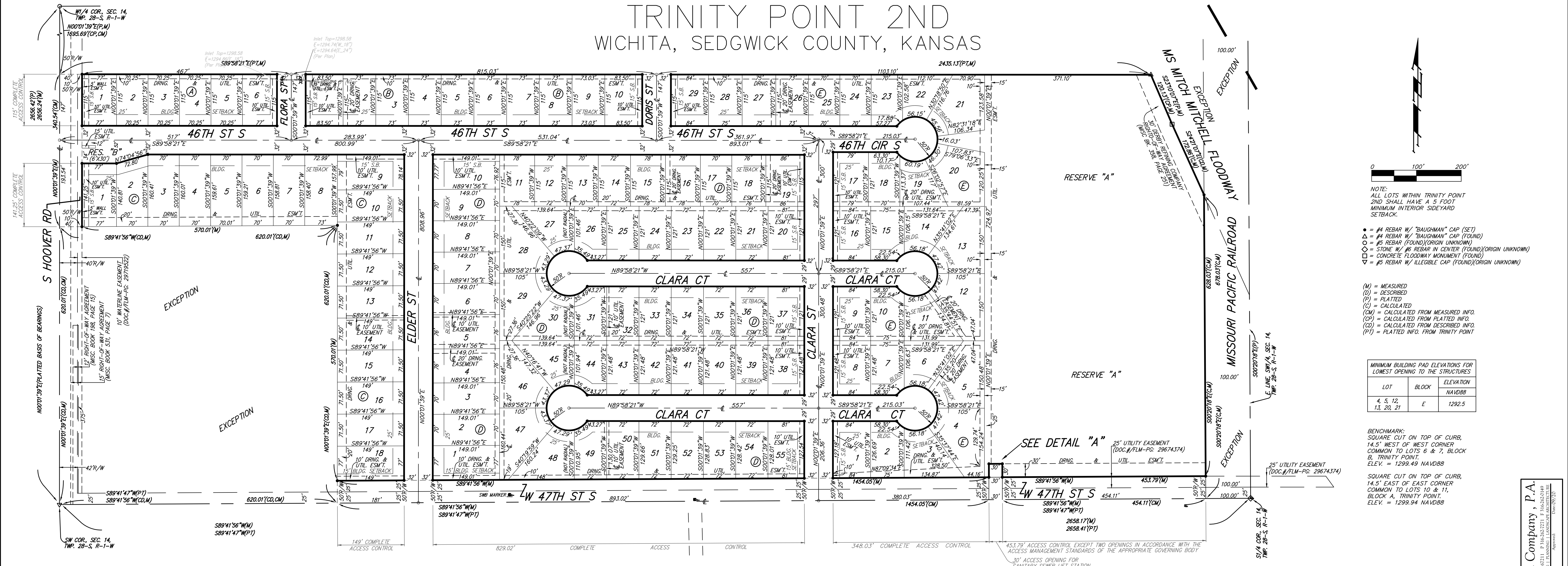


TRINITY POINT 2ND WICHITA, SEDGWICK COUNTY, KANSAS



- 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)
 - ◇ = STONE W/ #6 REBAR IN CENTER (FOUND)(ORIGIN UNKNOWN)
 - ▽ = #5 REBAR W/ ILLEGIBLE 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

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 NAVD88

SQUARE CUT ON TOP OF CURB,
14.5' EAST OF EAST CORNER
COMMON TO LOTS 10 & 11,
BLOCK A, TRINITY POINT.
ELEV. = 1299.94 NAVD88

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
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.

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

Member
Michael J. Brand

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

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, City Engineer
Karen Sublett, City Clerk

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

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



Kelly B. Arnold, County 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.

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.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

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

Baughman Company, P.A.
 1115 W. 10th St., Wichita, KS 67202
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
 TRINITY POINT 2ND ADDITION
 COPY OF PLAT
 SWD IMPROVEMENTS
 SHEET 13 OF 13