

CEDAR RIDGE ESTATES

Valley Center, Sedgwick County, Kansas

State of Kansas)
SS
Sedgwick County)

We, Garver, LLC, Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "CEDAR RIDGE ESTATES", Valley Center, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The East half of the Southwest Quarter of Section 32, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part described as beginning at the Southwest corner thereof; thence N90°00'00"E, along the South line of said East half, 923.64 feet; thence N00°45'29"W, 561.55 feet; thence S90°00'00"W, parallel with the South line, 922.74 feet to the West line of said East half; thence S00°39'58"W, along said West line, 561.54 feet to the point of beginning; AND EXCEPT that part described as beginning at the Southeast corner of said East half; thence N00°42'34"W, along the East line of said East half, 338.70 feet; thence N90°00'00"W, parallel with the South line of said East half, 343.79 feet; thence S00°45'29"E, 338.71 feet to the South line of said East half; thence N90°00'00"E, along said South line, 343.50 feet to the point of beginning; TOGETHER WITH that part of Fiddlers Creek Estates, Valley Center, Sedgwick County, Kansas, described as beginning at the southwest corner of Lot 1, Block 4 in said addition; thence North along the east line of Seneca Street as platted in said addition, 741.96 feet to the northwest corner of Lot 3, Block 3 in said addition; thence southeast along the northeast line of said Lot 3 and extended, 495.14 feet to the northwest corner of Lot 6, Block 3 in said addition; thence southeast along the north line of said Lot 6 and extended, 136.94 feet to a point of intersection on the north line of Lot 7, Block 3 in said addition; thence easterly along the north line of said Lot 7, 46.72 to a point of intersection on the north line of said Lot 7; thence easterly along the north line of said Lot 7 and extended, 142.75 feet to a point of intersection on the north line of Lot 8, Block 3 in said addition; thence easterly along the north line of said Lot 8, 61.17 to a point of intersection on the north line of said Lot 8; thence easterly along the north line of said Lot 8 100.07 feet to the northwest corner of Lot 9, Block 3 in said addition; thence East along the north line of said Lot 9 and extended, 530.84 feet to the northeast corner of Lot 12, Block 3 in said addition; thence northeasterly along the west line of Lot 13, Block 3 in said addition, 24.02 feet to a point of intersection on the west line of said Lot 13; thence northeast along the northwest line of said Lot 13, 179.12 feet to the northerly most northwest corner of said Lot 13; thence East along the north line of said Lot 13, 49.36 feet to the northeast corner of said Lot 13; thence South along the east line of said Lot 13 and extended, 550.37 feet to the southeast corner of Lot 15, Block 3 in said addition; thence West along the south line of said Lot 15 and extended, 1574.36 feet to the place of beginning.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Garver, LLC

Land Surveyor
William K. Clevenger, PS #1437

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "CEDAR RIDGE ESTATES", Valley Center, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. The access easement located on Lot 6, Block 1 is granted to the owner of the adjoining unplatted property to the East for access purposes. The access improvements located within the access easement shall be owned and maintained by the owner of the adjoining unplatted property. Reserve "A" is hereby reserved for irrigation, signage, entry monuments, landscaping and utilities confined to easements. Reserve "B" is hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, drainage, drainage structures, and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns. Maintenance of storm water drainage and drainage structures shall be the responsibility of the Home Owners Association for the addition, their successors and/or assigns. Minimum Pad Elevations for lowest openings are shown on the accompanying tables. 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 City Engineer) and shall be unobstructed to allow for the conveyance of stormwater.

Dated this ____ day of _____, 2021.

Jeff Pritchard

(A) = Assumed Kansas Zone South Grid Bearing
M = Measured
C = Calculated
D = Described
B.S.L. = Building Setback Line
C.A.C. = Complete Access Control

SURVEY MARKER LEGEND

- STONE (GOVERNMENT CORNER)
- 1/2" REBAR W/UNRECOGNIZABLE CAP (FOUND - ORIGIN UNKNOWN)
- 5/8" REBAR (FOUND - ORIGIN UNKNOWN)
- 5/8" REBAR W/UNRECOGNIZABLE CAP (FOUND - ORIGIN UNKNOWN)
- 1/2" REBAR (FOUND - ORIGIN UNKNOWN)
- 1/2" REBAR W/ARMSTRONG CAP (FOUND)
- 1/2" REBAR W/GARVER CAP (SET)
- BENCHMARK
- MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this ____ day of _____, 2021, by Jeff Pritchard.

