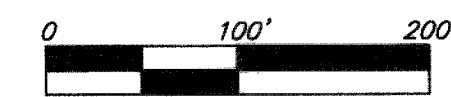
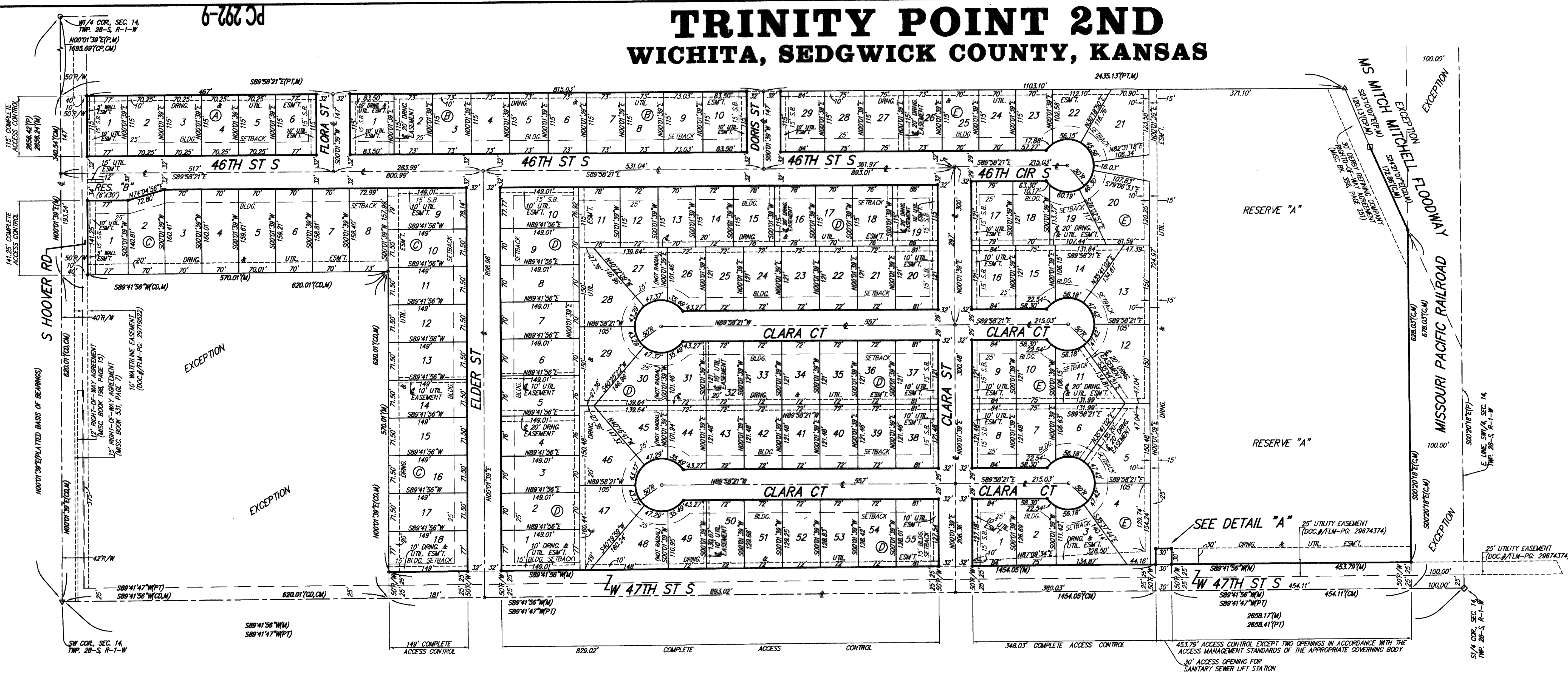


TRINITY POINT 2ND

WICHITA, SEDGWICK COUNTY, KANSAS



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)
- #5 REBAR W/ #4 REBAR IN CENTER (FOUND)(ORIGIN UNKNOWN)
- CONCRETE FLOODWAY MONUMENT (FOUND)
- #5 REBAR W/ ILLIGIBLE CAP (FOUND)(ORIGIN UNKNOWN)

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

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
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. = 1299.49 NAVD83

SQUARE CUT ON TOP OF CURB, 14.5'
EAST OF EAST CORNER COMMON TO
LOTS 10 & 11, BLOCK A, TRINITY POINT.
ELEV. = 1299.94 NAVD83

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-30470, 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.

