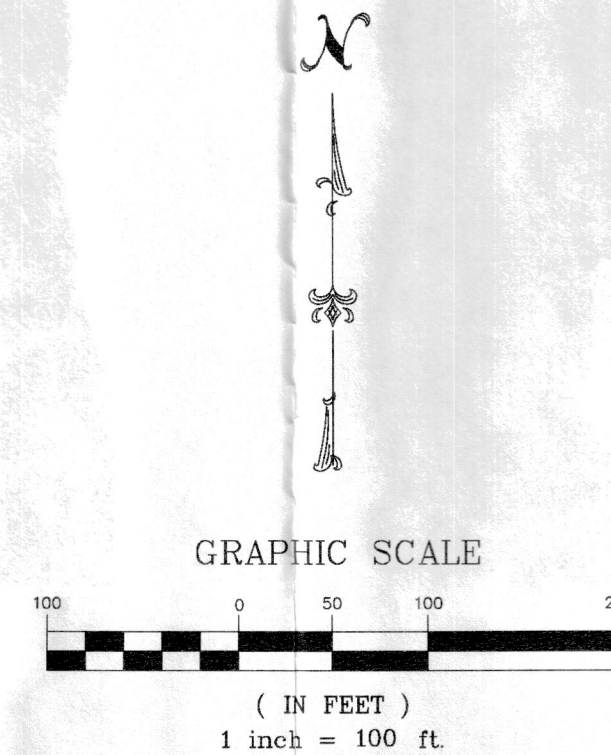
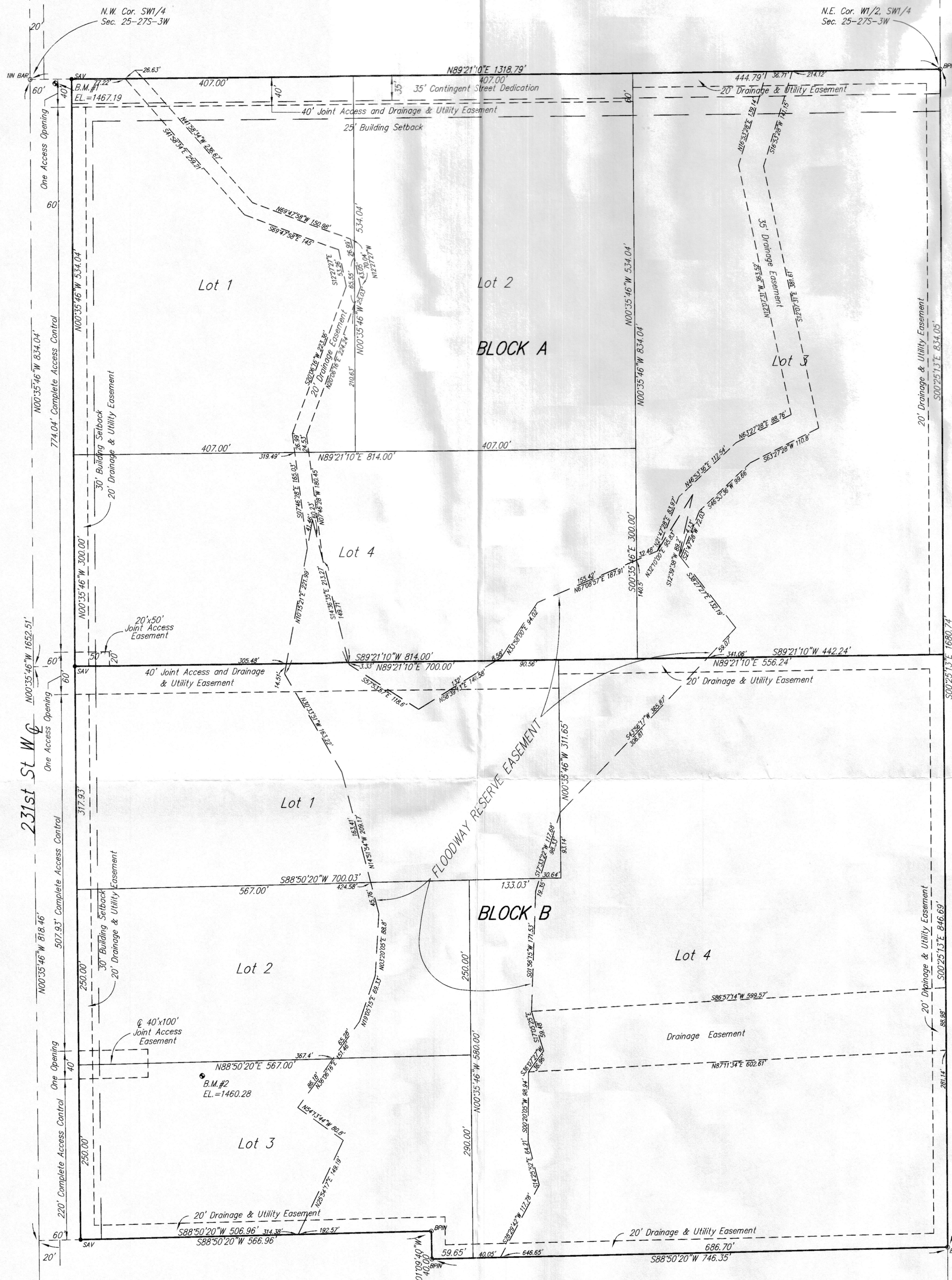


