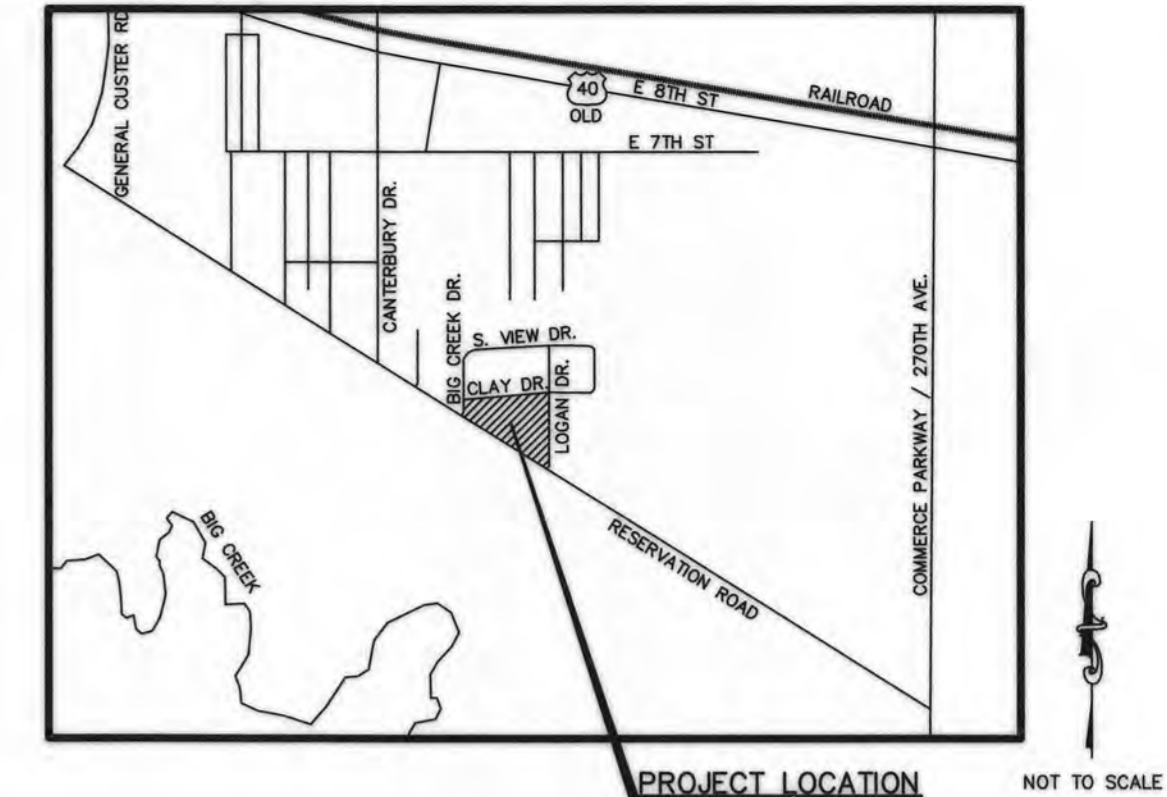
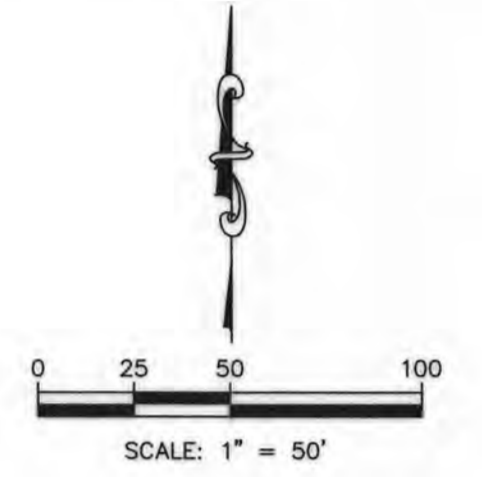


NW COR.  
SEC 11, T-14-S, R-18-W  
1/2" IRON ROD IN MONUMENT BOX  
NO CAP, ORIGIN UNKNOWN  
ACCEPTED BY DOUGLAS L. CARLSON LS 715  
PER LSRR DATED APRIL 19, 2007



