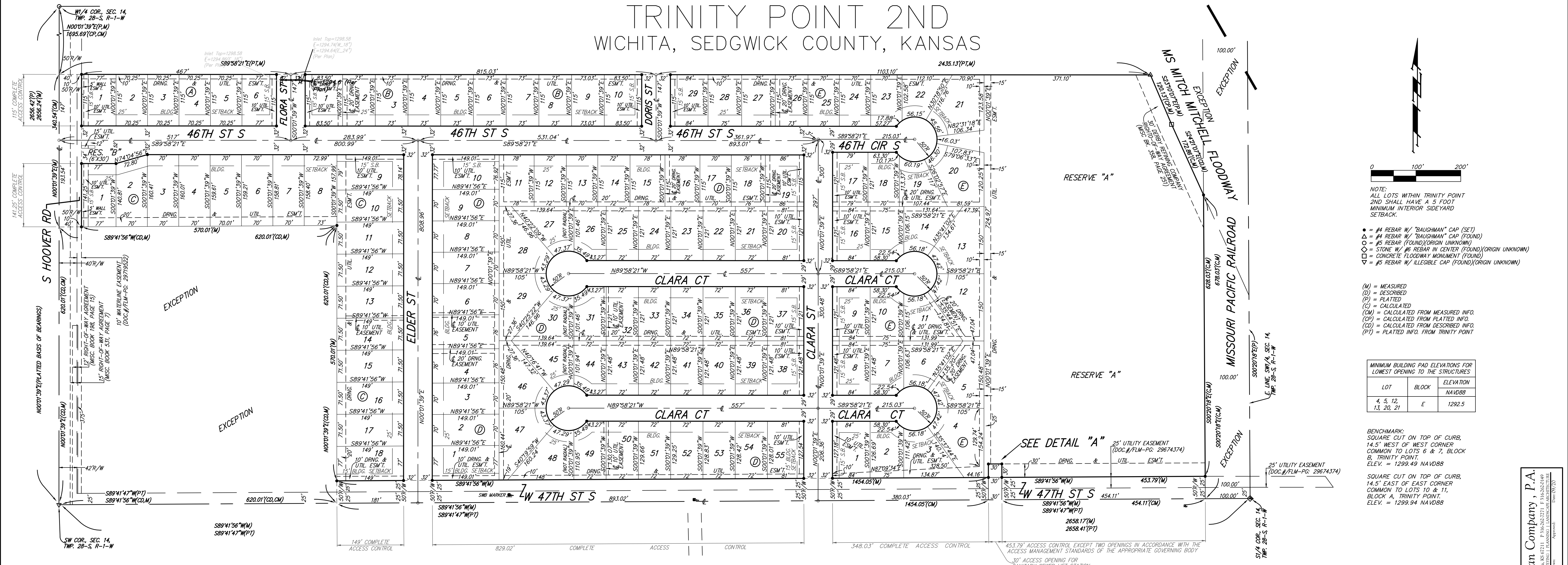


# TRINITY POINT 2ND WICHITA, SEDGWICK COUNTY, KANSAS



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 "TRINITY POINT 2ND", Wichita, Sedgwick County, Kansas and that  
 the accompanying plat is a true and correct exhibit of the property  
 surveyed, described as follows: The Southwest Quarter of Section 14,  
 Township 28 South, Range 1 West of the 6th P.M., Sedgwick County,  
 Kansas, EXCEPT that part platted as Hope Community Baptist Church  
 Addition, Sedgwick County, Kansas, and EXCEPT that part platted as  
 Gray's 5th Addition, Wichita, Sedgwick County, Kansas, and EXCEPT that  
 part platted as Trinity Point, Wichita, Sedgwick County, Kansas, and  
 EXCEPT that part condemned for the Wichita-Valley Center Flood Control  
 right-of-way in Condemnation Case A-30410, and EXCEPT the railroad  
 right-of-way, and EXCEPT that part described as commencing at the  
 Southwest corner of said Southwest Quarter; thence N89°41'56"E along  
 the south line of said Southwest Quarter, 2,074.06 feet for a point of  
 beginning; thence N00°01'39"E parallel with the west line of said  
 Southwest Quarter, 80.00 feet; thence N89°41'56"E parallel with the south  
 line of said Southwest Quarter, 30.00 feet; thence S00°01'39"W parallel  
 with the west line of said Southwest Quarter, 80.00 feet to a point on  
 the south line of said Southwest Quarter; thence S89°41'56"W along the  
 south line of said Southwest Quarter, 30.00 feet to the point of  
 beginning dedicated for street right-of-way in Dedication filed on Film  
 2572, Page 24, and EXCEPT the south 620.00 feet of the west 620.00  
 feet of said Southwest Quarter, and EXCEPT that part of Hoover Road  
 lying north of and abutting the westerly prolongation of the south line of  
 said Trinity Point, all being subject to road rights-of-way of record.

