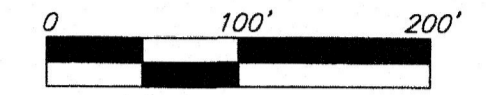
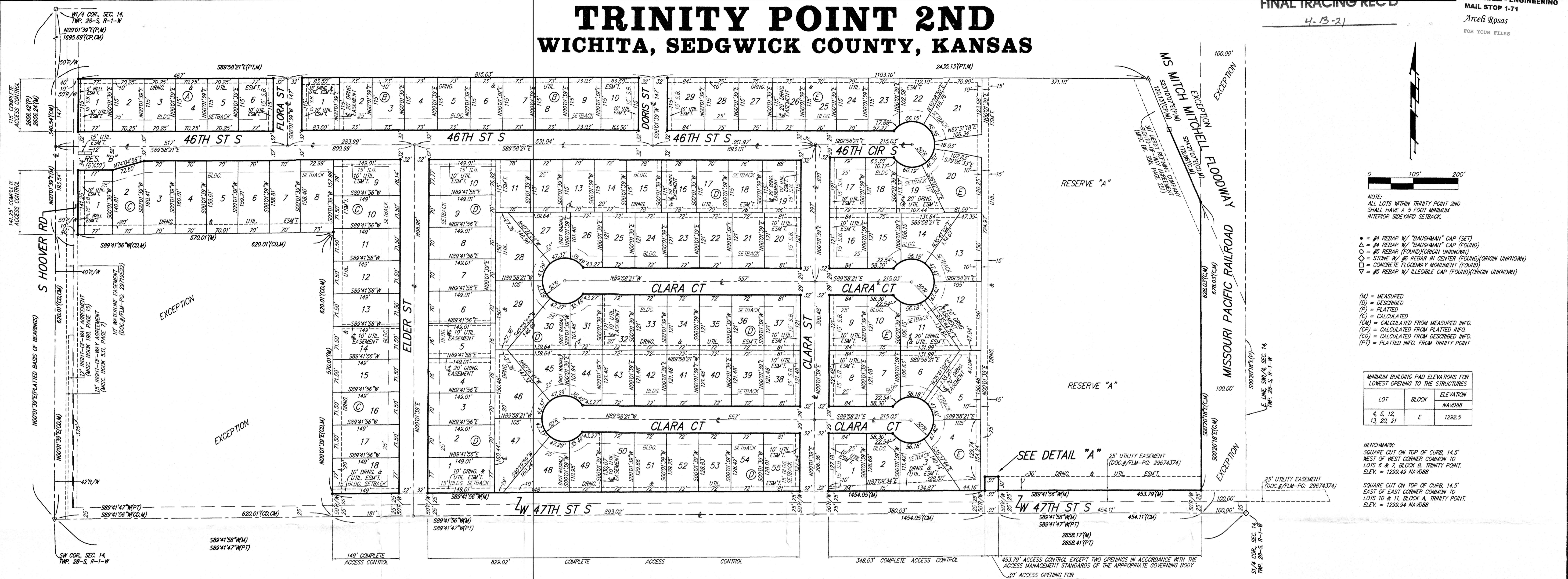


# TRINITY POINT 2ND WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING RECORD

4-13-21

CITY HALL - ENGINEERING  
MAIL STOP 1-71  
Arcebi Rosas  
FOR YOUR FILES



- NOTE: ALL LOTS WITHIN TRINITY POINT 2ND SHALL HAVE A 5 FOOT MINIMUM INTERIOR SIDEYARD SETBACK.
- ▲ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - △ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
  - ◇ = STONE W/ #6 REBAR IN CENTER (FOUND)(ORIGIN UNKNOWN)
  - = CONCRETE FLOODWAY MONUMENT (FOUND)
  - ▽ = #6 REBAR W/ ALLEGIBLE CAP (FOUND)(ORIGIN UNKNOWN)

- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (C) = CALCULATED
- (CM) = CALCULATED FROM MEASURED INFO.
- (CP) = CALCULATED FROM PLATTED INFO.
- (CD) = CALCULATED FROM DESCRIBED INFO.
- (PT) = PLATTED INFO. FROM TRINITY POINT

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		ELEVATION NAVD88
LOT	BLOCK	
4, 5, 12, 13, 20, 21	E	1292.5

BENCHMARK:  
SQUARE CUT ON TOP OF CURB, 14.5' WEST OF WEST CORNER COMMON TO LOTS 6 & 7, BLOCK B, TRINITY POINT. ELEV. = 1292.49 NAVD88

SQUARE CUT ON TOP OF CURB, 14.5' EAST OF EAST CORNER COMMON TO LOTS 10 & 11, BLOCK A, TRINITY POINT. ELEV. = 1292.94 NAVD88

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick 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.