LOCATION MAP  
COUNTY OF ELLIS, KANSAS



**LEGEND**

- △ SECTION CORNER FOUND
- 1/2" REBAR W/ ORANGE CAP STAMPED PENCO LS 42 FOUND
- 5/8" X 24" REBAR W/ KVE CLS 20 CAP SET
- CONTROL POINT SET
- (M) MEASURED BEARING AND DISTANCE
- (P) PLATTED PER BIG CREEK ESTATES
- LINE NOT DRAWN TO SCALE
- FLOOD ZONE BOUNDARY
- NO SCREEN OTHER AREAS ZONE X - AREA OF MINIMAL FLOOD HAZARD
- OTHER AREA OF FLOOD HAZARD ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE
- SPECIAL FLOOD HAZARD AREAS ZONE AE - WITH BASE FLOOD ELEVATION
- RESTRICTED ACCESS

TRACT A = DESIGNATED GREEN SPACE

**FINAL PLAT**  
**BIG CREEK ESTATES**  
**THIRD ADDITION**  
REPLAT OF BLOCK 5, BIG CREEK ESTATES  
A PORTION OF W 1/2, SECTION 11,  
TOWNSHIP 14 SOUTH, RANGE 18 WEST  
TO  
ELLIS COUNTY, KANSAS

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 89°45'13" E	32.71'
L2	S 20°51'55" W	30.00'
L3	S 20°51'55" W	30.00'
L4	S 31°35'34" W	30.00'
L5	S 84°05'24" E	30.00'
L6	N 20°51'55" E	30.00'
L7	N 20°51'55" E	30.00'
L8	N 20°51'55" E	30.00'
L9	N 05°51'09" W	30.00'
L10	N 05°51'09" W	30.00'

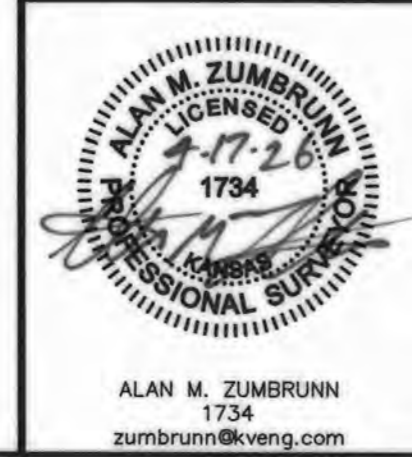
**CURVE TABLE**

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S 79°26'39" E	53.69'	150.00'
C2	S 79°26'39" E	42.95'	120.00'
C3	S 79°26'39" E	64.43'	180.00'
C4	S 41°33'35" E	27.77'	30.00'
C5	N 36°11'45" W	56.70'	75.00'
C6	N 88°57'54" W	76.26'	80.00'
C7	S 33°11'37" W	68.76'	75.00'
C8	S 25°59'07" E	79.25'	75.00'
C9	N 88°55'03" E	82.14'	75.00'
C10	S 83°17'25" W	27.77'	30.00'

**BENCHMARK/CONTROL POINTS:**  
CP #99: 1/2"X24" REBAR W/ PINK CONTROL POINT CAP  
N 491551.77, E 4543645.49  
ELEV=1973.82  
CP #102: 1/2"X24" REBAR W/ PINK CONTROL POINT CAP  
N 491045.67, E 4544454.31  
ELEV=1972.80

**LOT TABULATION:**  
TOTAL LOT NUMBER: 15  
SMALLEST LOT: 0.32 ACRES  
AVERAGE LOT: 0.39 ACRES  
LARGEST LOT: 0.49 ACRES

SE COR,  
SEC 11, T-14-S, R-18-W  
5/8" REBAR, ORIGIN UNKNOWN  
ACCEPTED BY DOUGLAS L. CARLSON LS 715  
PER LSRR DATED APRIL 18, 2002



PROJECT: BIG CREEK ESTATES THIRD ADD., REPLAT OF BLOCK 5 BIG CREEK ESTATES, ELLIS COUNTY, KANSAS  
PREPARED FOR: PLATINUM GROUP LLC, 116 EAST 11TH STREET, HAYS, KANSAS 67601

