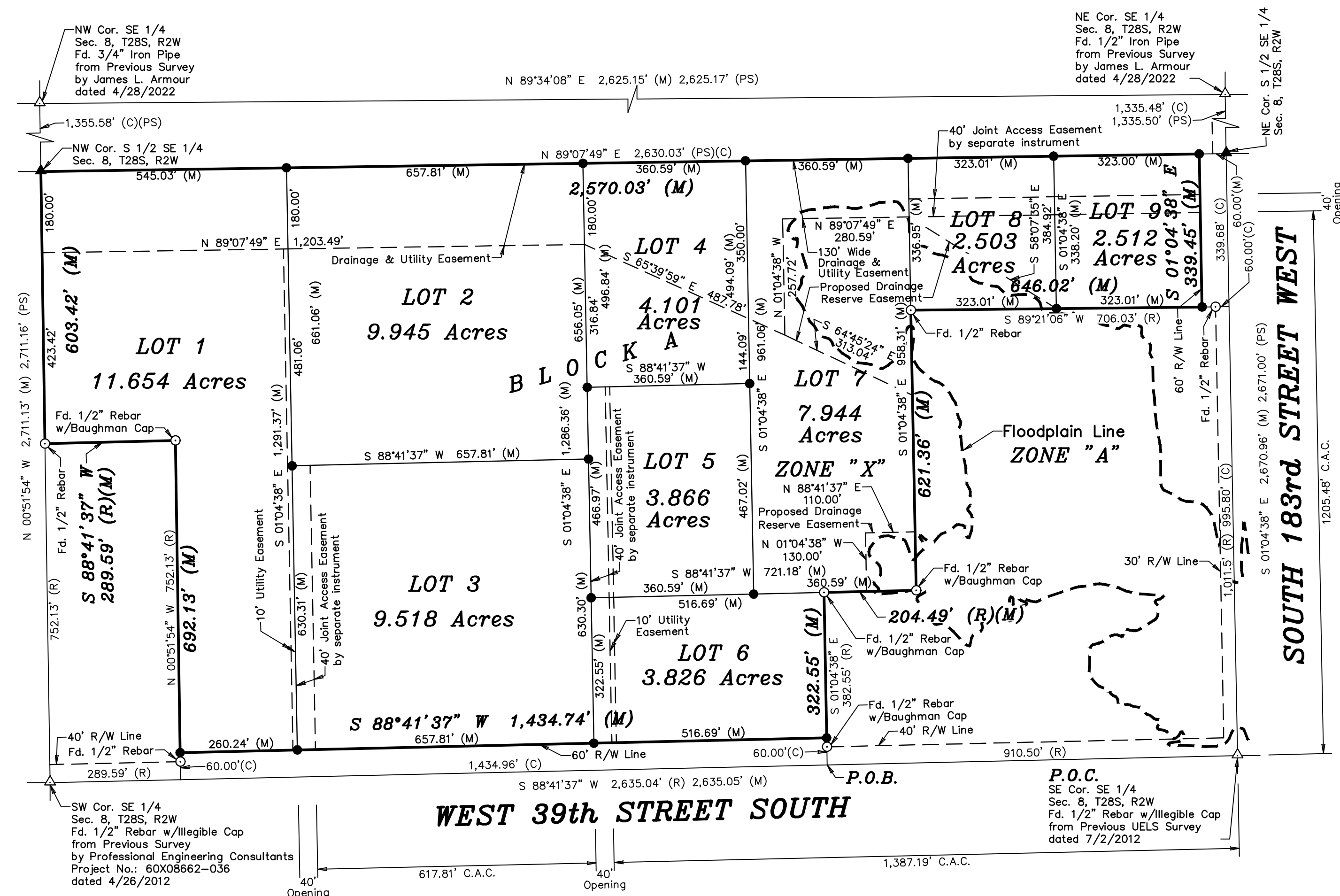


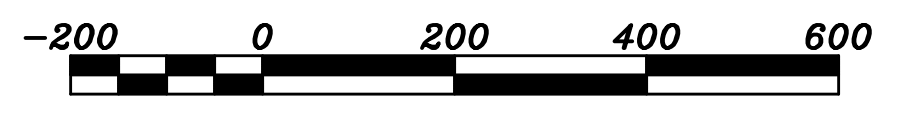
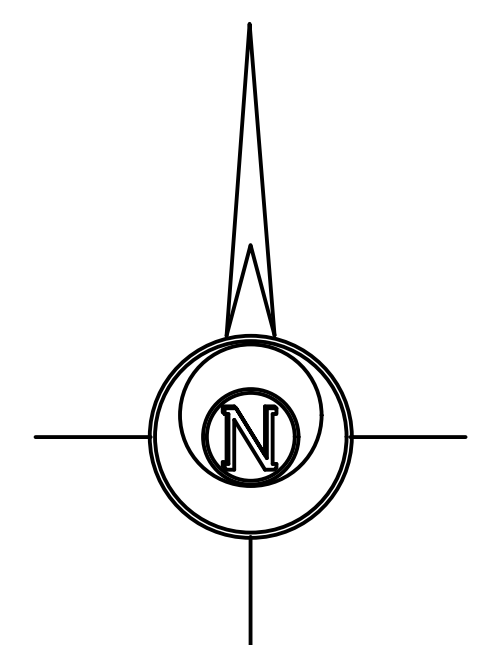
FINAL PLAT (ONE-STEP)

