

LEGAL DESCRIPTION

A tract of land lying within a portion of Lot 1, Trinity Academy, an addition to Sedgwick County, Kansas, said tract of being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 1; thence along the east line of said Lot 1 on a Kansas coordinate system of 1983 south zone bearing of 00°51'52"E, 755.00 feet; thence S89°08'08"W, 342.50 feet; thence N00°51'52"W, 87.50 feet; thence N71°27'32"E, 24.00 feet; thence N28°25'40"E, 30.00 feet; thence N29°12'35"W, 160.00 feet; thence N18°22'36"W, 75.00 feet; thence N08°16'11"W, 35.00 feet; thence N27°40'28"E, 125.00 feet; thence N09°54'15"E, 35.00 feet; thence N05°53'32"W, 35.00 feet; thence N52°17'37"W, 40.00 feet; thence S89°08'08"W, 62.00 feet; thence N11°35'24"W, 112.00 feet; thence N48°52'11"E, 50.00 feet; thence N09°48'07"E, 42.00 feet to a point on the north line of said Lot 1; thence along said north line, N89°13'25"E, 413.00 feet to the POINT OF BEGINNING.

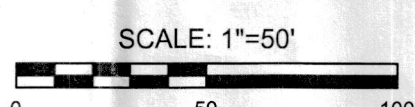
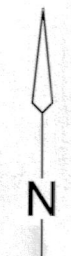
Said tract CONTAINS: 285,968 square feet or 6.56 acres of land, more or less.

NOTES

- LOCATION: Located in east Wichita, west of 127th Street East, and south of 21st Street North in an area of a private school to the west, a church / private school to the north, offices and an assisted living to the east / southeast, and a private school sports tract / facility to the south.
- LOT TOTAL: 5
- EXISTING/PROPOSED USES: Existing - Vacant Land
Proposed - Commercial Land
- ZONING: Existing - "SF-5" (Single-Family)
Proposed - "LC" with CUP DP-352
- PLAT AREA: Gross: 285,968 sq. ft. or 6.56 acres ±
- SURVEY DATE: April 12, 2019 (by MKEC)
- PUBLIC UTILITIES: Municipal sanitary sewer shall be provided/extended from an existing manhole on the southwest portion of the property to serve the Lots. Municipal water is provided by an existing eight inch main on the east side of Garnett Street, an extension is anticipated to serve lots.
- EASEMENTS: Easements for the construction and maintenance of drainage, utilities, and sanitary sewer, as indicated hereon or if any, are hereby granted to the public. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works and Utilities Department. The Private Rural Water Agreement (recorded on Film 455, Page 439) and the Rural Water Right of Way (recorded on Film 303, Page 1176) shall be released separately from the plat via separate instrument. The public Ingress/Egress Easement for Sanitary Sewer (recorded on Doc.#/Fim-Pg: 29401453) and the Sanitary Sewer Easement (recorded on Doc.#/Fim-Pg: 29392553) shall be vacated by the plat by virtue of K.S.A. 12-512b, as amended.
- ACCESS CONTROLS: All abutters rights of access to or from East 21st Street North over and across the north line of "TRINITY ACADEMY THIRD ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be permitted as indicated hereon.
- FLOOD: According to FEMA FIRM Community Unit Panel 20173C0377G, effective date December 22, 2016; this property lies within a portion of flood zone "AE" "With BFE or Depth" and the Regulatory Floodway. Floodway and Floodplain, as shown, crosses through a portion of the subject property and shall be reconciled by a LOMR-F. The current FEMA Firm maps do not reflect the current configuration of the pond but rather an old configuration that no longer exists. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.
- DRAINAGE: A drainage report shall accompany this final plat. All drainage easements, rights-of-way, and reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater. Lots 1-5 (inclusive), Block 1, are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown on the final plat.
- BUILDING SETBACKS: As per CUP DP-352 or zoning district.

BENCHMARKS

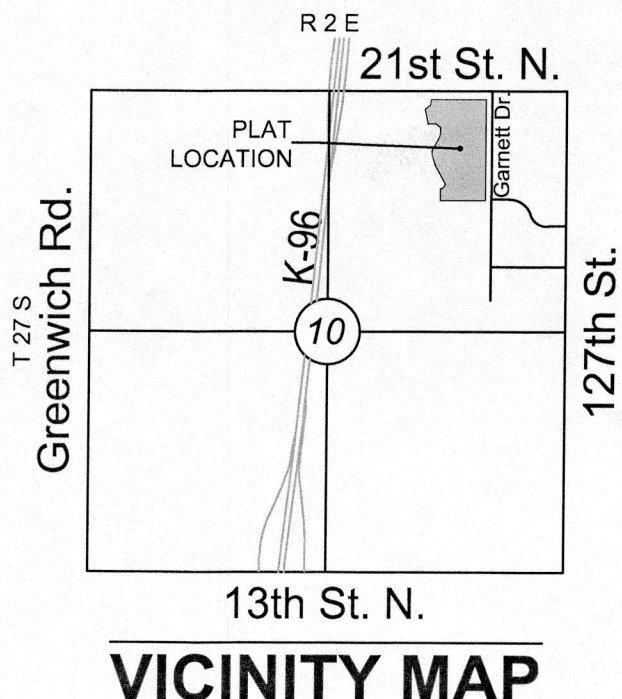
- BM#101 Chiseled square cut on top of curb at south return at the southeast corner of Garnett Street and Shadybrook intersection, north of 13th Street. Elev.=1375.58 NAVD88
- BM#103 City of Wichita Disc, 500 +/- west of Garnett Street on the north side of 21st Street on the northwest corner of headwall of RCB. Elev.=1371.35 NAVD88