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 "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 with 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.

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  
Michael C. Greene  
\_\_\_\_\_, Secretary  
Scott A. Wadle  
\_\_\_\_\_, Mayor  
Brandon J. Whipple, City of Wichita  
\_\_\_\_\_, City Clerk  
Karen Sublett

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

\_\_\_\_\_, Deputy County Surveyor  
Tricia L. Robello, P.S. #1246  
Sedgwick County, Kansas  
Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
\_\_\_\_\_, County Clerk  
Kelly B. Arnold

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  
Michael G. Conrey, P.S. #971

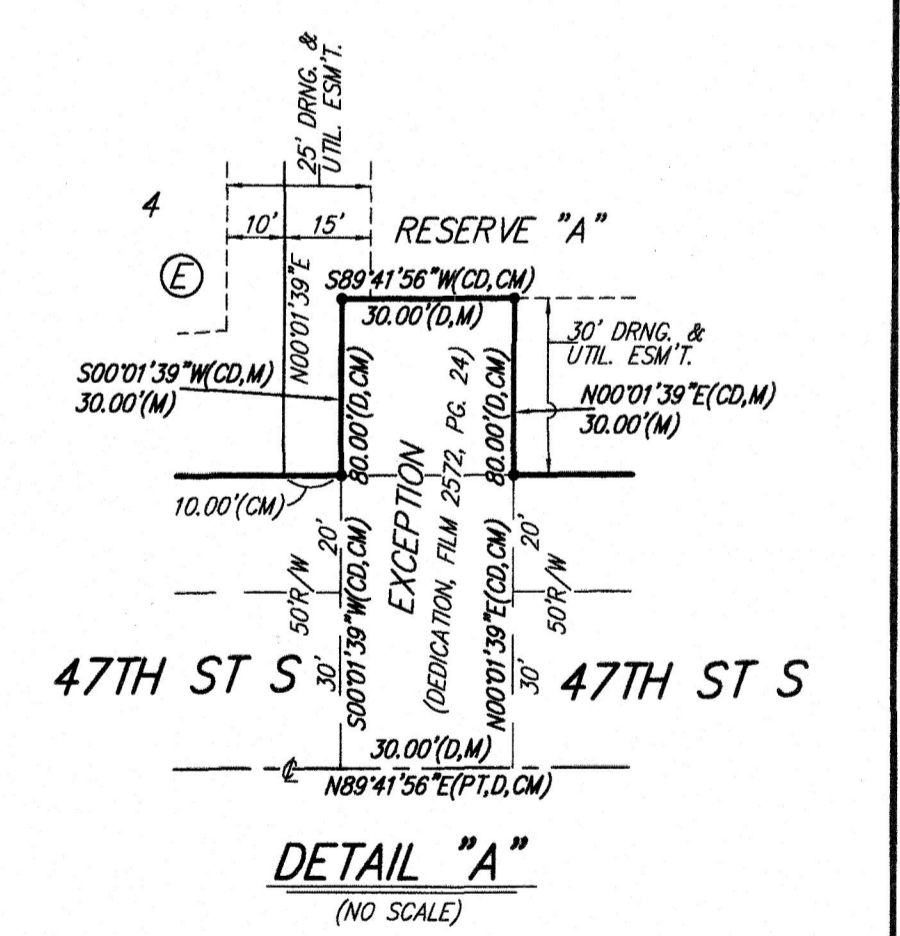
TOB, LLC, a Kansas limited liability company  
\_\_\_\_\_, Member  
Michael J. Brand

State of Kansas) SS The foregoing instrument acknowledged before 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.

\_\_\_\_\_, Notary Public  
LUNETTE A. SAUBER  
My App'l. Exp. 07-20-2022

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 \_\_\_\_\_, 2021 at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Tonya Buckingham  
\_\_\_\_\_, Deputy  
Kenly Zehring



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 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 be provided for in the Homeowners' Association covenants.