Notary Public
Marsha R. Bishop

My appointment expires _____.

This plat of "CEDAR RIDGE ESTATES", Valley Center, Sedgwick County, Kansas, has been submitted to and approved by the Valley Center Planning and Zoning Board.

Dated this ____ day of _____, 2021.

Planning Commission

Chair
Gary Janzen
Secretary
Ryan Shrack

This plat approved and all dedications shown hereon accepted by the City Council of the City of Valley Center, Kansas, this ____ day of _____, 2021.

At the Direction of the City Council

Mayor
Lou Cicirello
City Clerk
Kristi Carrithers

STATE OF KANSAS)
SS
CITY OF VALLEY CENTER)

This Plat of "CEDAR RIDGE ESTATES", Valley Center, Sedgwick County, Kansas, is approved pursuant to the provisions of K.S.A. 12-401.

Date Signed: _____, 2021.

By: Barry Arbuckle, City Attorney

State of Kansas)
SS
Sedgwick County)

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2021.

Deputy County Surveyor
Sedgwick County Kansas
Tricia L. Robello, PS #1246

Entered on transfer record this ____ day of _____, 2021.

County Clerk
Kelly B. Arnold

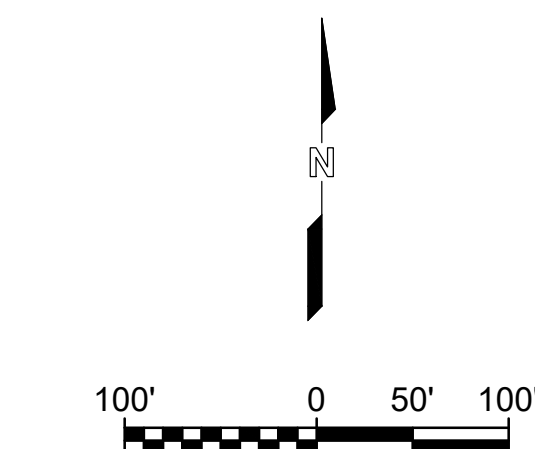
State of Kansas)
SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of

Deeds, this ____ day of _____, 2021, at ____ o'clock ____ M, and is duly recorded.

