FINAL TRACING REC'D
2/21/07

VALENCIA

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

State of Kansas)
Sedgwick County) SS

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "VALENCIA", A replat of Northcrest Estates Addition, Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

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, 45, 47, 48, 49 and 50, Block A; Reserves A, B, C, D and E; Athenian Cir., Athenian Ct., Delaware Cir. and Delaware Ct.; All in Northcrest Estates Addition, Wichita, Sedgwick County, Kansas.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512(b).

Ruggles & Bohm, P.A.

THOMAS C. RUGGLES
REGISTERED
LS-940
2-6-07
KANSAS
LAND SURVEYOR

Land Surveyor
Thomas C. Ruggles

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 "VALENCIA", A replat of Northcrest Estates Addition, Wichita, Sedgwick County, Kansas. 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. Utility Easements are hereby granted for the construction and maintenance of all public utilities. Drainage Easements are hereby granted to the public as indicated for drainage purposes. Reserves "A", "B", "C" and "D" are hereby reserved for walls, entry features and irrigation. Reserve "E" is hereby reserved for walls, walks, lighting, landscaping, berms, and utilities confined to easements. Reserve "F" is hereby reserve for irrigation, walls, signage, gazebos, playground, structures, picnic areas/ tables with canopies, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition. A drainage plan has been developed for this plat; the property shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

Chase Development, LLC

Robert Lobato, Member

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 8th day of February, 2007, by Robert Lobato, Member, on behalf of Chase Development, LLC.

MILDRED E. FRANZ
NOTARY PUBLIC
STATE OF KANSAS

Mildred E. Franz, Notary Public

My appointment expires 02-13-2007

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "VALENCIA", A replat of Northcrest Estates Addition, Wichita, Sedgwick County, Kansas.

Security Savings Bank, FSB

Brett M. Wegeng, Vice President Commercial Lending
Brett M. Wegeng

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this 13th day of Feb., 2007, by Brett M. Wegeng, Vice President Commercial Lending of Security Savings Bank, FSB, on behalf of the Bank.

JOANN COLEMAN
Notary Public - State of Kansas
My Appt. Expires 7-31-10

Joann Coleman, Notary Public

My appointment expires 7-31-2010

This plat of "VALENCIA", A replat of Northcrest Estates Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2007.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chair
Darrell A. Downing

_____ Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2007.

At the Direction of the City Council

_____ Mayor
Carlos Mayans

_____ City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this 20th day of February, 2007.

LICENSED
TRICIA L. ROBELLO
10-1246
LAND SURVEYOR

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

Entered on transfer record this ____ day of _____, 2007.

