

2-21-07  
Feb 2006-104

# VALENCIA

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

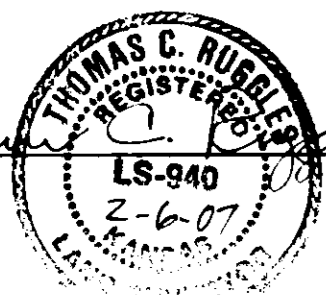
State of Kansas) SS  
Sedgwick County)

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., Delaware 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

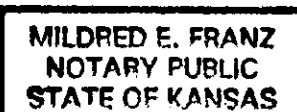
Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "VALENCIA", A replat of Northcrest Estates Addition, Wichita, Sedgwick County, Kansas. Access Controls as indicated 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) SS  
Sedgwick County)

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

My appointment expires 02-13-2007

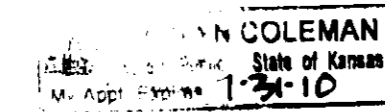
We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "VALENCIA", A replat of Northcrest Estates Addition, Wichita, Sedgwick County, Kansas.

Security Savings Bank, FSB

Brett M. Wegeng, Vice President Commercial Lending

State of Kansas) SS  
Sedgwick County)

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.



Jacob M. 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

Darrell A. Downing, Chair

John L. Schlegel, Secretary

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

Carlos Mayans, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with Kansas Statutes 58-2005 on this 22<sup>nd</sup> day of February, 2007.



Tricia M. Robello, Deputy Surveyor Sedgwick County Kansas

Entered on transfer record this \_\_\_ day of \_\_\_, 2007.

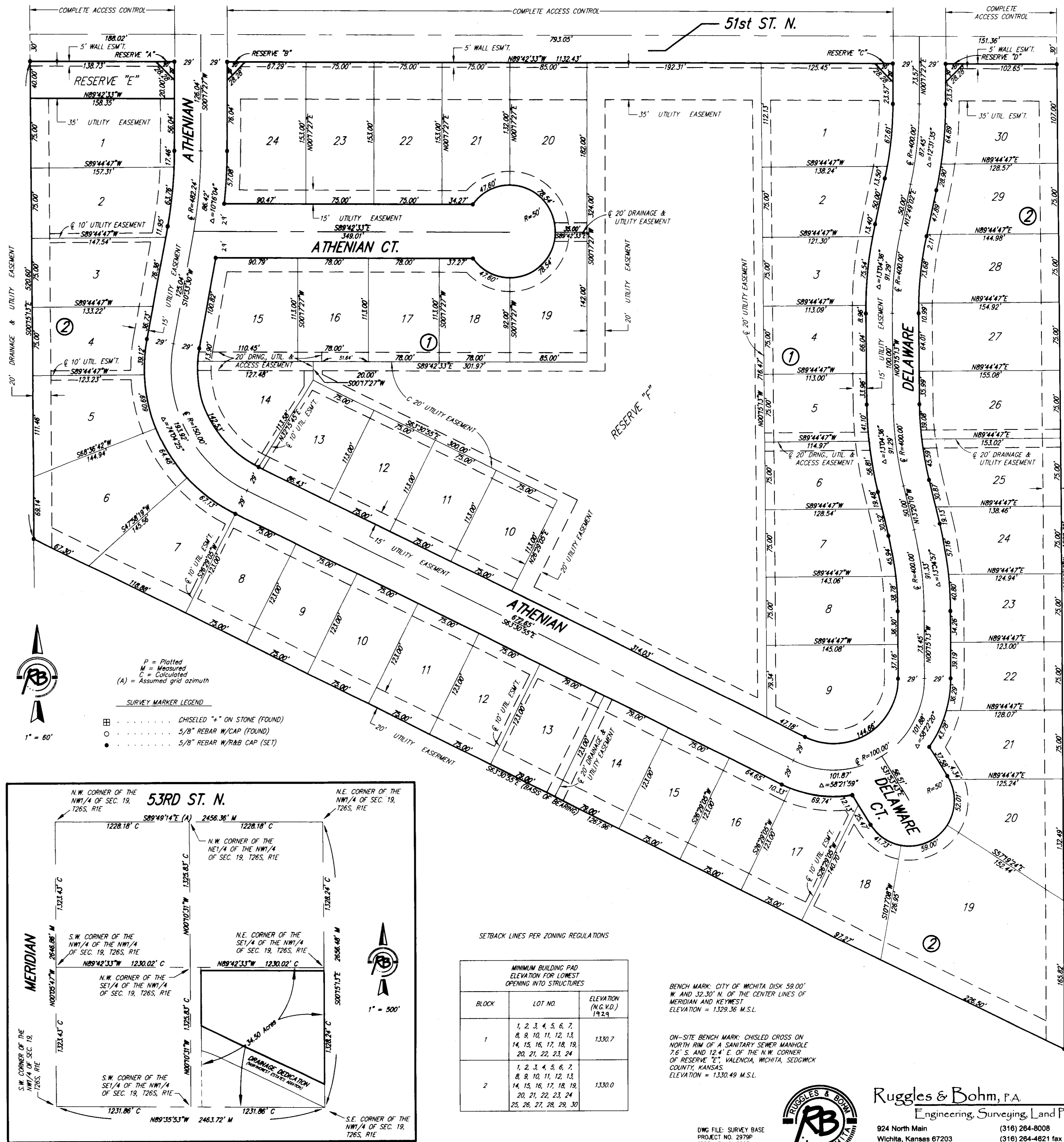
Don Brace, County Clerk

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 \_\_\_, 2007, at \_\_\_ o'clock \_\_\_ M., and is duly recorded.