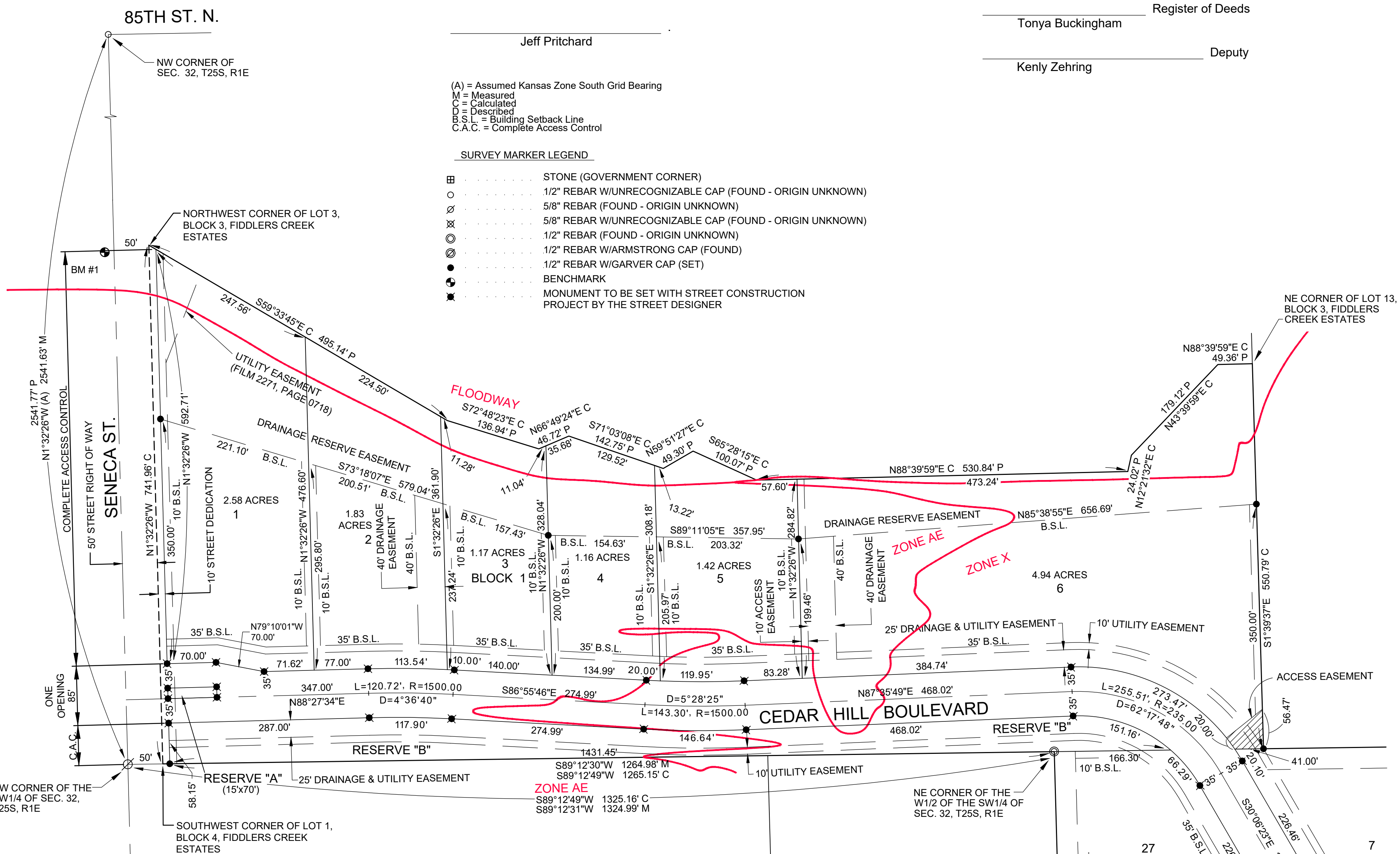
Register of Deeds
Tonya Buckingham

Deputy
Kenly Zehring



BENCHMARK #1:
CHISELED SQUARE ON THE SOUTHEAST CORNER OF HEADWALL AT SOUTHWEST CORNER OF BRIDGE, 3,286 FEET NORTH OF THE CENTERLINE OF 77TH ST. N., ELEVATION = 1353.08 (NAVD88, G18)

BENCHMARK #2:
CHISELED SQUARE ON THE TOP OF CURB ON THE WEST SIDE OF A DRIVEWAY, 107 FEET NORTH OF THE CENTERLINE OF 77TH ST. N. AND 2,687 FEET EAST OF THE CENTERLINE OF SENECA, ELEVATION = 1379.75 (NAVD88, G18)



