

# PRELIMINARY PLAT CEDAR VALLEY ESTATES

An Addition to Sedgwick County, Kansas

UNPLATTED  
 MEYER LAWRENCE A  
 801 S 231ST ST W  
 GODDARD KS 67052-9223

UNPLATTED  
 DUGAN GLENN P & KELLY A  
 1330 S 183RD ST W  
 GODDARD KS 67052-9047

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 DUGAN GLENN P & KELLY A  
 1330 S 183RD ST W  
 GODDARD KS 67052-9047

UNPLATTED  
 ARNOLD STEPHEN & THERESE REV TR  
 2118 N TEAL BROOK CT  
 WICHITA KS 67235-1527

UNPLATTED  
 DAVIS ROBERT J & KRISTA D  
 7340 W 21ST ST N STE 200  
 WICHITA KS 67205-1770

Lot 1, Block A, Hedge Acres  
 TODD MICHAEL W & AMBER LYNN  
 2531 N SHEFFORD CT  
 WICHITA KS 67205-2076

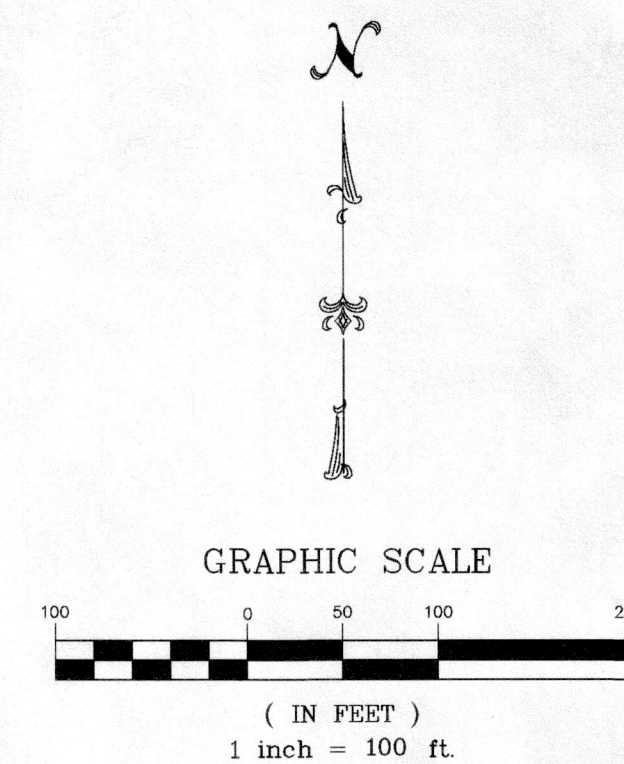
UNPLATTED  
 DUKA INVESTMENTS LLC  
 12802 W ALDERNY ST  
 WICHITA KS 67235

UNPLATTED  
 DULING BROTHERS LAND CO LLC  
 PO BOX 75053  
 WICHITA KS 67275



**Legal Description:**

That part of the W1/2 of the SW1/4 of Sec. 25, Twp. 27-S, R-3-W of the 6th P.M., Sedgwick County Kansas described as; beginning at the N.W. Corner of said SW1/4; thence N89°21'10"E, along the North line of said SW1/4, 1318.79 feet to the N.E. Corner of the W1/2 of said SW1/4; thence S00°25'13"E, along the East line of the W1/2 of said SW1/4, 1680.74 feet; thence S88°50'20"W, 746.35 feet; thence N01°09'40"W, 40.00 feet; thence S88°50'20"W, 566.96 feet to the West line of said SW1/4 to a point 1652.51 feet South of the N.W. Corner of said SW1/4; thence N00°35'46"W, along the West line of said SW1/4, 1652.51 feet to the point of beginning.



ELEVATIONS = NAVD88 DATUM  
 Benchmark #1:  
 1/2" Rebar w/Savoy Mon Cap  
 23.6' W. & 6.2' S. of N.W. Cor.  
 Lot 1, Cedar Valley Estates  
 Elevation = 1467.19 NAVD88  
 Benchmark #2:  
 1/2" Rebar w/Savoy Mon Cap  
 178.4 E. & 16.3' S. of N.W. Cor.  
 Lot 3, Cedar Valley Estates  
 Elevation = 1460.28 NAVD88

Lot	Block	NAVD88
3&4	A	1457.1
1, 2, 3&4	B	1457.1

**OWNER OF BLOCK A:**  
 CONTROL NO. 30009874

Jan D. & Krista L. Berblinger Living Trust  
 1730 S 231st St W  
 Goddard, KS 67052-8847

phone: 316-210-3349  
 email: jberblinger@yahoo.com

**OWNER OF BLOCK B:**  
 CONTROL NO. 30009831

James D Sr & Joyce A & Rush Living Trust  
 10241 W Taylor Ave  
 Wichita, KS 67212-4640

phone: 316-648-0763  
 email: jarush@cox.net

Gross Size of Plat 2197254.73 Sq. Ft.  
 50.44 Acres

Gross Size of Blk A 1098985.54 Sq. Ft.  
 25.23 Acres  
 and Res "A" & St.

Gross Size of Blk B 1098389.19 Sq. Ft.  
 25.22 Acres  
 and Res "A" & St.

231st St W 99134.34 Sq. Ft.  
 2.28 Acres

Lot 1, Blk A 217355.74 Sq. Ft.  
 4.99 Acres

Lot 2, Blk A 217355.74 Sq. Ft.  
 4.99 Acres

Lot 3, Blk A 369911.53 Sq. Ft.  
 8.49 Acres

Lot 4, Blk A 244199.90 Sq. Ft.  
 5.61 Acres

Lot 1, Blk B 220350.78 Sq. Ft.  
 5.06 Acres

Lot 2, Blk B 141743.11 Sq. Ft.  
 3.25 Acres

Lot 3, Blk B 144136.98 Sq. Ft.  
 3.31 Acres

Lot 4, Blk B 543066.60 Sq. Ft.  
 12.47 Acres

Existing Zoning = RR Rural Residential  
 Proposed Zoning = RR Rural Residential



Savoy Company, P.A.  
 Land Surveyors

PH (316) 265-0005  
 FAX (316) 265-0275

PROJECT NO. 186C18246 P

433 S. Hydraulic, Wichita, KS 67211-1911  
 www.savoyco.com