Existing public easements, building setbacks,  
 access controls, and dedications, if any, being  
 vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.  
 Surveyor

Know all men by these presents that we,  
 the undersigned, have caused the land in the surveyors certificate to  
 be platted into Lots, Blocks, Reserves, and Streets, to be known as  
 "TRINITY POINT 2ND", Wichita, Sedgwick County, Kansas. The utility  
 easements are hereby granted to the public as indicated for the  
 construction and maintenance of all public utilities. The drainage  
 easements are hereby granted to the public as indicated for drainage  
 purposes. The drainage and utility easements are hereby granted to  
 the public as indicated for drainage purposes and for the construction  
 and maintenance of all public utilities. No private drainage systems  
 shall be located within public drainage easements unless a Residential  
 Drainage Relief Permit is obtained from the City of Wichita Public Works  
 & Utilities Department. 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. Reserve "A" is hereby reserved for drainage purposes,  
 landscaping, berms, lakes, open space, sidewalks, utilities as confined to  
 easements, pipelines as confined to easement, and a public park and  
 park related uses. Reserve "A" shall be deeded to the City of Wichita,  
 Kansas to be used as a public park. Reserve "B" is hereby reserved  
 for drainage purposes, landscaping, berms, open space, entry  
 monuments, streets, and utilities as confined to easement. No  
 regrading within abutting rights-of-way shall be allowed within the  
 construction of the berms allowed within Reserve "B". The berms  
 cannot impact access to or bury manholes, water valves, and/or water  
 meters. Reserve "B" 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  
 appropriate governing body. The permitted opening locations shall be  
 as determined by the Engineer for the appropriate governing body in  
 accordance with the access management standards of said appropriate  
 governing body. The Minimum Building Pad Elevations for the lowest  
 opening to the structures shall be as indicated on the face of the plat.

TOB, LLC,  
 a Kansas limited liability company

Member  
 Notary Public

This plat of "TRINITY POINT 2ND", 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 \_\_\_\_\_, 2021,  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
 \_\_\_\_\_, Secretary

This plat approved and all dedications  
 shown hereon accepted by the City Council of the City of Wichita,  
 Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_, City of Wichita  
 \_\_\_\_\_, City Clerk

State of Kansas) SS The foregoing instrument acknowledged before  
 Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Michael J. Brand,  
 Member of TOB, LLC, a Kansas limited liability company, on behalf of the  
 limited liability company.

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

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

Reviewed in accordance with K.S.A. 58-2005  
 on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_, Chair  
 \_\_\_\_\_, Secretary

