Final Plat of

Big Creek Estates Second Addition

to Ellis County, Kansas

Also being a Replat of Lot 10, Block 3, Big Creek Estates and Lot 3, Block 7, Big Creek Estates

LEGEND:

- ● Found 5/8" rebar with cap "PENCO LS 42"
- ○ Set 1/2"x24" rebar with cap "MEIS PS 1533"

Block No.	Lot No.	Square Feet	Acres	Notes
1	1	25,048	0.575	
	2	22,438	0.515	
	3	30,344	0.697	Largest Lot
	4	20,441	0.469	Smallest Lot
	5	21,000	0.482	
	6	21,000	0.482	
	7	21,000	0.482	
	8	21,000	0.482	
	9	21,007	0.462	
	10	26,865	0.617	
	11	27,270	0.626	
	12	24,498	0.562	
	13	25,057	0.575	
	14	25,057	0.575	
		23,716	0.543	Average Lot Size

LEGAL DESCRIPTION:

A tract of land in the Northwest Quarter of Section 11, Township 14 South, Range 18 West of the Sixth Principal Meridian, Ellis County, Kansas, described as follows by James Meis, PS 1533:

Beginning at the Northwest corner of Lot 10, Block 3, Big Creek Estates, being located in the Northwest Quarter of Section 11, Township 14 South, Range 18 West; Thence North 89 degrees 57 minutes 22 seconds East, along an extension of the North line of Big Creek Estates, a distance of 380.65 feet; Thence South 00 degrees 00 minutes 00 seconds West, parallel with the East line of Big Creek Estates, a distance of 974.56 feet; Thence North 90 degrees 00 minutes 00 seconds West, along an extension of the South line of Lot 3, Block 7, Big Creek Estates, a distance of 619.99 feet to the Southwest corner of Lot 3, Block 7, Big Creek Estates; Thence North 00 degrees 00 minutes 00 seconds West, along the West line of Lot 3, Block 7, Big Creek Estates a distance of 278.42 feet to the Northwest corner of Lot 3, Block 7, Big Creek Estates; Thence North 90 degrees 00 minutes 00 seconds East, along the North line of Lot 3, Block 7, Big Creek Estates, a distance of 359.99 feet to the Northeast corner of Lot 3, Block 7, Big Creek Estates; Thence North 00 degrees 00 minutes 00 seconds West, along the East line of Block 6, Big Creek Estates, a distance of 503.17 feet, to the Southeast Corner of Lot 10, Block 3, Big Creek Estates; Thence North 90 degrees 00 minutes 00 seconds West, along the South line of Lot 10, Block 3, Big Creek Estates, a distance of 120.65 feet to the Southwest corner of Lot 10, Block 3, Big Creek Estates; Thence North 00 degrees 00 minutes 00 seconds West, along the West line of Lot 10, Block 3, Big Creek Estates, a distance of 192.68 feet to the Point of Beginning. Said tract contains 8.651 acres more or less.

SURVEY NOTES:

1. Bearings based on Final Plat of Big Creek Estates, recorded in Plat Cabinet 1, Page 407 at the Ellis County Register of Deeds Office
2. Easement for Public Road recorded in Book 771, Pages 615-620
3. Project bench mark is a "+" cut on the North rim of sanitary sewer manhole near the Northwest property corner. Elevation = 1988.69 NAVD 88
4. Description closure precision = 1:2,165,540.4 closure error distance = 0.00016 feet, closure error bearing = S04°02'35"E, description acreage = 8.651 acres.

SURVEYOR'S CERTIFICATE:

I, James Meis, Professional Surveyor #1533 in the State of Kansas, certify that the survey shown on this plat was made by me or under my direct supervision. This plat is true and correct to the best of my knowledge and belief.

JAMES MEIS LICENSED PS-1533 03-16-2021 KANSAS PROFESSIONAL SURVEYOR

James Meis, PS 1533 — 03-16-2021 Date

REVIEW SURVEYOR'S CERTIFICATE:

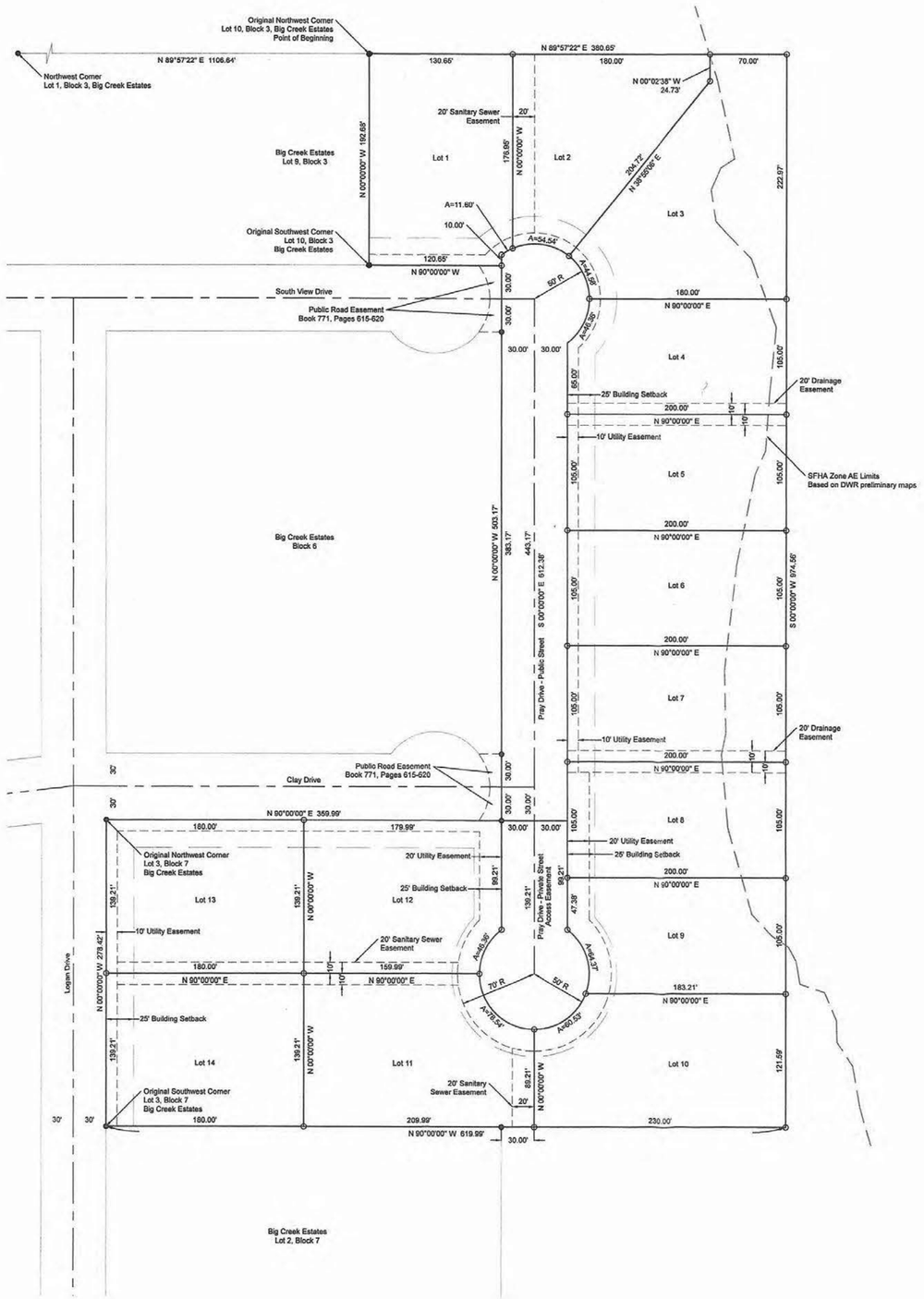
State of Kansas, County of Ellis, ss:

I hereby certify that the review of this plat was found to be in compliance with the requirements of K.S.A. 58-2005.

DARRELL E. CHRISTEN LICENSED LS-1367 3-16-2021 KANSAS REGISTERED LAND SURVEYOR

Approved this 16 day of March, 2021

Darrell E. Christen, PS 1367



STREETS AND EASEMENTS:

Streets as shown, and being labeled as Pray Drive - Public Street, on this plat and not heretofore dedicated to and for public use are hereby dedicated.

The access easements, as reflected upon the subdivision plat, and being labeled as Pray Drive - Private Street, have not been dedicated to the public for public access nor have they been accepted by Ellis County or the City Hays, Kansas as public improvements. The streets, streetlights, traffic control devices, sidewalks and other improvements that are within the access easements shall be maintained by the owners of Lots 8, 9, 10, 11 and 12 within the subdivision. The access easements shall always be open to emergency vehicles, public and private utility service personnel, the United States Postal Service, and governmental employees in pursuit of their official duties.

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

OWNER'S CERTIFICATE:

Know all men by these presents, that we, the undersigned property owners of the land above described have caused the same to be surveyed and platted into Lots, Streets and Easements, the same to be known as "Big Creek Estates Second Addition", to Ellis County, Kansas. The streets are hereby dedicated to and for the use of the public, and the utility 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.