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 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.

TOB, LLC,
a Kansas limited liability company

Michael J. Brand
Michael J. Brand, Member

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 21st day of January, 2021.
Wichita-Sedgwick County Metropolitan Area Planning Commission



Michael C. Greene
Michael C. Greene, Chair

Scott A. Wadle
Scott A. Wadle, Secretary

This plat approved and all dedication
shown hereon, accepted by the City Council of the City of Wichita,
Kansas, this 1st day of May, 2021.

Brandon J. Whipple
Brandon J. Whipple, Mayor, City of Wichita

Karen Sublett
Karen Sublett, City Clerk

State of Kansas) SS The foregoing instrument acknowledged before
me, this 24th day of March, 2021, by Michael J. Brand,
Member of TOB, LLC, a Kansas limited liability company, on behalf of the
limited liability company.

LUNETTE A. SAUBER
LUNETTE A. SAUBER, Notary Public

My App't. Exp. 07-30-2022

Reviewed in accordance with K.S.A. 58-2005
on this 13th day of May, 2021.

FOR REFERENCE ONLY
NOT TO SCALE

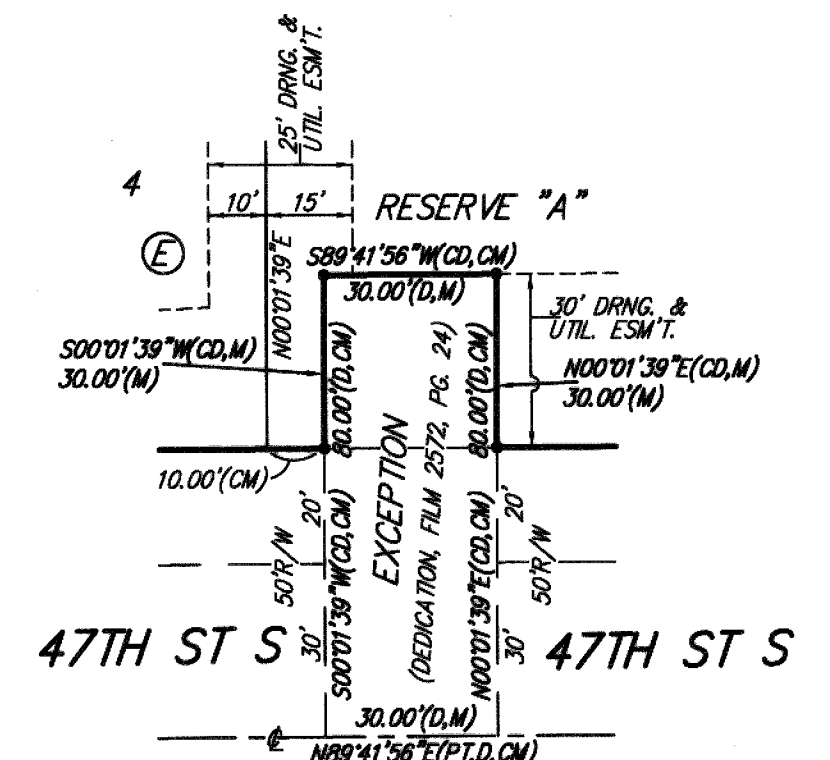
Entered on transfer record this 12th day
of May, 2021.

Kelly B. Arnold
Kelly B. Arnold, County Clerk

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 13th day of May,
2021 at 11:23:05 a.m., and is duly recorded.

Tonya Buckingham
Tonya Buckingham, Register of Deeds

Kelly Zehring
Kelly Zehring, Deputy



DETAIL "A"
(NO SCALE)

Sedgwick County
Register of Deeds - Tonya Buckingham
Doc # Film Pg: 30059047
Record #: 2235489
Pages Recorded: 1

Created: Jennifer
Date Recorded: 05/13/2021 11:24:05 AM

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.

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\Trinity Point 2nd\Drawings\Trinity Point 2nd_F.dwg MGC

PC 292-9