

# VALENCIA

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

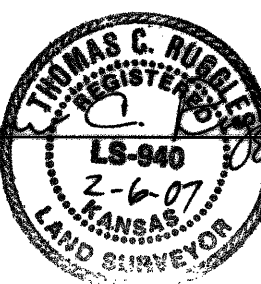
State of Kansas)  
Sedgwick County) SS

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, 46, 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 Land Surveyor

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 reserved 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 2<sup>nd</sup> 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 02-23-2007


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.

  
Brett M. Wegeng, Vice President Commercial Lending  
Security Savings Bank, FSB

State of Kansas)  
Sedgwick County) SS


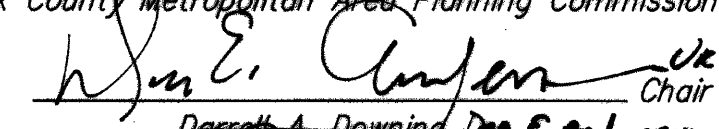
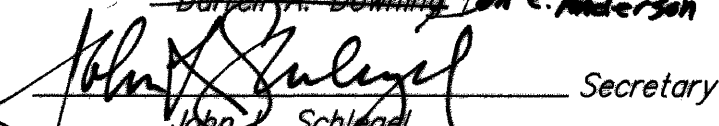

The foregoing instrument acknowledged before me this 13<sup>th</sup> day of Feb., 2007, by Brett M. Wegeng, Vice President Commercial Lending of Security Savings Bank, FSB, on behalf of the Bank.

JAGLYN COLEMAN  
NOTARY PUBLIC - State of Kansas  
My Assn. Expires 1-24-10

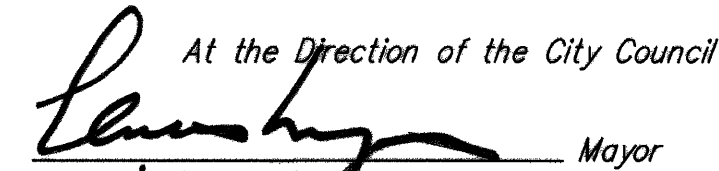

  
Jaglyn Coleman, Notary Public  
My appointment expires 1-31-2010

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 4<sup>th</sup> day of January, 2007.

Wichita-Sedgwick County Metropolitan Area Planning Commission  
  
  
Dan C. Anderson, Chair  
  
Dorothy A. Downing, Secretary  
  
John C. Schlegel, Secretary


This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 13<sup>th</sup> day of March, 2007.

At the Direction of the City Council  
  
Carlos Mayors, Mayor  
  
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 12-512(b) 58-2005 on this 20<sup>th</sup> day of February, 2007.

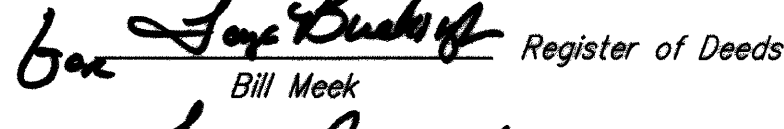

  
Tricia K. Kappel, Deputy County Surveyor  
Sedgwick County Kansas  
LS #1246

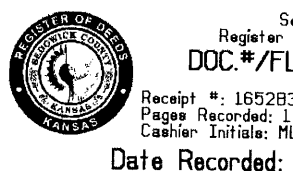
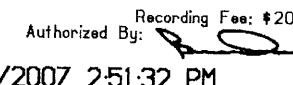
Entered on transfer record this 12<sup>th</sup> day of April, 2007.

