

# FINAL PLAT BIG CREEK ESTATES ELLIS COUNTY, KANSAS

### EASEMENTS:

Easements are hereby dedicated for public use, as utility easement right-of-way which are shown as lying between the dashed lines in widths indicated and as set forth on this plat unless otherwise noted, and said easements may be employed for the purpose of installing, repairing and maintaining gas lines, electric lines, and all other forms and types of public utilities now or hereafter used by the public over, under, and along the strips marked "easement".

### STREETS:

Streets, avenues, and drives shown on this plat and not heretofore dedicated to and for public use are hereby so dedicated.

### SURVEYOR'S CERTIFICATION:

I, Dale K. Owings, Land Surveyor in the State of Kansas, do hereby certify that I have accurately surveyed and platted this subdivision and have located all monuments as shown. Said described survey was completed on April 8th, 2004.

*Dale K. Owings*  
Dale K. Owings, P.E.



I do hereby certify that I have reviewed the above plat of survey as provided by K.S.A. 58-2005 and I find it to meet all requirements of this act.

Date 5-18-04  
Jero J. DeBoer, P.E.  
Land Surveyor



### OWNERS:

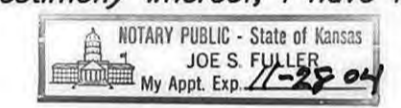
STATE OF KANSAS  
COUNTY OF ELLIS

Know all men by these presents that I, the undersigned property owner of the land as above set forth in the Surveyor's Certification, have caused the same to be surveyed and platted into Lots, Blocks, Easements, Drives, the same to be known as BIG CREEK ESTATES: the Drives are hereby dedicated to and for the use of the public, and easements as indicated on the accompanying plat are hereby granted to the public for the purpose of constructing, operating, maintaining, and repairing all public utilities.

*Asset Max L.P.*  
Asset Max L.P.

Be it remembered on this 18 day of May, 2004, before me, a Notary Public in and for said County and State, came Asset Max L.P. to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same, in testimony whereof, I have hereunto set my hand and affixed my notarial seal.

*Joe S. Fuller*  
Notary Public



My Commission Expires: 11-28-04

### PLANNING COMMISSION:

This plat of Big Creek Estates has been submitted to and approved by the Hays-Ellis County Planning Commission this 20 day of May, 2004.

*Laura Smith*  
Chairman

*Shirley Baldwin*  
Secretary

### CITY COMMISSION:

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this \_\_\_ day of \_\_\_, 2004.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

### COUNTY COMMISSION:

The dedications shown on this plat accepted by the County Commission of Ellis County, Kansas, this 24 day of May, 2004.

*Christopher J. Marshall*  
\_\_\_\_\_  
County Commissioner

*Vernon L. Berend*  
\_\_\_\_\_  
County Commissioner

### COUNTY ATTORNEY:

The above and forgoing plat is approved by County Attorney of Ellis County, Kansas this 21st day of May, 2004.

*William W. Peter*  
County Attorney

### REGISTER OF DEEDS:

STATE OF KANSAS  
COUNTY OF ELLIS

This is to certify that this instrument was filed for record in the Register of Deeds Office on the 25 day of May, 2004, in Book Calh., Page 407.

*Mary Ann Wing*  
Deputy

Resol. No. R-2004-15 Bk: 594 Pg: 734  
Resol. No. R-2004-16 Bk: 594 Pg: 736  
Plat + Deedie. Bk: 594 Pg: 738

*Rebecca Herzig*  
Register of Deeds

Entered on transfer of record this 25th day of May, 2004.

*Alberta Klaus*  
County Clerk



Note: All Lot Lines are perpendicular to street center unless otherwise noted.