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26

PROJECT NO. A2451824  
DRAWN BY ABELL  
CHECKED BY AMZ  
CFN 1824PLAT  
SHEET 1 OF 2

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

**DESCRIPTION:**

LOTS ONE (1) AND TWO (2), BLOCK FIVE (5), BIG CREEK ESTATES ADDITION TO ELLIS COUNTY, KANSAS

AND

A TRACT OF LAND IN BLOCK FIVE (5), DESIGNATED AS FUTURE PARK, BIG CREEK ESTATES TO ELLIS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK FIVE (5), THENCE EASTERLY 442.70 FEET; THENCE SOUTHERLY 195.08 FEET; THENCE SOUTHWESTERLY 224.23 FEET; THENCE NORTHWESTERLY 431.32 FEET; THENCE NORTHEASTERLY 45.05 FEET; THENCE NORTHERLY 71.35 FEET TO THE POINT OF BEGINNING.

**BASIS OF BEARINGS:**

AN ASSUMED BEARING OF S 00°14'47" W ON THE EAST LINE OF BLOCK 5, BIG CREEK ESTATES, ELLIS COUNTY, KANSAS.

**SURVEYOR'S NOTES:**

- EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: UNPLATTED EASEMENTS; UNPLATTED BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THERE MAY BE STRUCTURES AND IMPROVEMENTS LOCATED ON THE SURVEYED PARCEL WHICH ARE NOT SHOWN HEREON.
- THIS CERTIFICATE OF SURVEY DOES NOT REPRESENT AN "ALTA/NSPS LAND TITLE SURVEY."
- SEE APPLICABLE COUNTY OF ELLIS CODES FOR CONDITIONS THAT MIGHT AFFECT THE DEVELOPMENT OF THIS SURVEYED PARCEL.
- BEARINGS AND DISTANCES SHOWN WERE MEASURED BY INSTRUMENT ON THE GROUND.
- DESCRIPTION CLOSURE PRECISION = 1:242477.00, CLOSURE ERROR DISTANCE = 0.01, CLOSURE ERROR BEARING = N 37°00'56" E, DESCRIPTION ACREAGE = 6.81 ACRES

**PLAT NOTES:**

- TRACT A = DESIGNATED GREEN SPACE
- LOGAN CIRCLE SHALL BE A PRIVATE STREET BUILT TO ELLIS COUNTY STANDARDS AND SPECIFICATIONS.
- APPLICANT REQUEST VARIANCE FROM SECTION 3.05 PART FOR DOUBLE FRONTAGE LOTS. LOTS WITH DOUBLE FRONTAGE HAVE RESTRICTED ACCESS AS SHOWN.
- APPLICANT REQUEST VARIANCE FROM SECTION 4.10.06\*\* LOTS WILL EACH HAVE IT OWN WELL.
- ALL WELLS TO BE INSTALLED PER KDHE STANDARDS AND SHALL HAVE A 25' LOT LINE SET BACK. HOUSES ARE NOT PERMITTED TO USE CHEMICAL TREATMENT FOR TERMITES.
- PURCHASE AND SUBSEQUENT IMPROVEMENT AND USE OF THE LOTS WITHIN THE BIG CREEK ESTATES THIRD ADDITION SUBDIVISION SHALL BE SUBJECT TO AND REGULATED BY THE PROVISIONS OF THE BIG CREEK ESTATES THIRD ADDITION COVENANTS SUBMITTED AND RECORDED SEPARATELY WITH THIS PLAT.

**FLOOD STATEMENT:**

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "OTHER AREAS ZONE X" & "OTHER AREA OF FLOOD HAZARD ZONE X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 20051C0431C, EFFECTIVE DATE JUNE 15, 2022.

**STREETS AND EASEMENTS:**

THE ACCESS EASEMENTS, AS REFLECTED UPON THE SUBDIVISION PLAT, AND BEING LABELED AS LOGAN CIRCLE - PRIVATE STREET, HAVE NOT BEEN DEDICATED TO THE 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 1, 3, 5, 7, 8, 10, 11, 12, 13, AND 14 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:**


STATE OF KANSAS, COUNTY OF ELLIS

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROPRIETOR, ADAM PRAY OWNS THE LAND DESCRIBED IN THE PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALL STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS AND SEWER PIPES OR REQUIRED DRAINAGE CHANNELS OR STRUCTURES UNDER OR UPON THE AREAS MARKED FOR EASEMENTS ON THIS PLAT IS HEREBY GRANTED.