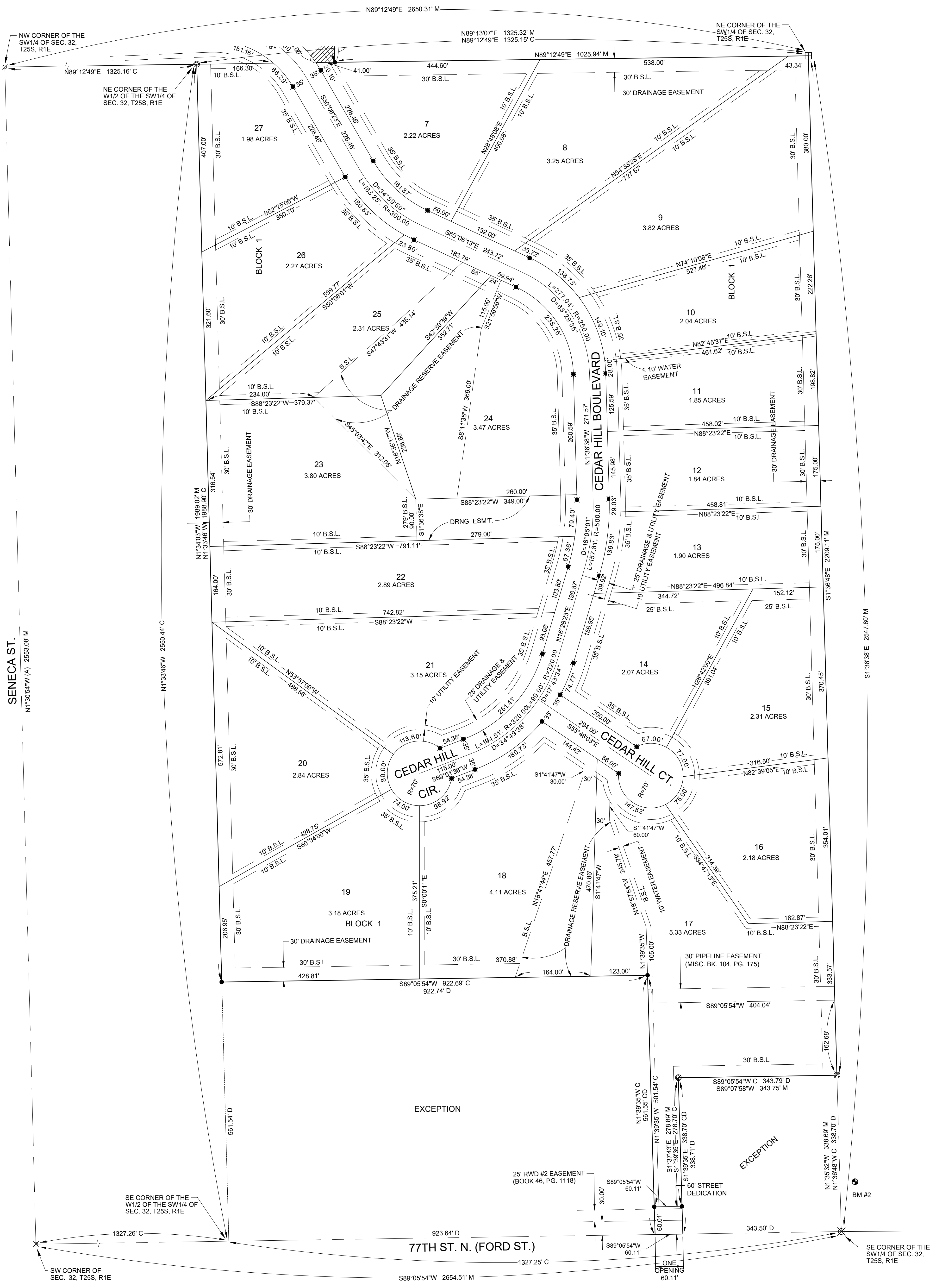
MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (NAVD88)
1	1, 2, 3	1352.0
1	4	1353.0
1	5	1354.0
1	6	1355.0

The Special Flood Hazard Area limits shown on the face of this plat are from FEMA/FIRM Map No. 20173C0203G, effective December 22, 2016. FEMA floodplain and regulatory boundary are subject to change and such change may affect the intended land use within this subdivision.



CEDAR RIDGE ESTATES

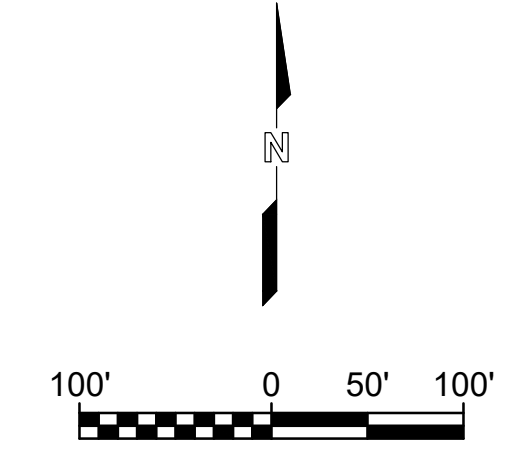
Valley Center, Sedgwick County, Kansas



SENECA ST.
N1°30'54"W (A) 2553.08' M

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MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES

BLOCK	LOT NO.	ELEVATION (NAVD88)
1	17, 18	1384.0
1	23, 24	1376.0
1	25	1374.0



Find Address or Intersector



CEDAR RIDGE ESTATES SUBDIVISION

CEDAR RIDGE ESTATES SUBDIVISION

Y ST

EASTRIDGE ST

EASTRIDGE ST

SENECA ST

SENECA ST

RD ST

77TH ST

FORD ST

FORD ST

FORD ST