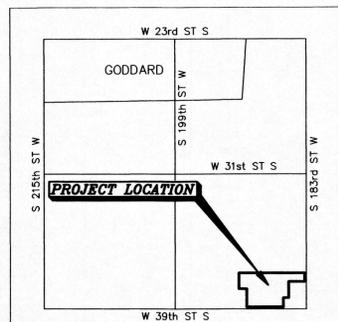
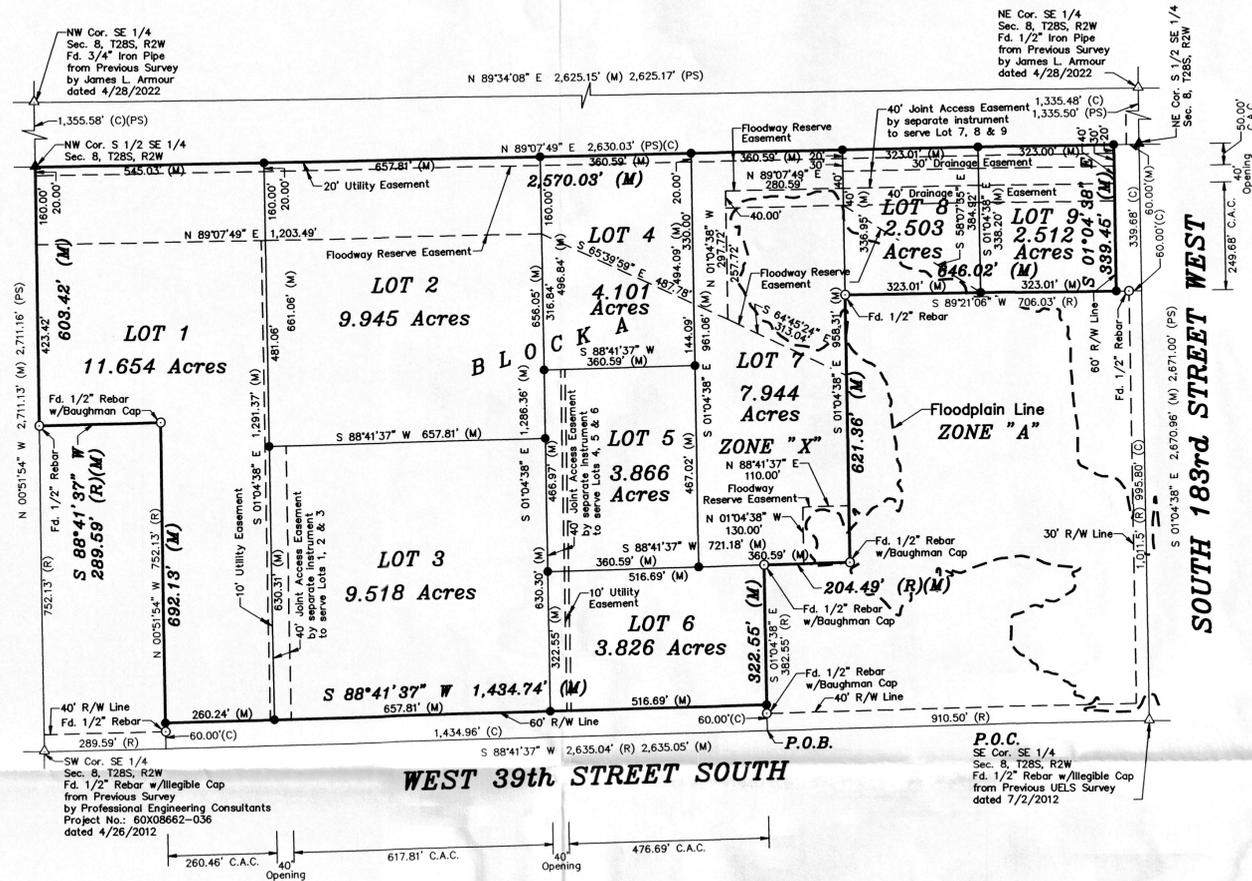


FINAL PLAT (ONE-STEP)

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.



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

| Lot | Block | Elevation (NAVD88) |
|-----|-------|--------------------|
| 4 | A | 1419.0 |
| 5 | A | 1418.0 |
| 6 | A | 1416.0 |
| 7 | A | 1418.0 |
| 8 | A | 1418.0 |
| 9 | A | 1417.0 |

Minimum Pad Elevations per Certified Engineering Design, P.A. Drainage Plan
Dated: 07/09/2025

FLOODWAY RESERVE EASEMENT, THAT AREA PART OF LOTS 1, 2, 4, 7 & 8, BLOCK A:
The area designated as "CEDAR RUST ESTATES" is reserved for the purposes of providing flood protection, preserving the natural drainage, and protecting the safety and welfare of County. Owner hereby covenants and agrees for such Owner and Owner's grantees, devisees, successors and assigns that: (1) no human habitat or other construction may be built in said reserve and that no obstruction shall be placed therein; (2) no levee or any fill, change of grade, creation of channels or other work shall be constructed in said reserve except with the approval of the Kansas State Board of Agriculture, Division of Water Resources in accordance with K.S.A. 24-126 and the County Engineer; (3) said reserve shall be the responsibility of Owner until such time as the governing body exercising jurisdiction under K.S.A. 82a-301 elects to assume the responsibility for maintenance of and improvements to drainage; and (4) the appropriate governing body has the right to maintain said reserve in the event the owner(s) fail to do so and charge-back the cost of such maintenance to the owner(s).

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.

- 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
 - (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
 - C.A.C. - Complete Access Control



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 July 18, 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: July 18, 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 denoted 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 Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. 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. The floodway reserve is hereby reserved for floodway reserve purposes and shall be the responsibility of the corresponding owner of Lots 1, 2, 4, 7 & 8, Block A until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said floodway reserve, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for said governing body. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

KWH Investments, LLC

Kaleb W. Howell, Member

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED:

That on this 18th day of July, 2025 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: 7-18-25



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

Kory Tinkler, Executive Vice President

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

BE IT REMEMBERED:

That on this 18th day of July, 2025 A.D., before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kory Tinkler, Executive Vice President of The Bennington State Bank, and acknowledged that he is the Executive Vice President 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: 1/10/2028



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

ATTEST: _____, Secretary

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

ATTEST: _____

_____ County Clerk

FINAL TRACING REC'D

RECEIVED AUG 01 2025

CITY HALL - ENGINEERING
MAIL STOP 1-71
Arcefi Rosas
FOR YOUR FILES

TRANSFER RECORD

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

Entered on transfer record on this _____ day of _____, 20____.

_____ County Clerk

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

_____ Deputy Register of Deeds

FINAL PLAT (ONE-STEP)
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:
MANHATTAN Ph. 785-320-4810
MCPHERSON Ph. 620-241-4441 NEWTON Ph. 316-283-5053
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: 07/18/2025 Sheet 1 of 1 Sheet(s) G2025-54