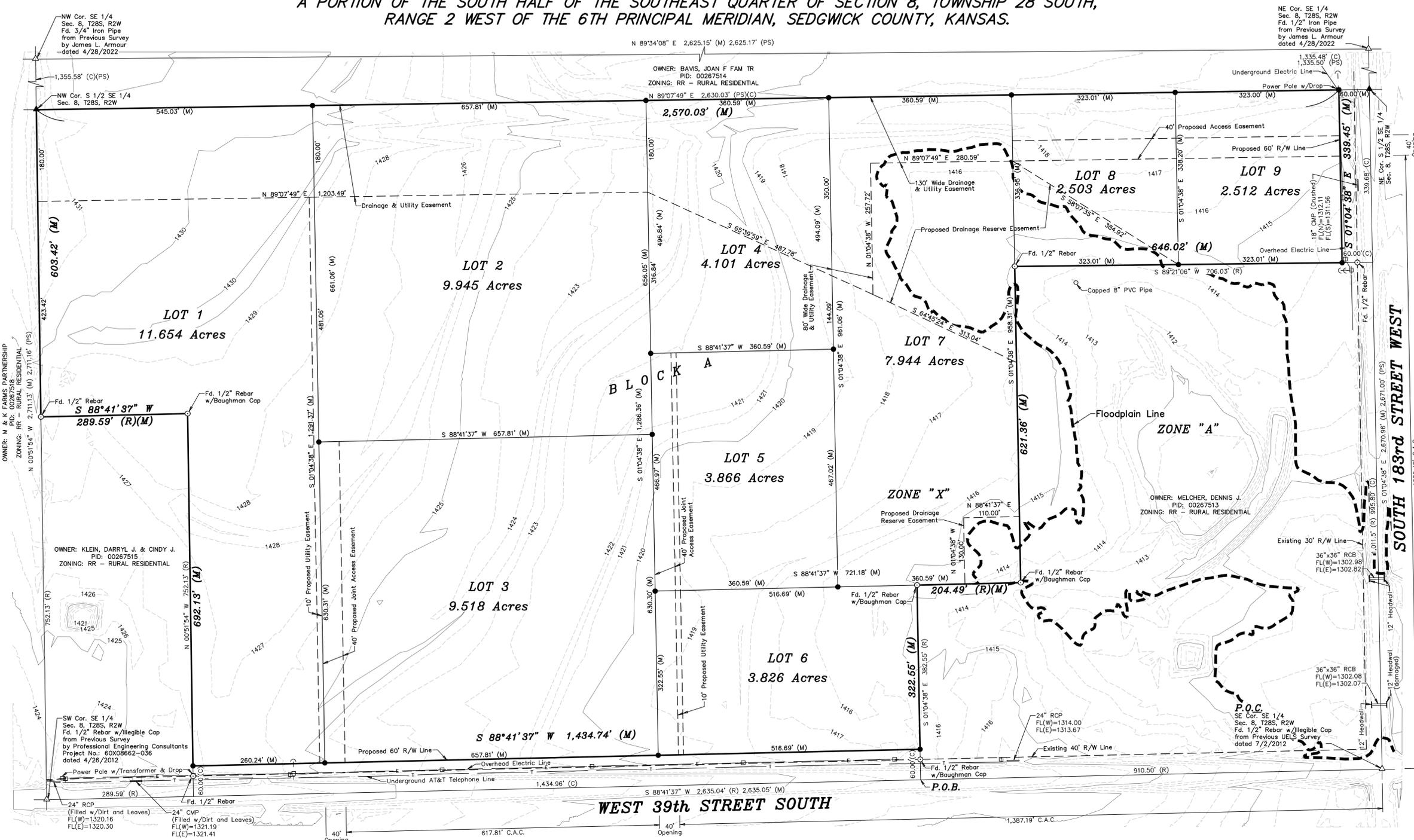


# PRELIMINARY PLAT

# 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.



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

**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.

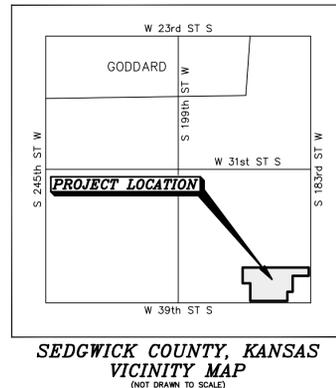
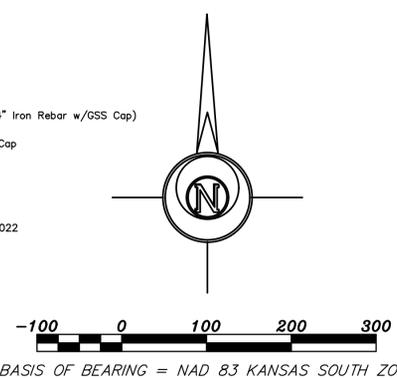
**LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION**

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.

- 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
  - Guy Anchor
  - ⊕ Power Pole
  - ⊙ Underground Telephone Pedestal
  - (C) Calculated
  - (M) Measured
  - (PS) Previous Survey James L. Armour 2022
  - (R) Record measurement
  - P.O.B. Point of Beginning
  - P.O.C. Point of Commencement



**OWNER/SUBDIVIDER:**  
KWH INVESTMENTS, LLC  
4208 SOUTH 359th STREET WEST  
CHENEY, KANSAS 67025  
(316) 249-3771

**ENGINEER:**  
HARLAN FORAKER  
CERTIFIED ENGINEERING DESIGN, P.A.  
1935 WEST MAPLE STREET  
WICHITA, KANSAS 67213  
(316) 262-6808

**SURVEYOR:**  
DANIEL E. GARBER PS  
GARBER SURVEYING SERVICE, P.A.  
2908 NORTH PLUM STREET  
HUTCHINSON, KANSAS 67502  
(620) 665-7032

**LIDAR HORIZONTAL AND VERTICAL CONTROL:**  
http://www.kansasgis.org/  
FILE: BE\_2018\_14SPG2560 (2018); BE\_2018\_14SPG2565 (2018)  
**HORIZONTAL DATUM:** North American Datum of 1983 (NAD83)  
**VERTICAL DATUM:** North American Vertical Datum of 1988 (NAVD88)  
**NOTE:** Contours shown at 1' intervals.

**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)

**PRELIMINARY PLAT**  
**CEDAR RUST ESTATES**  
**SEDGWICK COUNTY, KANSAS**

Prepared By: **Garber Surveying Service, P.A.**

**GSS HUTCHINSON**  
2908 North Plum St. 67502  
Ph. 620-665-7032  
(Main Office)

**BRANCH OFFICES:**  
MCPHERSON Ph. 620-241-4441  
SALINA Ph. 785-404-6302

**MANHATTAN Ph. 785-320-4810**  
**NEWTON Ph. 316-283-5053**  
**WICHITA Ph. 316-260-9933**

Drawn By: MGO Scale: 1"=100' Date of Field Work: February 6, 2025 Job No:  
Checked By: DEG Date: 05/21/2025 Sheet 1 of 1 Sheet(s) G2025-54

