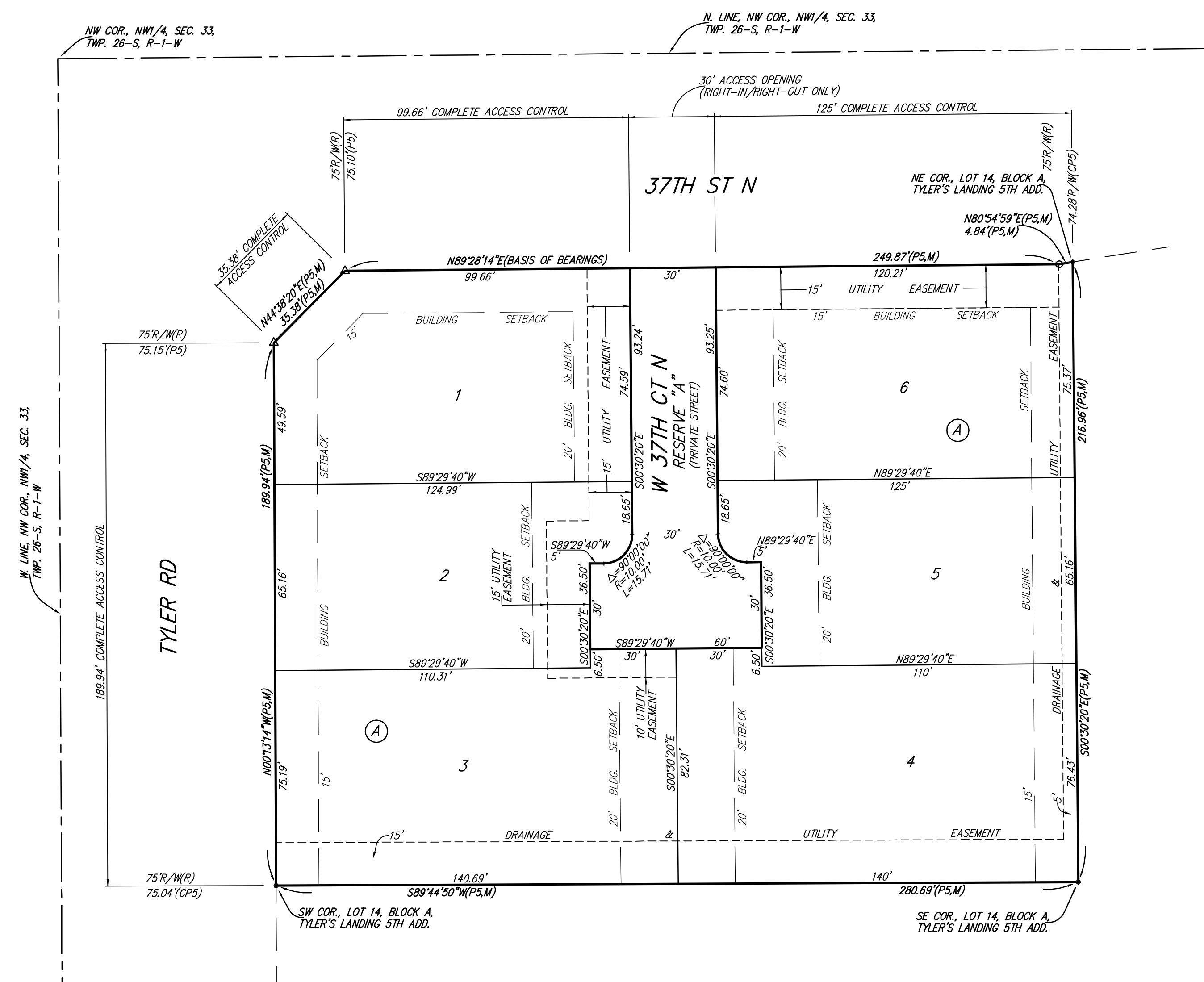
\_\_\_\_\_, Notary Public

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

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - △ = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
- (M) = MEASUREMENT  
(R) = RECORD MEASUREMENT  
(PS) = PLATTED INFORMATION FROM TYLER'S LANDING 5TH ADDITION  
(CPS) = CALCULATED INFORMATION FROM TYLER'S LANDING 5TH ADDITION



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 of established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.