CEDAR RUST ESTATES

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

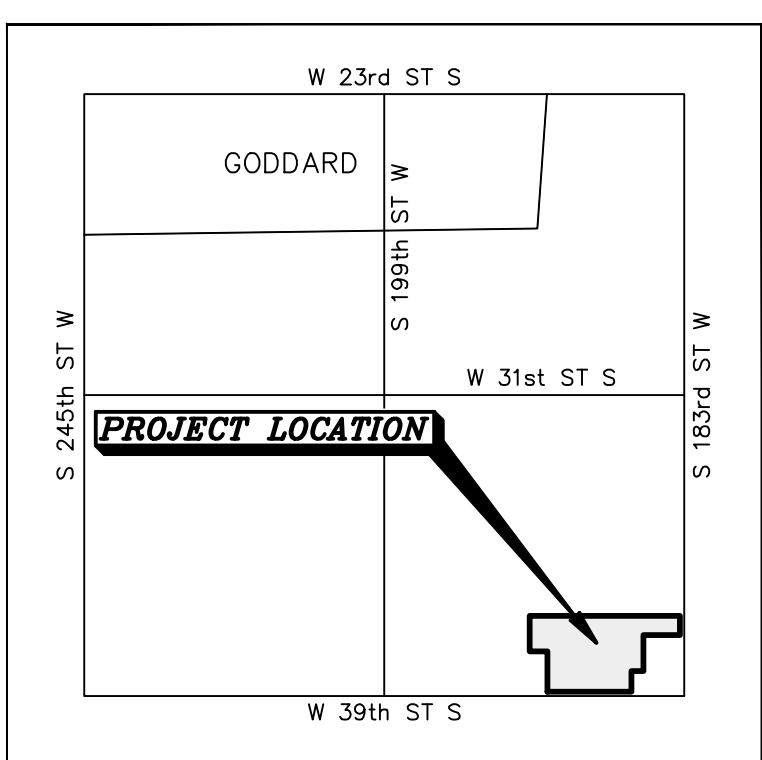


MINIMUM PAD ELEVATION FOR LOWEST OPENING		
LOT	BLOCK	ELEVATION (NAVD88)
7	A	1418.0
8	A	1418.0



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

- LEGEND**
- △ - Sectional Monument Found
 - - Sectional Monument Set (5/8" x 24" Iron Rebar w/GSS Cap)
 - - Survey Monument Found
 - - 5/8" x 24" Iron Rebar Set w/GSS Cap
 - - Calculated
 - (C) - Measured
 - (M) - Previous Survey James L. Armour 2022
 - (PS) - Record measurement
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement



SEDGWICK COUNTY, KANSAS
VICINITY MAP
(NOT DRAWN TO SCALE)

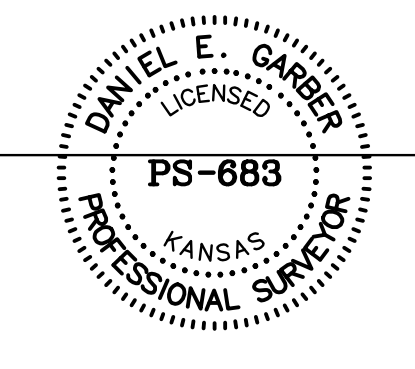
BENCHMARK:
OPUS-20250054:
5/8" Rebar w/Red GSS Cap approximately 2,820± feet West of the Centerline of South 183rd Street West and 32± feet South of the Centerline of West 39th Street South.
Elevation=1424.44 (NAVD88)

FLOOD NOTE:
According to Flood Insurance Rate Map No. 20173C0460G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within **ZONE "X"**, which is defined as "Area of minimal flood hazard, which is outside of the SFHA and higher than the elevation of the 0.2% annual chance (500-year) floodplain." The property described above also lies within **ZONE "A"**, which is defined as "Areas with a 1% or greater annual chance of flooding (100-year floodplain). Hydraulic analyses not performed. Base flood elevations not shown."

