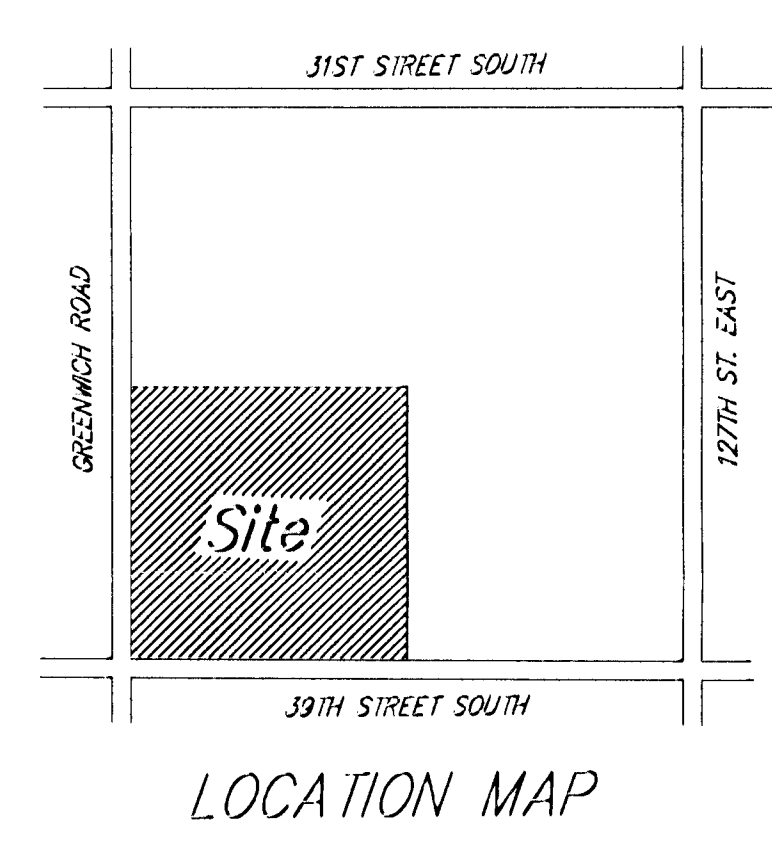
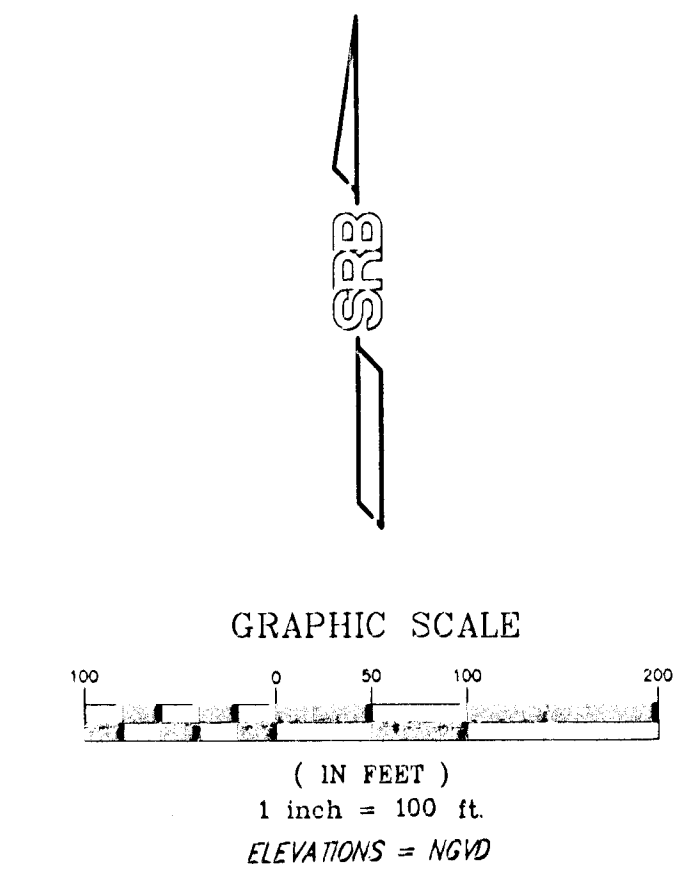
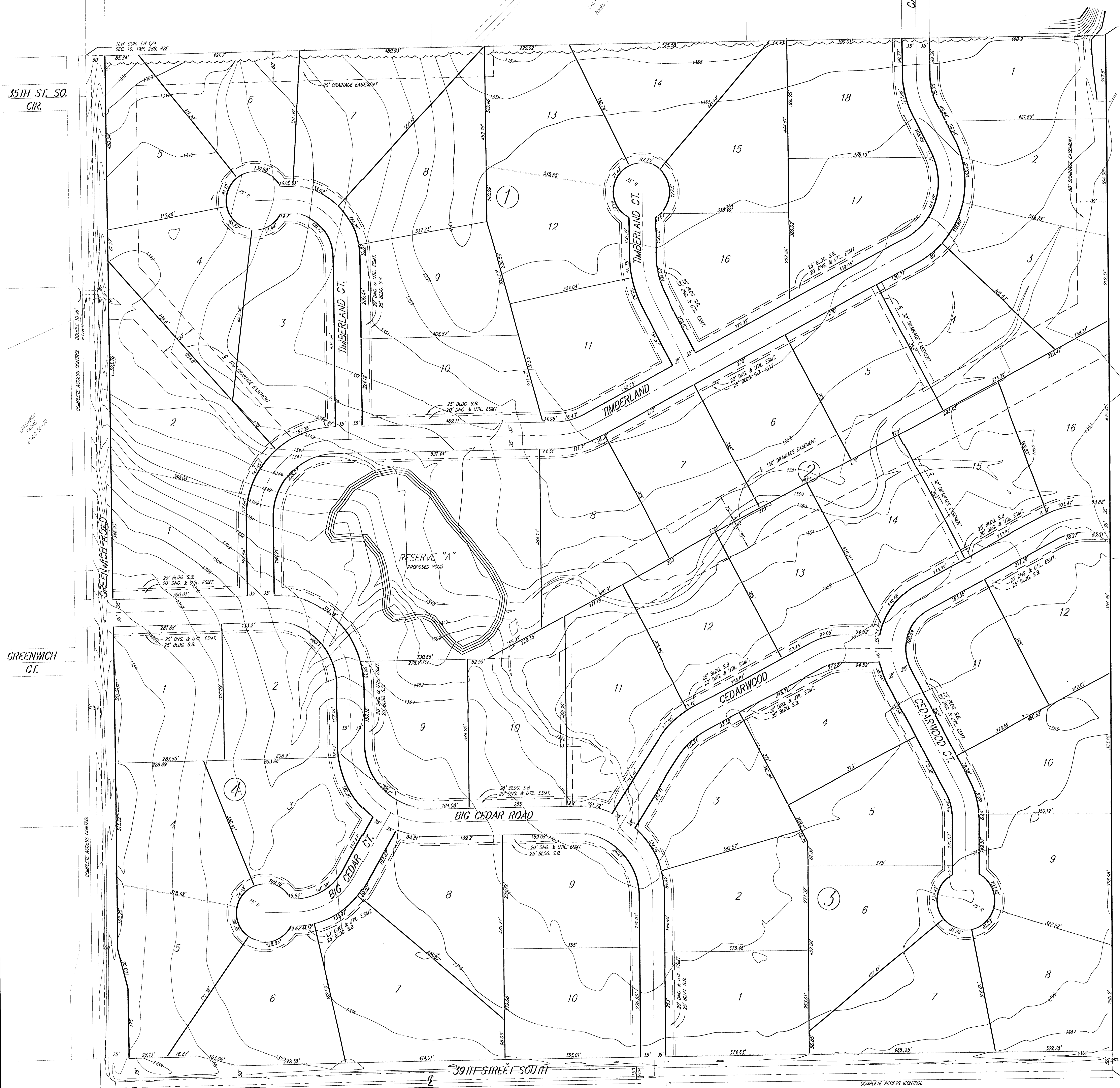