We, the undersigned owners of the land shown on this plat and designated herein as "Big Creek Estates Second Addition" do hereby grant a non-exclusive access and utility easement, as shown on this plat, to Ellis County, Kansas, and those who may now or hereafter hold franchise under said County. The access and utility easements, as shown on this plat, allows the employees or agents of Ellis County or the City of Hays, Kansas, employees of utilities operating under franchise to Ellis County or the City of Hays, Kansas, the licensees and guests of the owners of the subdivision to use the streets, streetlights, traffic control devices, sidewalks, other improvements and access and utility easements thereon shown.

The owners of lots served by the access easements within this Plat agree to release, indemnify, defend and hold harmless any governmental entity for damages to the private improvements within the access easements occasioned by the reasonable use thereof by the government entity for governmental purposes, and to release, indemnify, defend and hold harmless any governmental entity for damages arising from the condition of the access easements. The maintenance of private street improvements shall not be the responsibility of Ellis County or the City of Hays, Kansas.

Adam Pray and Megan Pray, husband and wife

Adam Pray

Megan Pray

03/29/2021 Date

Kerry M. Tiernan and April C. Tiernan, husband and wife

Kerry M. Tiernan

April C. Tiernan

3/30/21 Date

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 29th day of MARCH, 2021, before me, a Notary Public in and for said County and State, came Adam Pray and Megan Pray, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal, the day and year above written.

Linda Riedel, Notary Public

My Commission Expires: 04-01-24

NOTARY PUBLIC - State of Kansas LINDA RIEDEL My Appt. Expires 04-01-24

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

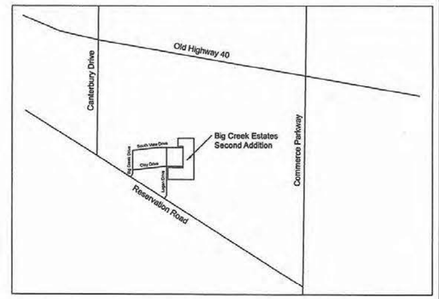
Be it remembered that on this 30th day of MARCH, 2021, before me, a Notary Public in and for said County and State, came Kerry M. Tiernan and April C. Tiernan, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal, the day and year above written.

Linda Riedel, Notary Public

My Commission Expires: 04-01-24

NOTARY PUBLIC - State of Kansas LINDA RIEDEL My Appt. Expires 04-01-24

Vicinity Map
Not to Scale



APPROVALS:

This plat of Big Creek Estates Second Addition has been submitted to and approved by the Hays Area Planning Commission this 21st day of December, 2020

Paul E. Phillips, Paul Phillips, Chairperson

Jim Schreiber, Secretary

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 11th day of March, 2021

Sandy Jacobs, Sandy Jacobs, Mayor

CITY OF HAYS INCORPORATED SEAL MAY 19, 1885 KANSAS

ATTEST:

Brenda Kitchen, Brenda Kitchen, City Clerk

John T. Bird, John T. Bird, Attorney for the City of Hays

The dedications shown on this plat accepted by the County Commission of Ellis County, Kansas, this 8th day of February, 2021

Robert (Butch) Schlyer, Robert (Butch) Schlyer, Chairman

ATTEST:

Bobbi Dreiling, Bobbi Dreiling, County Clerk

SEAL

Bill Jeter, Bill Jeter, Attorney for Ellis County

TRANSFER:

Entered on transfer record this 5 day of April, 2021

Bobbi Dreiling, Bobbi Dreiling, County Clerk

RECORDED:

State of Kansas, County of Ellis, ss:

This is to certify that this instrument was filed for record in the Register of Deeds Office on the 16th day of April, 2021 in Book Cab. 2, Page A96

Rebecca Herzog, Rebecca Herzog, Register of Deeds

REGISTER OF DEEDS SEAL ELLIS COUNTY, KANSAS

Resolution #2021-005, filed for record in Book 988, Page 584

Plat & Dedication documents filed for record in Book 988, Page 586

Adam Pray 116 E 11th Street Hays, KS 67601	**DRIGGS DESIGN GROUP, PA** Surveying Engineering Planning James Meis, PS 1533 1017 Downing Avenue, Hays, Kansas 67601 jmeis@driggsdesign.com (785) 650-9864	Project No: 2020-097 Date: 01-20-2021 Scale: 1" = 80' Sheet No: 1 of 1 Drawn By: KMT