

# TRINITY POINT

## WICHITA, SEDGWICK COUNTY, KANSAS

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	CITY DATUM	NGVD29
4, 5	C	105.6	1293.0
13-18	C	105.6	1293.0

**BENCHMARK:**  
Hoover & 47th Street South - City of Wichita Benchmark Disc. NE corner of intersection, 21.60' N. of E. of 47th St. S. 71.50' E. of E. Hoover 73.60' ENE. of Sec. Cor. 5.90' W. of Power Pole Elev. = 103.06 City Datum (1292.46 NGVD)

**Hoover & MacArthur -**  
City of Wichita Benchmark Disc. NE corner of intersection, 41.60' N. of E. of Hoover 69.00' E. of Guy Pole 20.00' NE. of Sec. Cor. 79.80' NE. of Sec. Cor. Elev. = 121.22 City Datum (1308.62 NGVD)

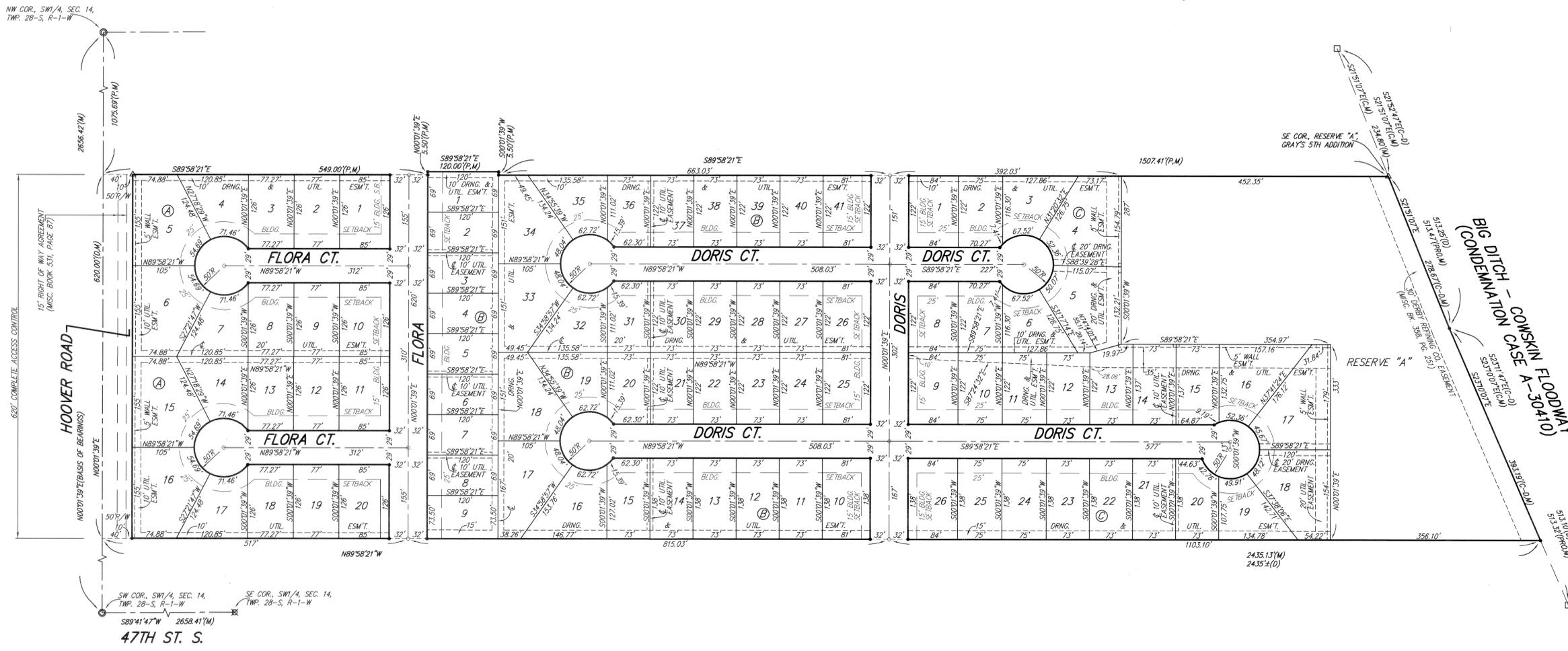


- △ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - ▲ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - = #5 REBAR (FOUND)
  - ⊗ = STONE (FOUND) - (3/4" IRON ON N. SIDE)
  - = CONCRETE FLOODWAY MONUMENT (FOUND)
- (M) = MEASURED  
(D) = DESCRIBED  
(P) = PLATTED  
(C) = CALCULATED  
(PRO) = PROPORTIONED MEASUREMENT  
(C-D) = CALCULATED PER DESCRIBED INFO.  
(C-P) = CALCULATED PER PLATTED INFO.