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

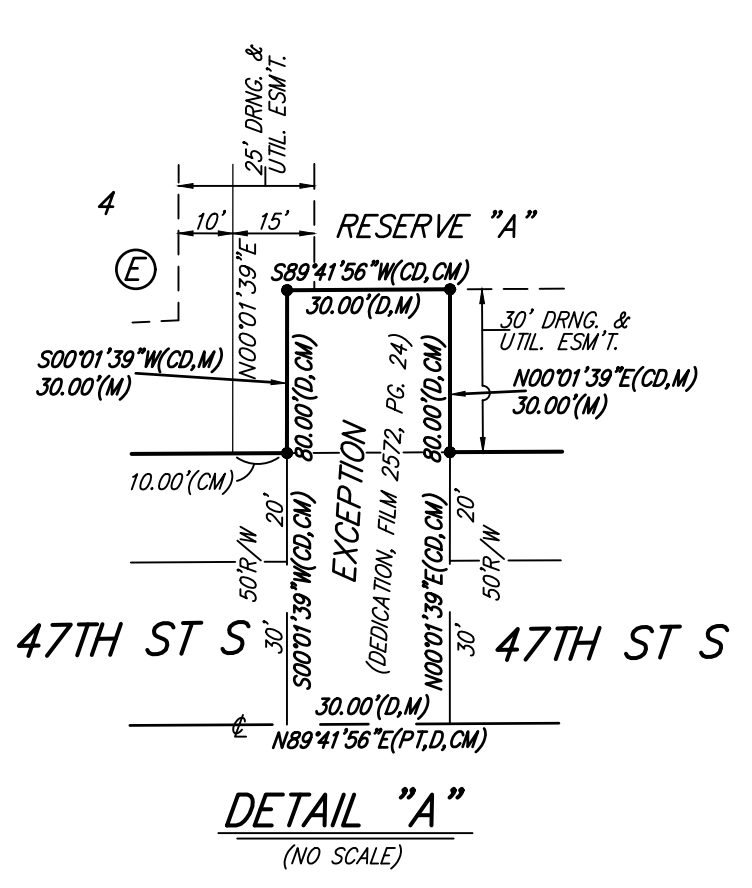
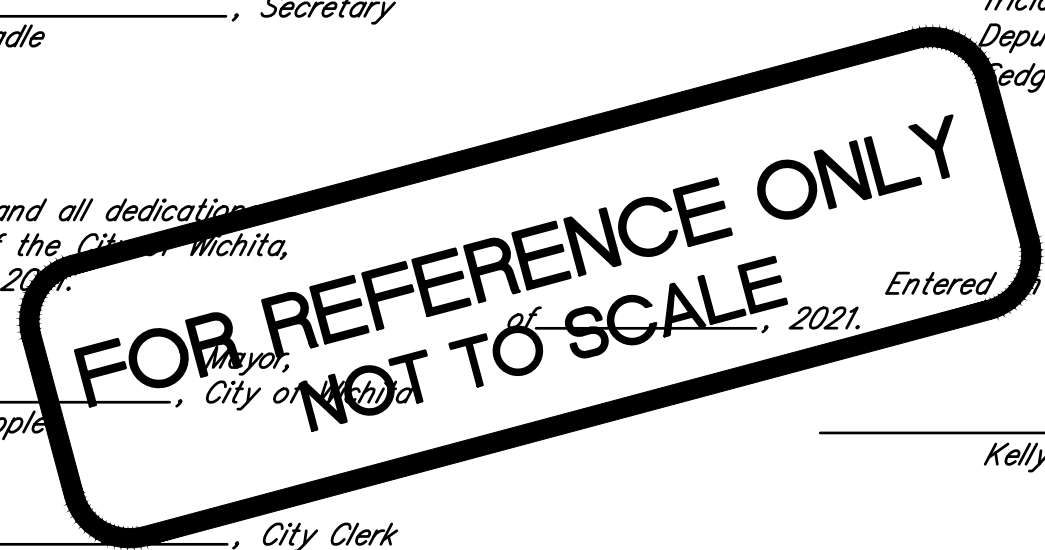
\_\_\_\_\_, City of Wichita  
 \_\_\_\_\_, City Clerk

\_\_\_\_\_, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for  
 Sedgwick County) record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_,  
 2021 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_, Register of Deeds

\_\_\_\_\_, Deputy



**DRAINAGE PLAN NOTE:**  
 A master drainage plan has been developed for this plat.  
 All drainage easements, rights-of-way, and reserves that  
 remain at established grades (unless modified with the  
 approval of the City Engineer) and shall be unobstructed to  
 allow for the conveyance of stormwater in accordance with  
 the Stormwater Manual. The maintenance of all drainage  
 ways and drainage facilities in backyard drainage easements  
 and reserves shall be the responsibility of the property  
 owner, and shall be enforced by the Homeowners'  
 Association and is provided for in the Homeowners'  
 Association covenants.

**Baughman Company, P.A.**  
 1515 W. 10th St., Suite 100, Wichita, KS 67202  
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
 Phone: 316.262.1234  
 Fax: 316.262.1235  
 Email: info@baughmanpa.com  
 www.baughmanpa.com

TRINITY POINT 2ND ADDITION  
**COPY OF PLAT**  
 STREET & SWS IMPROVEMENTS

SHEET  
 OF  
**22**  
**22**