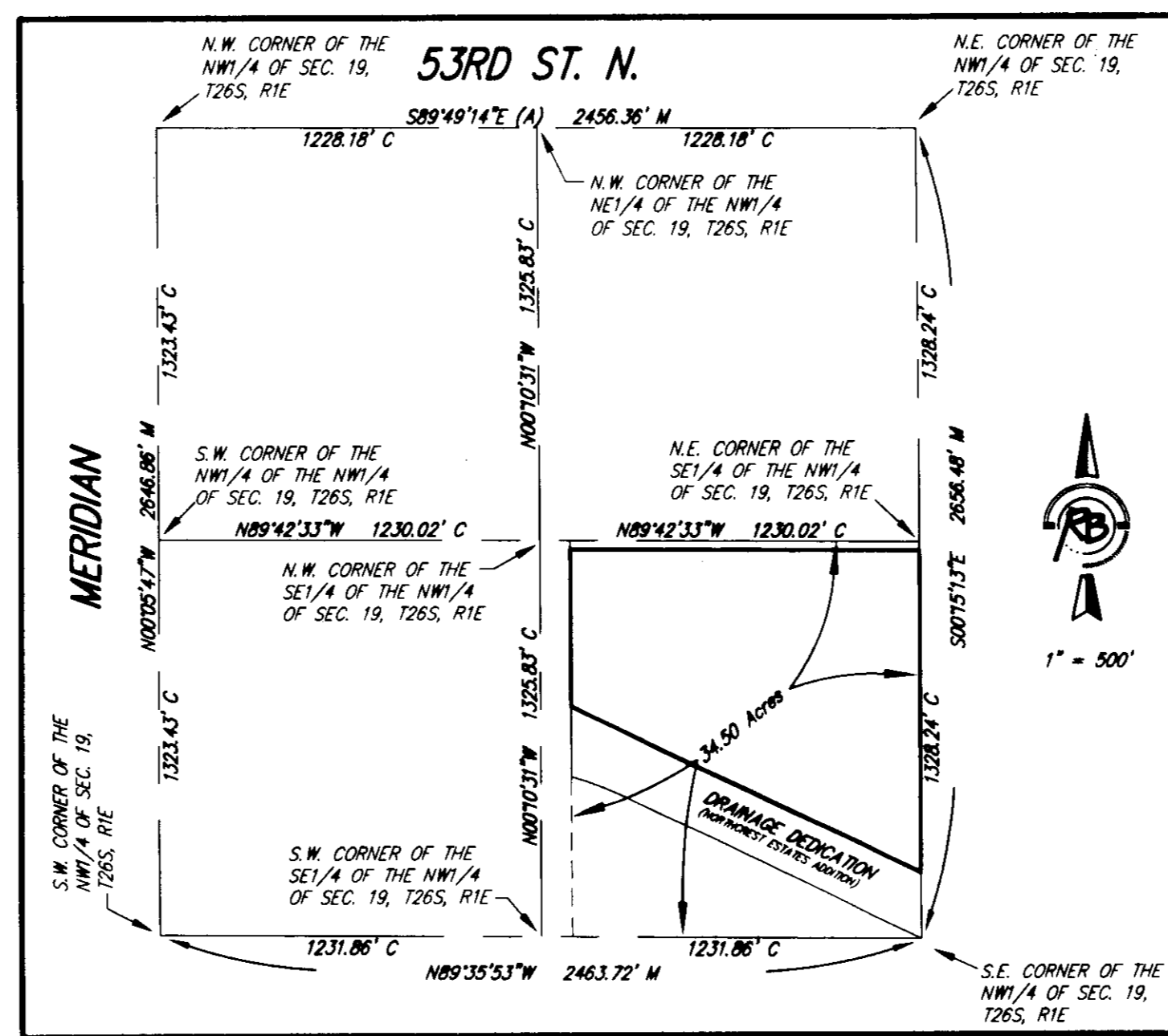
Bill Meek, Register of Deeds

Tonya Buckingham, Deputy



Legend for symbols: P = Plotted, M = Measured, C = Calculated, A = Assumed grid azimuth.

Survey Marker Legend: CHISELED "\*" ON STONE (FOUND), 5/8" REBAR W/CAP (FOUND), 5/8" REBAR W/R&B CAP (SET).

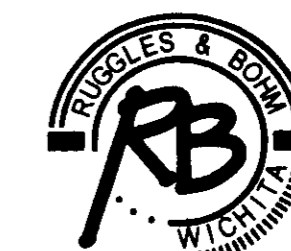


SETBACK LINES PER ZONING REGULATIONS

Table with 3 columns: BLOCK, LOT NO., ELEVATION (NGVD) 1929. Rows 1 and 2.

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: CHISELED CROSS ON NORTH RIM OF A SANITARY SEWER MANHOLE 7.6' S. AND 12.4' E. OF THE N.W. CORNER OF RESERVE "E", VALENCIA, WICHITA, SEDGWICK COUNTY, KANSAS. ELEVATION = 1330.49 M.S.L.



Ruggles & Bohm, P.A. Engineering, Surveying, Land Planning. 924 North Main, Wichita, Kansas 67203. (316) 284-8008. (316) 284-4821 fax. www.rbkansas.com. E-mail: info@rbkansas.com

DWG FILE: SURVEY BASE PROJECT NO. 2079P FEBRUARY 6, 2007