

Preliminary Plat VALENCIA

A replat of Northcrest Estates Addition,
Wichita, Sedgwick County, Kansas



LEGAL DESCRIPTION:
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 and 50, Block A; Athenian Cir., Athenian Ct., Delaware Cir. and Delaware Ct.; All in Northcrest Estates Addition, Wichita, Sedgwick County, Kansas.

OWNER:
Northcrest Development, LLC
Attn: Rick Bufford
2221 North Grove
Wichita, KS 67219

Ph. (405) 205-7977

SUBDIVIDER & ENGINEER:
Ruggles & Bohm P.A.

EXISTING ZONING:
Property to the east is zoned B.
Subject property and the rest of the surrounding property is zoned SF-5.
Vacant land

FLOOD ZONE:
According to the FEMA/FIRM Community Panel No. 200321 0150 A, effective June 3, 1986; the property shown hereon is located in Zone C

GROSS AREA:
906,656.6 Sq. Ft.±
20.81 Acres±



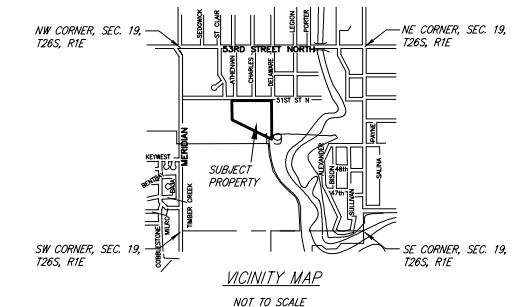
1" = 60'

LEGEND

W WATER LINE (CITY OF WICHITA)
SS SANITARY SEWER (CITY OF WICHITA)

BUILDING SETBACKS PER ZONING REGULATIONS

BENCHMARK: U.S.G.S. STANDARD TABLE, "41-B", 478' SOUTH AND 28' WEST OF THE CENTER LINES OF 53RD ST. N. AND MERIDIAN ELEVATION = 1331.246 M.S.L.



VICINITY MAP
NOT TO SCALE



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DWG FILE: SURVEY BASE
PROJECT NO. 2979P
NOVEMBER 13, 2006