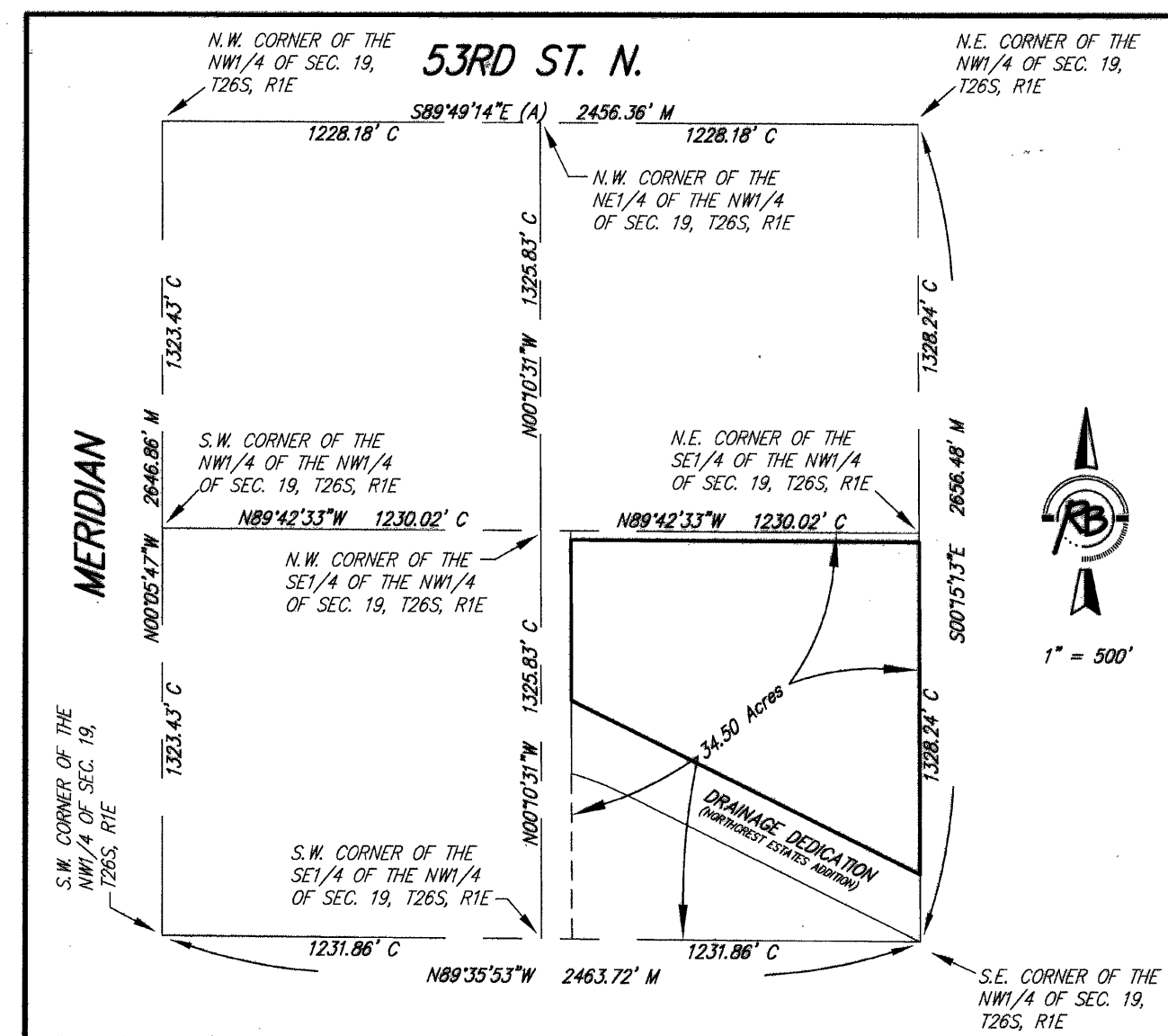
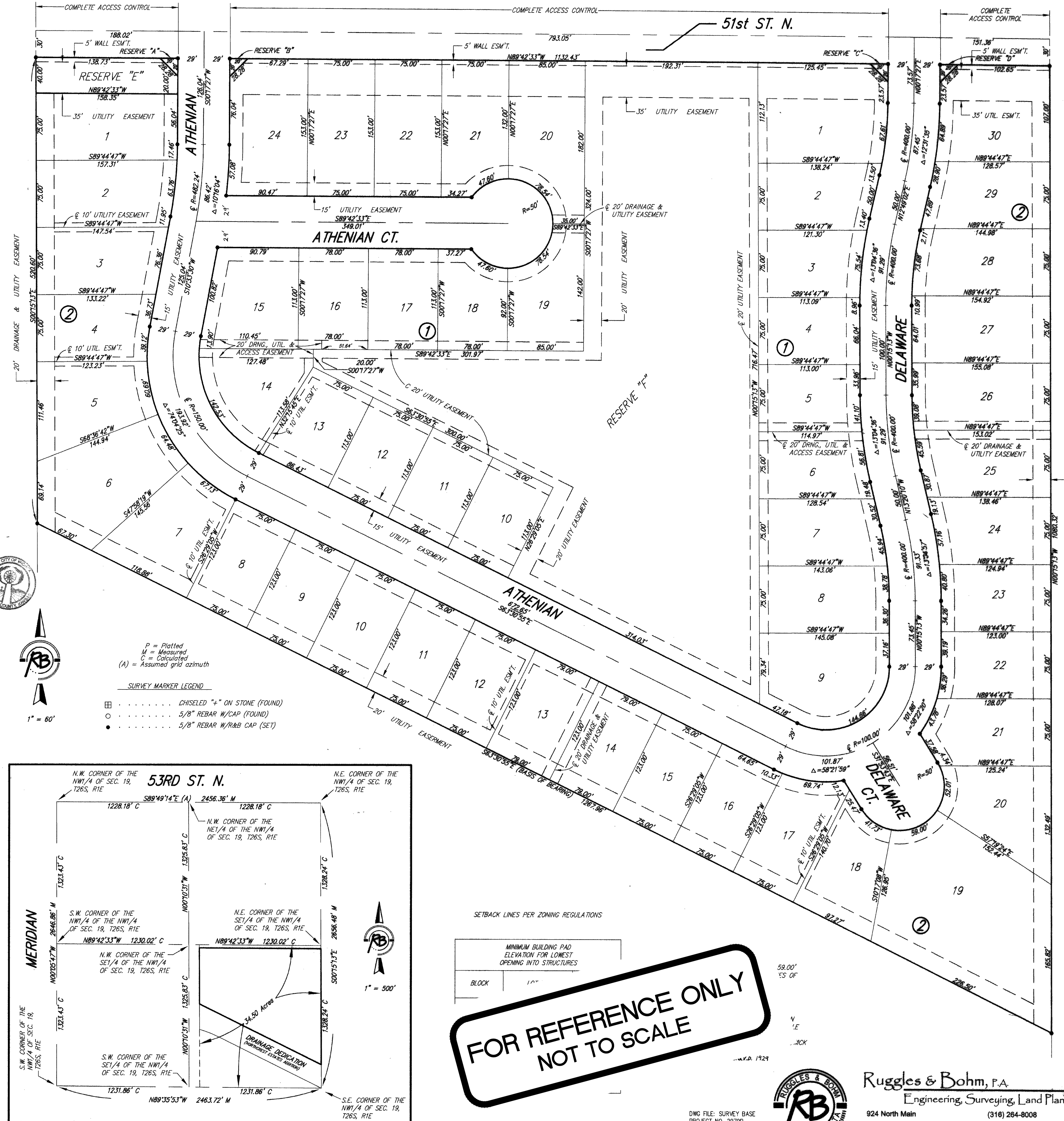
  
Dan Brace, County Clerk

State of Kansas)  
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 12<sup>th</sup> day of April, 2007, at 2:51:32 o'clock P.M., and is duly recorded.

  
Bill Meek, Register of Deeds  
  
Tonya Buckingham, Deputy

  
Register of Deeds - Bill Meek  
DOCK #/FLM-PG: 28873321  
Authorized By:   
Date Recorded: 4/12/2007 2:51:32 PM



**FOR REFERENCE ONLY  
NOT TO SCALE**

  
Ruggles & Bohm, P.A.  
Engineering, Surveying, Land Planning  
924 North Main  
Wichita, Kansas 67203  
www.rbkans.com  
(316) 264-8008  
(316) 264-4621 fax  
E-mail: info@rbkans.com

VALENCIA ADDITION - PH. II  
Baughman Company, P.A.  
Wichita, Kansas  
Copy of PLAT  
STREET IMPROVEMENTS