# FINAL PLAT CEDAR VALLEY ESTATES

An Addition to Sedgwick County, Kansas



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
J&K	A	1457.1
1, 2, J&K	B	1457.1

State of Kansas) SS  
Sedgwick County)

We, Savoy Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "CEDAR VALLEY ESTATES", an Addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

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.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b) as amended.

Date: \_\_\_\_\_

Savoy Company, P.A.  
Mark A. Savoy PS #788 Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks and Street to be known as "CEDAR VALLEY ESTATES", an Addition to Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. The contingent street dedication is hereby dedicated to and for the use of the public, contingent upon the need for the right of way to connect with future street dedications to the North. The drainage & utility easements are hereby granted as indicated for the construction and maintenance of all public utilities and for drainage purposes. The drainage easements are hereby granted as indicated for drainage purposes. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body. The Floodway Reserve Easement is hereby reserved for floodway reserve purposes and shall be the responsibility of the owners of Lots 3 and 4, Block A and the owner of Lots 1, 2, 3 and 4, Block B, 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 Easement without the permission of the Engineer for said appropriate governing body. A drainage plan has been developed for this plat and all drainage easements and rights-of-way shall remain at established grades or modified with the approval of the Engineer of the appropriate governing body, and unobstructed to allow for the conveyance of stormwater. Access controls are hereby granted as indicated on the face of the plat. The Minimum Pad Elevation for lowest opening into structures is hereby granted as indicated on the face of the plat.

Jon D. & Kristal Berblinger Living Trust

\_\_\_\_\_  
Jon D. Berblinger Trustee      Kristal Berblinger Trustee

James D. Sr. & Joyce A. Rush Living Trust

\_\_\_\_\_  
James D. Rush Sr. Trustee      Joyce A. Rush Trustee

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Jon D. Berblinger and Kristal Berblinger, Trustees of the Jon D. & Kristal Berblinger Living Trust.

\_\_\_\_\_  
Notary Public  
My App't. Exp \_\_\_\_\_

This plat of "CEDAR VALLEY ESTATES", an Addition to 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\_\_\_\_.

Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
Cindy Miles Chair  
\_\_\_\_\_  
Dale Miller Secretary

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
David T. Dennis, Third District Chairman  
\_\_\_\_\_  
Kelly B. Arnold County Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Deputy County Surveyor  
Tricia L. Robello, L.S. #1246 Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
County Clerk  
Kelly B. Arnold

State of Kansas) SS  
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and is duly recorded.

\_\_\_\_\_  
Register of Deeds  
Tonya Buckingham  
\_\_\_\_\_  
Deputy  
Judy J. Paget

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by James D. Rush Sr. and Joyce A. Rush, Trustees of the James D. Sr. & Joyce A. Rush Living Trust.

\_\_\_\_\_  
Notary Public  
My App't. Exp \_\_\_\_\_



Savoy Company, P.A.  
Land Surveyors

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