

TYLER'S LANDING ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

BENCHMARK
CITY OF WICHITA BENCHMARK ASS -
SE COR. OF THE INTERSECTION OF
TYLER RD. & 37TH STREET NORTH
32.50' S. OF &
30.00' E. OF &
55.50' E. OF P.P.
9.20' SE. OF P.P.
13.20' SE. OF SEC. COR. IRON
ELEV. = 1182.24 CITY DATUM
1182.14 NGVD29

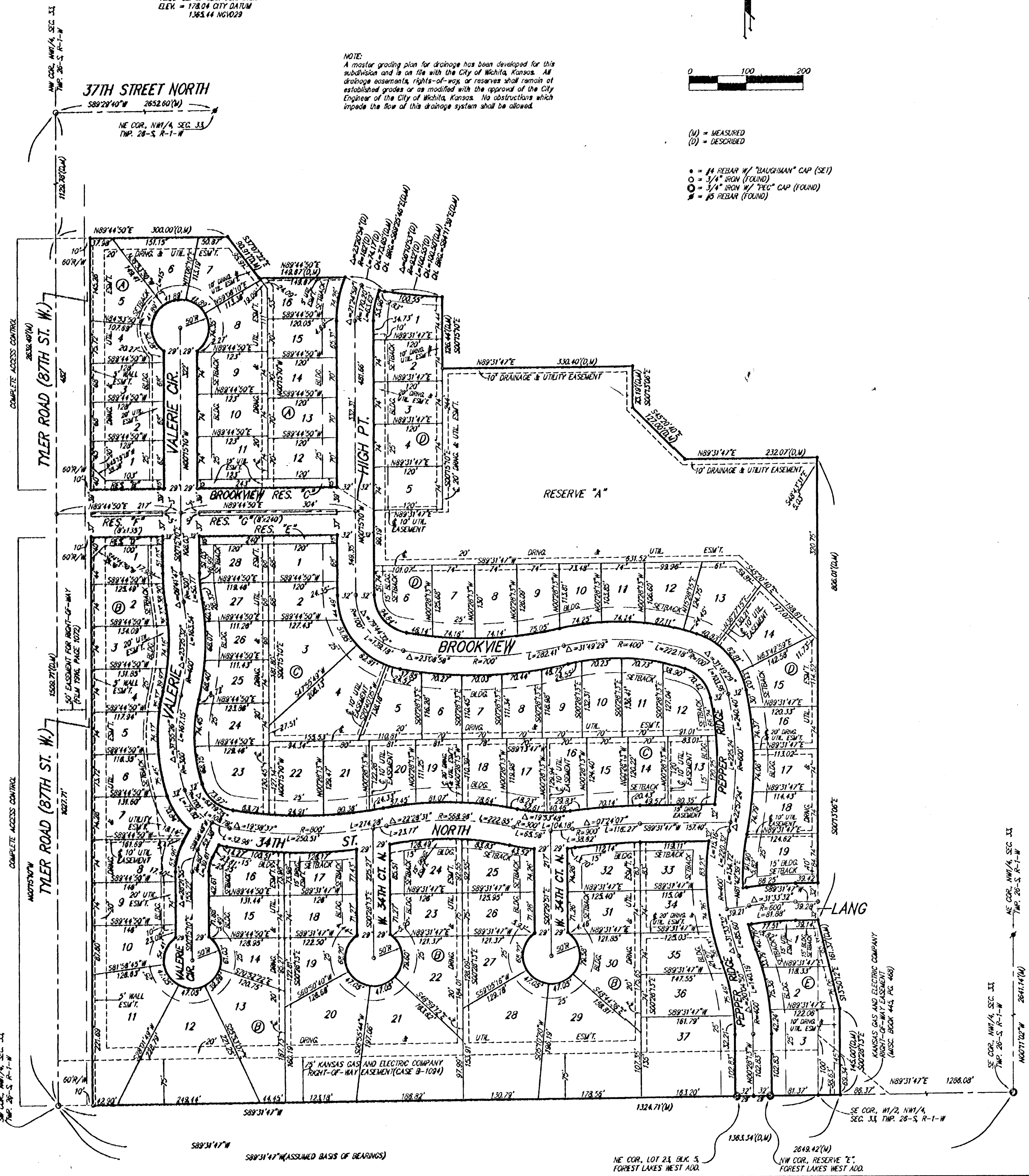
MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		ELEVATION	
LOT	BLOCK	CITY DATUM	NGVD29
2-15	D	151.0	1338.4

NOTE:
A master grading plan for drainage has been developed for this
addition and is on file with the City of Wichita, Kansas. All
drainage easements, rights-of-way, or reserves shall remain of
established grades or as modified with the approval of the City
Engineer of the City of Wichita, Kansas. No obstruction which
impedes the flow of this drainage system shall be allowed.



(M) = MEASURED
(D) = DESCRIBED

- 1/4" IRON W/ "BAUGHMAN" CAP (SET)
- 1/4" IRON (FOUND)
- 3/4" IRON W/ "TCC" CAP (FOUND)
- 1/2" IRON (FOUND)



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
plotted "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
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, 128.44 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, 806.01 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, 1363.34 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. Conrey, 12/4/2002, Surveyor
Michael G. Conrey

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
plotted 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

Manager
Jay W. Russell

Ritchie Associates, Inc., Manager

President
Kevin M. Mullen

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) 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.

Notary Public
SUSAN K. MONETTE
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
BRAD 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. V.P., of Legacy Bank, on behalf of the bank.

My App't. Exp. 11/14/04
Notary Public
DANIELA W. DECKER
NOTARY PUBLIC
STATE OF KANSAS
MY APP. EXP. 11/15/04

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. Hentzen, Chair
Bernard A. Hentzen
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 1st day of January, 2003.
At the direction of the City Council

Chris Cherches, City Manager
Chris Cherches
Pat Graves, City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005
on this 9th day of December, 2002.
L.S. 1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this 30th day
of January, 2003.
Don Bruce, County Clerk
Don Bruce

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 31st day
of January, 2003 at 1:22 o'clock P.M. and is duly recorded.

Bill Meek, Register of Deeds
Bill Meek
Linda Kizzira, Deputy
Linda Kizzira

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this 1st 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.

Notary Public
SUSAN K. MONETTE
My App't. Exp. 11-9-03

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
310-502-7271 • 310-502-7271 • WICHITA, KANSAS 67211
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