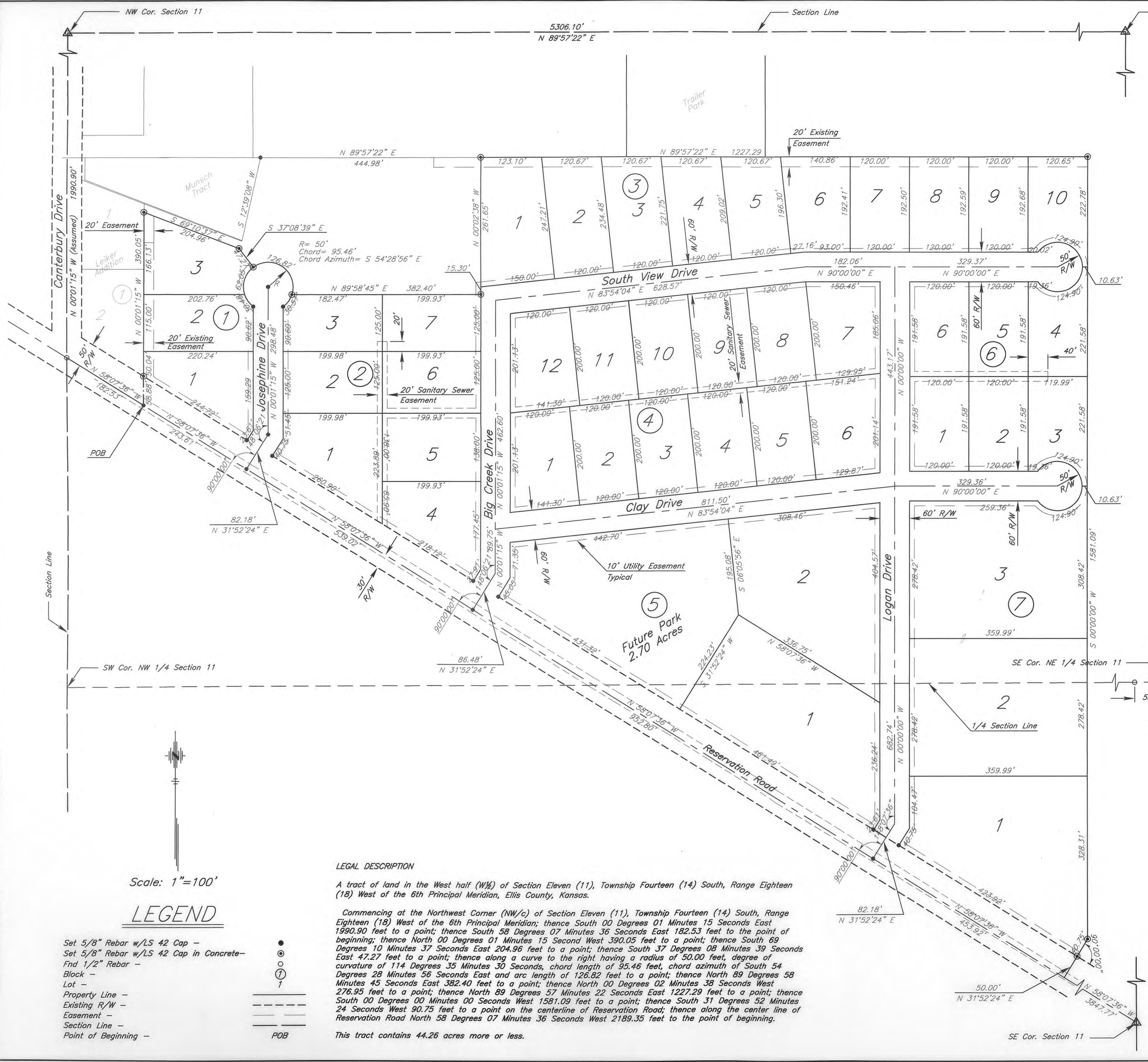
All street right of way is parallel to street center line unless otherwise noted.

**FINAL PLAT**

**BIG CREEK ESTATES**  
ELLIS COUNTY, KANSAS

**PENCO ENGINEERING, P.A.**  
PLAINVILLE, KS

DESIGNED BY: DKO	SCALE: 1" = 100'
DRAWN BY: CAO	JOB NO.: S003062
CHECKED BY: JJD	DATE: APR 2004



### LEGAL DESCRIPTION

A tract of land in the West half (W/2) of Section Eleven (11), Township Fourteen (14) South, Range Eighteen (18) West of the 6th Principal Meridian, Ellis County, Kansas.

Commencing at the Northwest Corner (NW/c) of Section Eleven (11), Township Fourteen (14) South, Range Eighteen (18) West of the 6th Principal Meridian; thence South 00 Degrees 01 Minutes 15 Seconds East 1990.90 feet to a point; thence South 58 Degrees 07 Minutes 36 Seconds East 182.53 feet to the point of beginning; thence North 00 Degrees 01 Minutes 15 Seconds West 390.05 feet to a point; thence South 69 Degrees 10 Minutes 37 Seconds East 204.96 feet to a point; thence South 37 Degrees 08 Minutes 39 Seconds East 47.27 feet to a point; thence along a curve to the right having a radius of 50.00 feet, degree of curvature of 114 Degrees 35 Minutes 30 Seconds, chord length of 95.46 feet, chord azimuth of South 54 Degrees 28 Minutes 56 Seconds East 382.40 feet to a point; thence North 89 Degrees 58 Minutes 58 Seconds East 276.95 feet to a point; thence North 89 Degrees 57 Minutes 22 Seconds East 1227.29 feet to a point; thence South 00 Degrees 00 Minutes 00 Seconds West 1581.09 feet to a point; thence South 31 Degrees 52 Minutes 24 Seconds West 90.75 feet to a point on the centerline of Reservation Road; thence along the center line of Reservation Road North 58 Degrees 07 Minutes 36 Seconds West 2189.35 feet to the point of beginning.

This tract contains 44.26 acres more or less.

Scale: 1"=100'

### LEGEND

- Set 5/8" Rebar w/LS 42 Cap - ●
- Set 5/8" Rebar w/LS 42 Cap in Concrete - ○
- Find 1/2" Rebar - ○
- Block - [Symbol]
- Lot - [Symbol]
- Property Line - [Symbol]
- Existing R/W - [Symbol]
- Easement - [Symbol]
- Section Line - [Symbol]
- Point of Beginning - [Symbol]

File name: S:\AC2\s003062\s003062 Preliminary.dwg