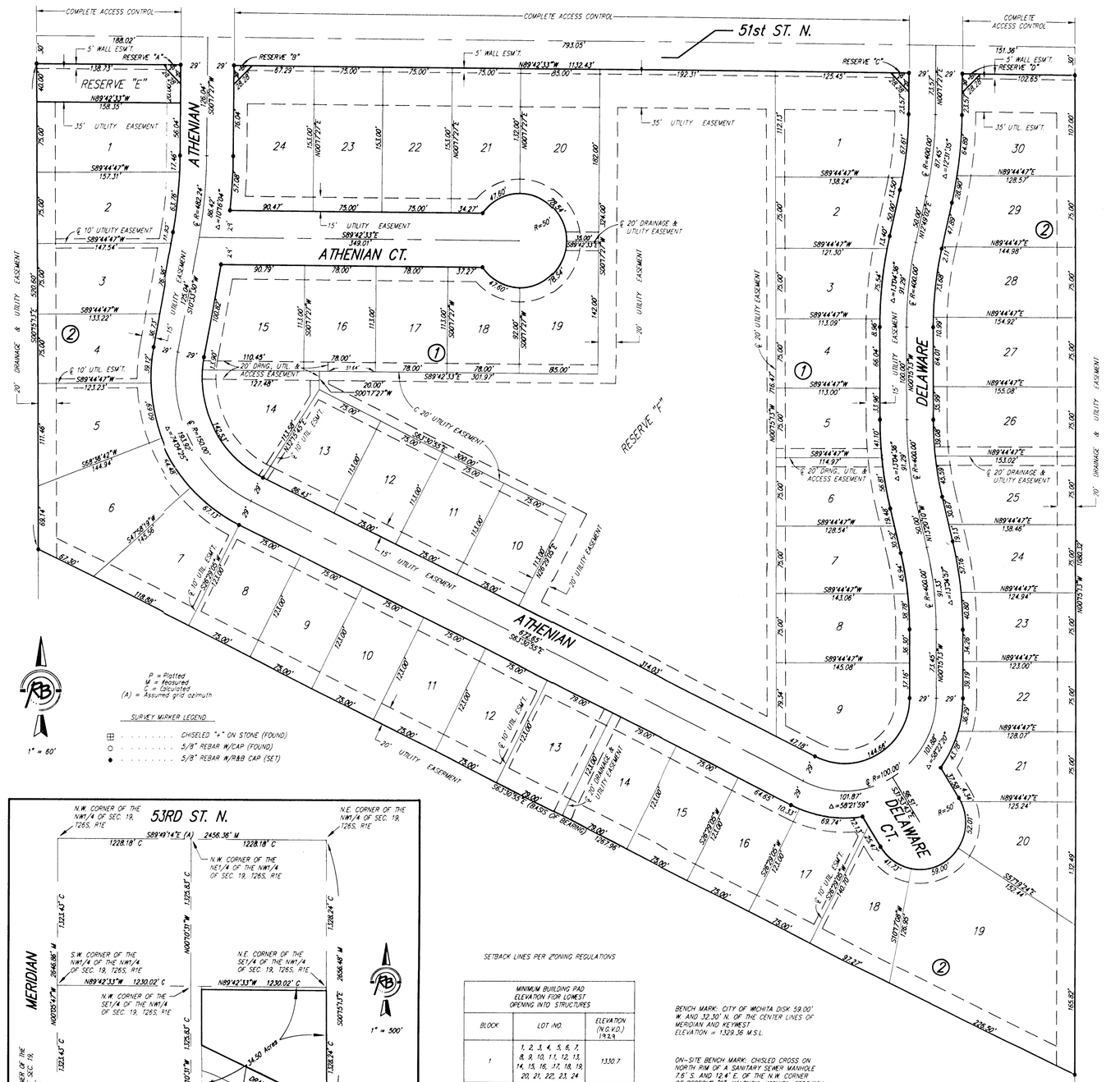
_____ County Clerk
Don Brace

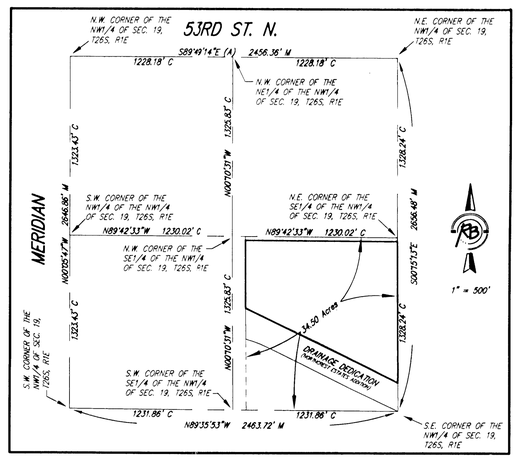
State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 2007, at ____ o'clock ____ M, and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Tonya Buckingham





SETBACK LINES PER ZONING REGULATIONS

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (N.G.V.D.) 1929
1	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24	1330.7
2	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	1330.0

BENCH MARK: CITY OF WICHITA DISK 59.00' W. AND 32.30' N. OF THE CENTER LINES OF MERIDIAN AND KEYWEST
ELEVATION = 1329.36 M.S.L.

ON-SITE BENCH MARK: CHISLED CROSS ON NORTH RIM OF A SANITARY SEWER MANHOLE 7.5' S. AND 12.4' E. OF THE N.W. CORNER OF RESERVE "E", VALENCIA, WICHITA, SEDGWICK COUNTY, KANSAS.
ELEVATION = 1330.49 M.S.L.

DWG FILE: SURVEY BASE
PROJECT NO. 2979P
FEBRUARY 6, 2007

Ruggles & Bohm, P.A.
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