MASTER DRAINAGE PLAN:
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 applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, Daniel E. Garber, Professional Land Surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on February 6, 2025 and the accompanying Final Plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:
A portion of the South Half of the Southeast Quarter of Section 8, Township 28 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on May 21, 2025 as follows:
Commencing at the Southeast corner of the Southeast Quarter of Section 8, Township 28 South, Range 2 West of the 6th Principal Meridian; Thence with a bearing of South 88°41'37" West (basis of bearings is NAD 83 Kansas South Zone) along the South line of said Southeast Quarter a Record distance of 910.50 feet for the point of beginning; Thence continuing South 88°41'37" West along the South line of said Southeast Quarter a distance of 1,434.96 feet (said point being a Record distance of 289.59 feet from the Southwest corner of said Southeast Quarter); Thence North 00°51'54" West parallel with the West line of said Southeast Quarter a Record distance of 752.13 feet; Thence South 88°41'37" West parallel with the South line of said Southeast Quarter a Record distance of 289.59 feet to the West line of said Southeast Quarter; Thence North 00°51'54" West along the West line of said Southeast Quarter a distance of 603.42 feet to the Northwest corner of the South Half of said Southeast Quarter; Thence North 89°07'49" East along the North line of the South Half of said Southeast Quarter a distance of 2,630.03 feet to the Northeast corner of the South Half of said Southeast Quarter; Thence South 01°04'38" East along the East line of said Southeast Quarter a distance of 339.68 feet (339.71 feet per Record); Thence South 89°21'06" West a Record distance of 706.03 feet; Thence South 01°04'38" East parallel with the East line of said Southeast Quarter a distance of 621.36 feet; Thence South 88°41'37" West parallel with the South line of said Southeast Quarter a Record distance of 204.49 feet; Thence South 01°04'38" East parallel with the East line of said Southeast Quarter a Record distance of 382.55 feet to the point of beginning, containing **58.314 Acres**.



Date: May 21, 2025

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This is to certify that the undersigned, Owner of the land described in the Surveyor's Certificate; has caused the same to be surveyed and subdivided on the accompanying plat into Lots, Block and Streets under the name of "CEDAR RUST ESTATES", a portion of the South Half of the Southeast Quarter of Section 8, Township 28 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas; that all easements and public streets as demoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations, and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas. Complete access control except one opening is hereby granted along South 183rd Street West and two openings along West 39th Street South. Utility Easement is hereby granted to the public as indicated for the construction and maintenance of all public utilities. Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended. 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.

KWH Investments, LLC

Kaleb W. Howell, Member

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED:
That on this _____ day of _____, 20____ A.D., before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kaleb W. Howell, Member of KWH Investments, LLC, who is known to me to be the same person who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF:
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.
My Commission Expires: _____

Notary Public

MORTGAGE HOLDER AGREEMENT

We, The Bennington State Bank of Salina, Kansas, holders of a mortgage on the above described property, do hereby consent to the plat "CEDAR RUST ESTATES", a portion of the South Half of the Southeast Quarter of Section 8, Township 28 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas.
The Bennington State Bank
Brett Mitchell, EVP/Chief Banking Officer

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

BE IT REMEMBERED:
That on this _____ day of _____, 20____ A.D., before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Brett Mitchell, EVP/Chief Banking Officer of The Bennington State Bank, and acknowledged that he is the Chief Banking Officer or designated agent of The Bennington State Bank, who is known to me to be the same person who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF:
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.
My Commission Expires: _____

Notary Public

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I, the undersigned, do hereby certify that I have reviewed this plat on this _____ day of _____, 20____. This plat has been reviewed for filing, pursuant to K.S.A. 58-2005 and K.S.A. 58-2001 for content only and is in compliance with those provisions. No other warranties are extended or implied.

Tricia L. Robello, P.S.# 1246

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This plat of "CEDAR RUST ESTATES", a portion of the South Half of the Southeast Quarter of Section 8, Township 28 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas; has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita Kansas.

Dated this _____ day of _____, 20____

By _____, Chair
Bryan K. Frye

ATTEST: _____, Secretary
Scott A. Wadle

GOVERNING BODY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this _____ day of _____, 20____

_____, Chairman
Ryan Baty, Fourth District

ATTEST: _____, County Clerk
Kelly B. Arnold

TRANSFER RECORD

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

Entered on transfer record on this _____ day of _____, 20____
_____, County Clerk
Kelly B. Arnold

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ m. on this _____ day of _____, 20____, in Doc/Film# _____
_____, Register of Deeds
Tonya E. Buckingham
_____, Deputy Register of Deeds
Kenly Zehring

FINAL PLAT (ONE-STEP)		CEDAR RUST ESTATES SEDGWICK COUNTY, KANSAS	
Prepared By:		Garber Surveying Service, P.A.	
		2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)	
BRANCH OFFICES:		MANHATTAN Ph. 785-320-4810 MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933	
Drawn By: MGO	Scale: 1"=200'	Date of Field Work: February 6, 2025	Job No:
Checked By: DEG	Date: 05/21/2025	Sheet 1 of 1 Sheet(s)	G2025-54