PRELIMINARY PLAT  
BIG CEDAR ESTATES  
SEDGWICK COUNTY, KANSAS



OWNER:  
BIG CEDAR LLC  
1540 S. GREENWICH ROAD  
WICHITA, KANSAS 67207  
PH: 316-314-0899

LEGAL DESCRIPTION:  
S31/4 SEC. 10, T28-S, R-2-E  
OF THE 9TH P.M., SEDGWICK COUNTY, KANSAS

RESERVE "A" SHALL ALLOW FOR DRAINAGE AND DRAINAGE STRUCTURES, LANDSCAPING, IRRIGATION, FENCES, BRIDGES, WALKING PATHS, LIGHTING, GAZEBOS AND OTHER RECREATIONAL RELATED STRUCTURES, SEWERS AND UTILITIES CONFINED TO EASEMENTS.

The size of lots used for this preliminary plat layout is approximately 2.25 acres (or more) each. This layout has been designed to utilize alternative, on-site, sanitary sewer disposal systems instead of the typical sanitary system that would be required in areas with non-penetrable soil types.

Developing the lots with alternative sewer systems will allow the reduced lot sizes; however, during the approval process of the on-site systems, the developer proposes to only sell lots first as pairs by covenant (one lot retained by the developer). That first lot covenant would remain in effect until such time that the Sedgwick County Health Department has completed their evaluation of the alternative sewer system. In the event that the system is approved for all of the lots in this subdivision, the developer would be released from his commitment to keeping the paired lot covenant in effect, and would be free to sell each lot at the discretion. If the use of alternative sewer systems is ultimately not approved by the County Health Department, the developer would deed the second lot of the pair first by covenant, so that the retained possession, to the original owner of the covenant pair. This would result in the original owner of the covenant pair owning 1.5 acres (or more) of ground, giving the lot owner the ability to construct a sanitary sewer system for sewer disposal per current County Health Department Standards.

The developer understands that the use of on-site, alternative sanitary disposal systems will require approval from the Sedgwick County Health Department. Additionally, the developer understands that regular maintenance of each individual system will be imperative to the success of the system. To this end, the developer proposes to work with the Health Department to establish a maintenance program that would require each system owner, or a Homeowners Association representing each owner in the area, to provide proof of such maintenance as a method suitable to the Health Department.

S.W. COR. SW 1/4  
SEC. 10, T28, R2E

S.E. COR. SW 1/4  
SEC. 10, T28, R2E