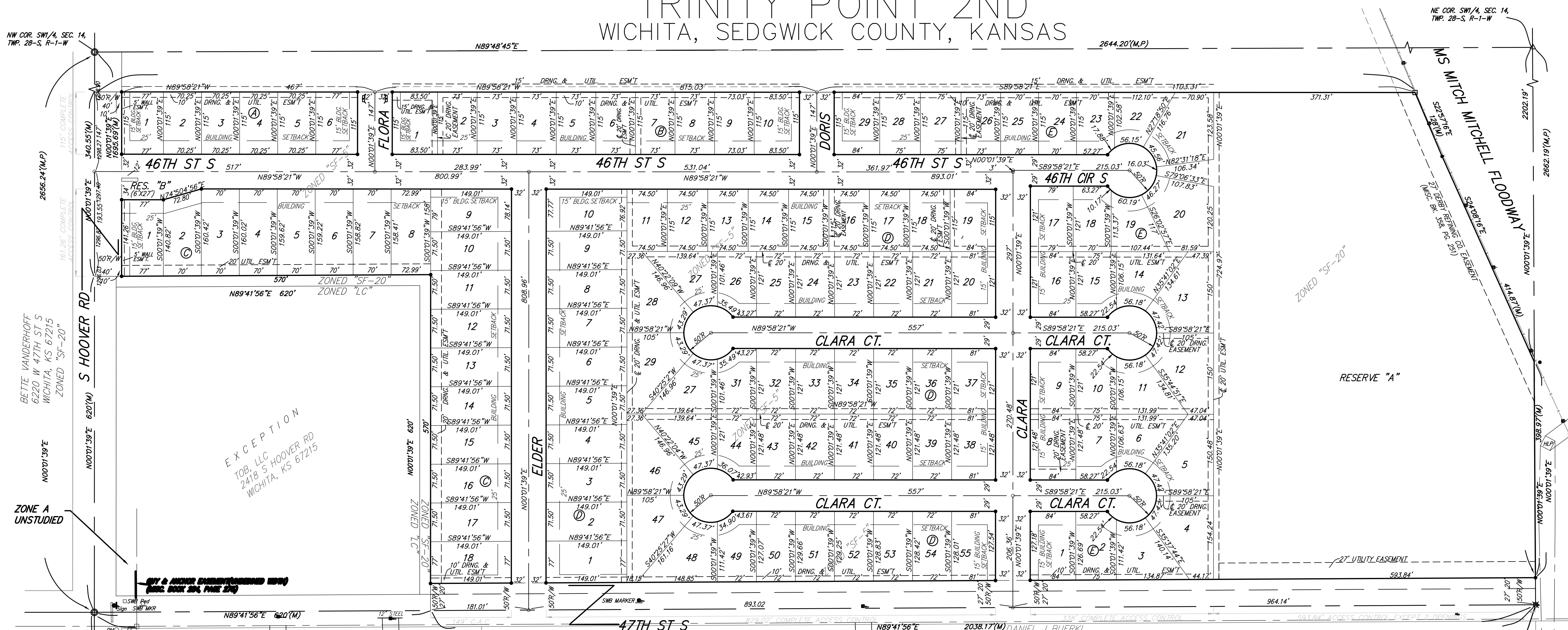


TRINITY POINT 2ND WICHITA, SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 23 NOVEMBER 2021
DATE OF TOPOGRAPHY: 16 NOVEMBER 2000, 28 AUGUST 2017
CONTOUR INTERVAL = 1 FOOT

OWNER/DEVELOPER:
TOB, LLC
2418 S Hoover
Wichita, Kansas 67215

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #5 REBAR (FOUND)
- ⊗ = STONE (FOUND) - (3/4" IRON ON N. SIDE)
- = CONCRETE FLOODWAY MONUMENT (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
C.A.C. = COMPLETE ACCESS CONTROL

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
4,5,12	E	1293.46
13,20,21	E	1293.46

Hoover & 47th Street South -
City of Wichita Benchmark Disc,
NE corner of intersection,
21.60' N. of C 47th St. S,
71.50' E. of C Hoover,
73.60' ENE. of Sec. Cor.,
3.90' W. of Power Pole
Elev. = 1290.86 NAVD or 1290.46 NGVD29

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall 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 drainageways 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 be provided for in the Homeowners' Association covenants.

SW COR. SW 1/4, SEC. 14,
TWP. 28-S, R-1-W

ROBERT & DEBORAH COOK
4800 S HOOVER RD
WICHITA, KS 67215
ZONED "SF-20"

Know all men by these presents that we, N89°41'56"E

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, open space, sidewalks, utilities as confined to easements, pipelines as confined to easement, 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. 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 Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

DANIEL J BUERKI
14707 W. PAWNEE
WICHITA, KS 67235

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

Michael C. Greene, Chair
Scott A. Wadle, Secretary

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

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

Entered on transfer record this _____ day _____, 2021.

Kelly B. Arnold, County Clerk

**FOR REFERENCE ONLY
NOT TO SCALE**

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

Brandon J. Whipple, Mayor, City of Wichita
Karen Sublett, City Clerk

Tonya Buckingham, Register of Deeds
Kenly Zehring, Deputy

State of Kansas) SS We, Baughman Company, P.A., Surveyors in 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 Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the south 620.00 feet of the west 620.00 feet thereof, and EXCEPT that part condemned for the Wichita and Valley Center Big Slough-Cowskin Floodway designated as Tract No. 3 in Condemnation Case No. A-27410, and 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 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.

Michael G. Conrey, P.S. #971, Surveyor

TOB, LLC
a Kansas Limited Liability Company

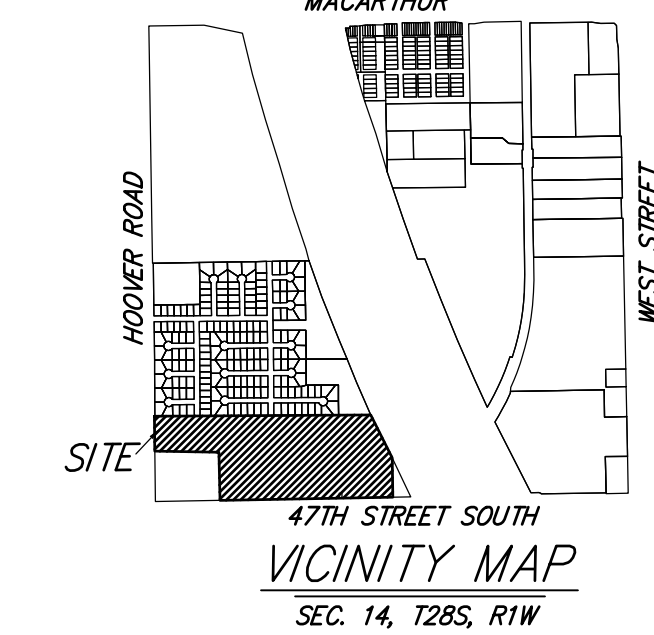
_____, Member

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2021, by _____, of TOB, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____

NOTE: ALL LOTS WITHIN TRINITY POINT 2ND SHALL HAVE A 5 FOOT MINIMUM INTERIOR SIDEYARD SETBACK.



Baughman Company, P.A.
11500 W. 11th St., Suite 100
Wichita, KS 67221
ENGINEERING, SURVEYING, PLANNING, ARCHITECTURE
Diana M. Baughman, P.E., P.L.S., P.L.C., P.L.S., P.L.C.
Dana M. Baughman, P.L.S., P.L.C.
Dana M. Baughman, P.L.S., P.L.C.
Dana M. Baughman, P.L.S., P.L.C.

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