**NOTE:**  
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, rights-of-ways, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system be allowed.

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 26 day of July, 2005.

*Carlos Magness*, Mayor  
*Karen Sublett*, City Clerk  
Karen Sublett



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", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as part of the SW1/4 of Sec. 14, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows: Commencing at the NW corner of said SW1/4; thence S00°01'39"W along the west line of said SW1/4, 1075.69 feet to the intersection with the south line of Block B, Gray's 5th Addition, Wichita, Sedgwick County, Kansas, as extended westerly, and for a point of beginning; thence S89°58'21"E along the extended south line of said Block B, 549.00 feet to the SE corner of Flora as dedicated is said Gray's 5th Addition; thence N00°01'39"E along the east right-of-way line of said Flora, 5.50 feet to the SW corner of Lot 1, Block C, in said Gray's 5th Addition; thence S89°58'21"E along the south line of Lot 1 in said Block C, 120.00 feet to the SE corner of Lot 1 in said Block C; thence S00°01'39"W along the west line of Lot 23 in said Block C, 5.50 feet to the SW corner of said Lot 23; thence S89°58'21"E along the south line of said Gray's 5th Addition, 1507.41 feet to the SE corner of Reserve "A" in said Gray's 5th Addition, said SE corner also being on the westerly line of the Wichita-Valley Center Flood Control right-of-way, (Condemnation Case A-30410); thence southerly along the westerly right-of-way line of said Flood Control, 671.86 feet, more or less, to a point 1695.69 feet south of the NW corner of said SW1/4 as measured along the west line of said SW1/4, thence west perpendicular to the west line of said SW1/4, 2435 feet, more or less to a point on the west line of said SW1/4, said point being 1695.69 feet south of the NW corner of said SW1/4; thence north along the west line of said NW1/4, 620.00 feet to the point of beginning, 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, Streets and a Reserve, to be known as "TRINITY POINT", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The wall easements are hereby granted as indicated for the construction and maintenance of a private screen wall and utility main lines and service lines shall be allowed to cross 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 easement, pipeline, as confined to easement, public park and park related uses. Reserve shall be deeded to the City of Wichita, Kansas to be used as a public park. All abutters rights of access to or from Hoover Road over and across the west line of Lots 5, 6, 15 and 16, Block A, are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Trinity Point, LLC, a Kansas limited liability company  
*Billy J. Gray*, Managing Member

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "TRINITY POINT", Wichita, Sedgwick County, Kansas.

Emprise Bank  
*Sam E. Trummel*, Sr. Vice Pres.

FOR REFERENCE ONLY  
NOT TO SCALE

The foregoing instrument acknowledged before me this 24th day of June, 2005, by Sam E. Trummel, Sr. Vice Pres. of Emprise Bank, on behalf of the bank.

*Michelle L. Holdeman*, Notary Public  
Michelle L. Holdeman  
My App't. Exp. 9-27-08

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

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

Entered on transfer record this 2 day of August, 2005.

*Don Brace*, County Clerk

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).  
Baughman Company, P.A.

State of Kansas) SS The foregoing instrument acknowledged before me, this 22nd day of JUNE, 2005, by Billy J. Gray, Managing Member of Trinity Point, LLC, a Kansas limited liability company, on behalf of the limited liability company.

*Susan K. Monette*, Notary Public  
Susan K. Monette  
My App't. Exp. 11-9-07

This plat of "TRINITY POINT", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 10th day of August, 2005.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

*Morris K. Dunlap*, Chairman  
*John L. Schlegel*, Secretary

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 2nd day of August, 2005 at 1:06 o'clock P.M.; and is duly recorded.

*Bill Meek*, Register of Deeds  
*Tonya Buckingham*, Deputy

*Michael G. Conroy*, Surveyor  
Michael G. Conroy

*Susan K. Monette*, Notary Public  
Susan K. Monette  
My App't. Exp. 11-9-07



Sedgwick County  
Register of Deeds - Bill Meek  
DOC # FLM-PG: 28699623  
Receipt # 1593251  
Pages Recorded: 1  
Recording Fee: \$20.00  
Date Recorded: 8/2/2005 1:06:10 PM

Baughman Company, P.A.  
315 Ellis St. Wichita, KS 67211 P 316-262-1191 F 316-262-0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE