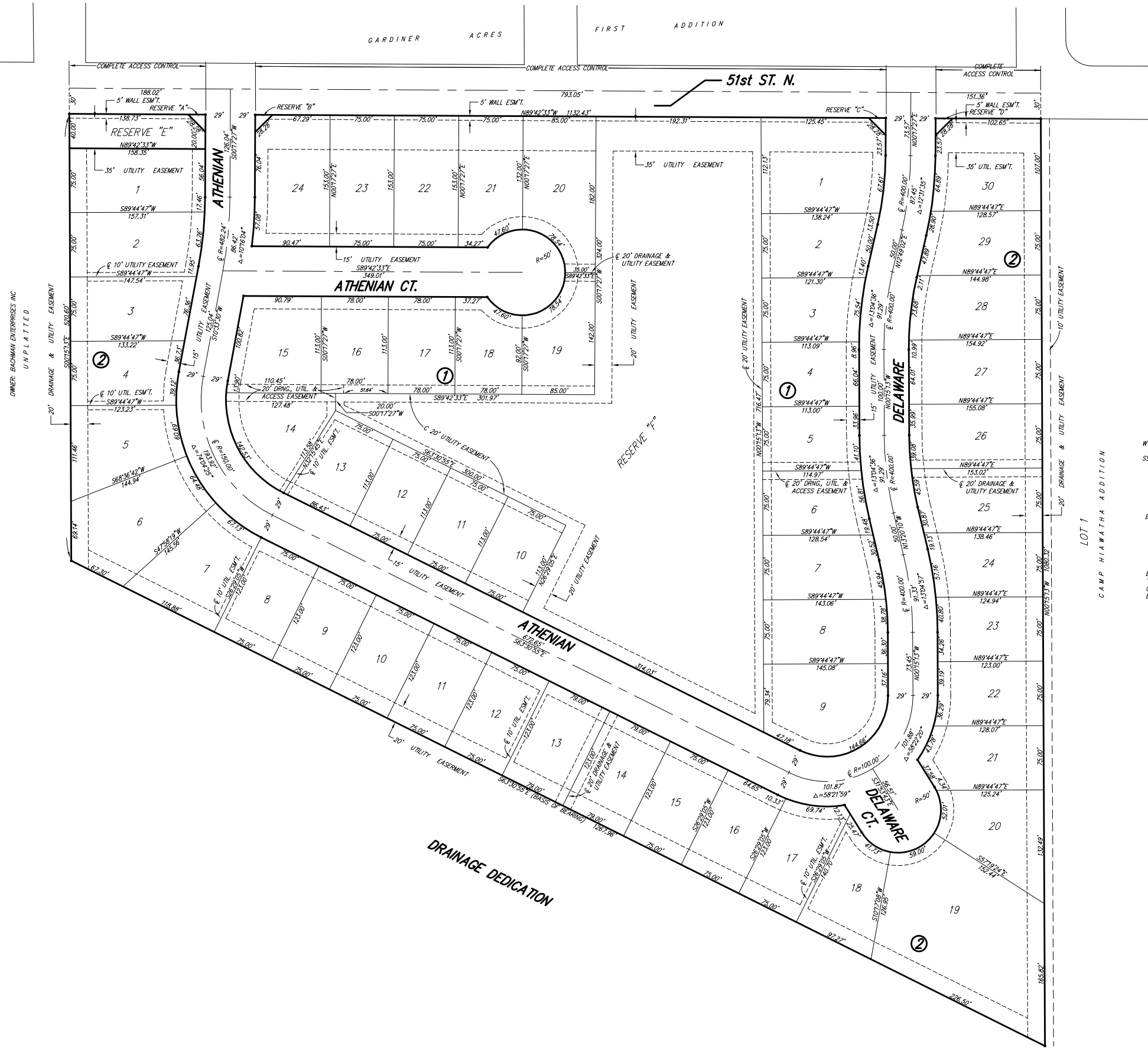


# Preliminary Plat VALENCIA

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

GARDINER ACRES FIRST ADDITION



**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'

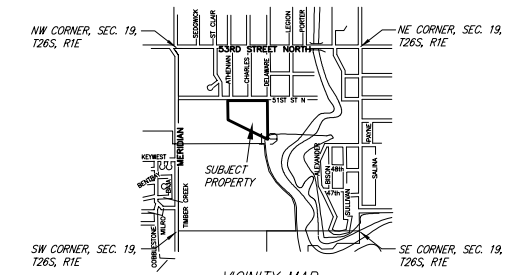
**LEGEND**

W . . . . . WATER LINE (CITY OF WICHITA)

SS . . . . . SANITARY SEWER (CITY OF WICHITA)

BUILDING SETBACKS PER ZONING REGULATIONS

BENCH MARK: 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



**Ruggles & Bohm, P.A.**  
Engineering, Surveying, Land Planning

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