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N89°13'25"E on the north line of the Northeast Quarter, Section 10, Township 27 South, Range 2 East of the 6th Principal Meridian.
This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

LEGEND

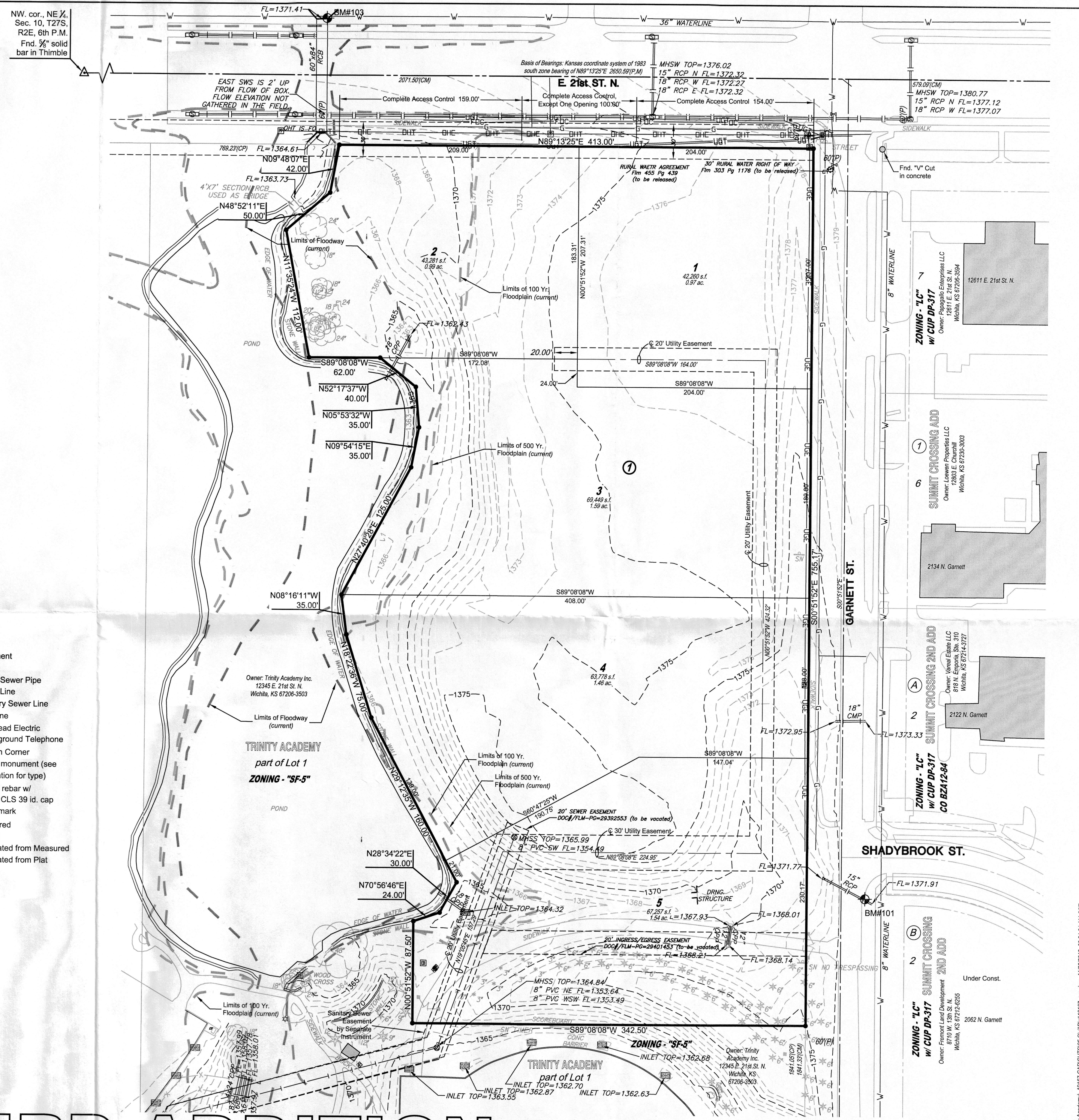
- FO - Fiber Optics Indicator Sign
- SS - Sanitary Sewer Manhole
- C - Cleanout
- FH - Fire Hydrant
- WV - Water Valve
- WM - Water Meter
- BOA - Blow Off Assembly
- ICV - Irrigation Control Valve
- SSM - Storm Sewer Manhole
- I - Inlet
- GI - Grate Inlet
- SN - Sign
- G - Gate
- PH - Power Pole and Deadman
- PP - Power Pole
- LP - Light Pole
- ET - Electric Transformer
- P - Pole
- GM - Gas Meter
- TR - Telephone Riser
- T - Telephone Vault
- CTV - Cable TV Riser
- ES - Existing Structure
- E - Easement
- F - Fence
- SSP - Storm Sewer Pipe
- WL - Water Line
- SSL - Sanitary Sewer Line
- GL - Gas Line
- OE - Overhead Electric
- UT - Underground Telephone
- SC - Section Corner
- FM - Found monument (see annotation for type)
- SR - Set 5/8" rebar w/ MKEC CLS 39 id. cap
- B - Benchmark
- M - Measured
- P - Platted
- CM - Calculated from Measured
- CP - Calculated from Plat
- L - Lot
- B - Block



A replat of a portion of Lot 1, Trinity Academy
PRELIMINARY PLAT

TRINITY ACADEMY THIRD ADDITION

OWNER / DEVELOPER: Trinity Academy Inc., 12345 E. 21st St. North, Wichita, KS 67206-3503 316.262.6400



Subdivision Meeting: December 12, 2019
Date submitted: November 25, 2019
Wichita, KS • 316.684.9600