DEDICATED OR RESERVING ALL PARCELS OF LAND ON THE FINAL PLAT AND INTENDED FOR ANY PUBLIC OR PRIVATE USE, INCLUDING THOSE PARCELS WHICH ARE INTENDED FOR THE EXCLUSIVE USE OF THE LOT OWNERS OF THE SUBDIVISION, THEIR LICENSEES, VISITORS, TENANTS AND SERVANTS.

GIVEN UNDER MY HAND AT ABBY, KANSAS, THIS 5<sup>th</sup> DAY OF May, A.D. 2026.

BY:  \_\_\_\_\_  
ADAM PRAY

**NOTARY CERTIFICATE:**

STATE OF KANSAS, COUNTY OF ELLIS, SS:

BE IT REMEMBERED, THAT ON THIS 5<sup>th</sup> DAY OF May, 2026 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME ADAM PRAY, MEMBERS OF PLATINUM GROUP, LLC PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING IN BEHALF OF SAID PARTNERSHIP, AND THEY DULY ACKNOWLEDGED THE EXECUTION OF THE SAME FOR THEMSELVES AND FOR SAID PARTNERSHIP FOR THE USES AND PURPOSES THEREIN SET FORTH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN.



MY COMMISSION EXPIRES: Linda Riebel  
04-01-28  
NOTARY PUBLIC

**ELLIS COUNTY JOINT PLANNING COMMISSION CERTIFICATE:**

THIS PLAT OF BIG CREEK ESTATES THIRD ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE ELLIS COUNTY JOINT PLANNING COMMISSION THIS 7<sup>th</sup> DAY OF March, 2026.

  
CHAIRMAN, DAVID MCDANIEL

  
SECRETARY, KARI GROFF

**ELLIS COUNTY COMMISSION CERTIFICATE:**

THE DEDICATIONS SHOWN ON THIS PLAN ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ELLIS COUNTY, KANSAS, THIS 1<sup>st</sup> DAY OF April, 2026.

  
NEAL YOUNGER, CHAIRMAN

  
MICHAEL BERBES, COMMISSIONER

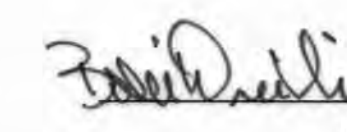
  
NATHAN LEIKER, COMMISSIONER

ATTEST:   
BOBBI DREILING, COUNTY CLERK

**COUNTY CLERK CERTIFICATE:**

ENTERED ON TRANSFER RECORD THIS 7 DAY OF May, 2026.

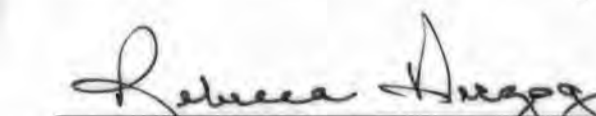


  
BOBBI DREILING, COUNTY CLERK

**RECORDING CERTIFICATE:**

STATE OF KANSAS, ELLIS COUNTY, SS:

I DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE 07 DAY OF May, 2026 IN BOOK Cal. # 2, PAGE 515-516

  
REGISTER OF DEEDS, REBECCA HERZOG  
Dist + Dedie. BK: 1074, Ps: 115  
Resol. # 2026-7 BK: 1074, Ps: 122



DEPUTY

**SURVEYOR'S CERTIFICATE:**

STATE OF KANSAS, COUNTY OF GEARY

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME, OR UNDER MY SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF THE COUNTY OF ELLIS, KANSAS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, GIVEN UNDER MY HAND AND SEAL AT SALINA, KANSAS, THIS 17 DAY OF April, 2026.

DATE OF SURVEY: OCTOBER 8, 2025

**REVIEW SURVEYOR CERTIFICATE:**

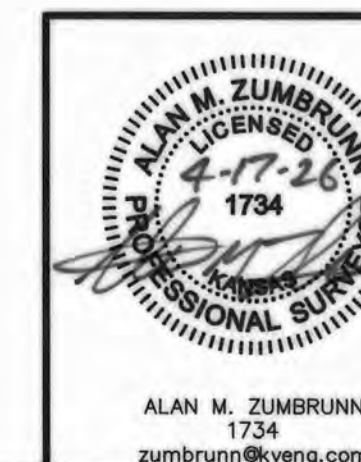
THIS SURVEY WAS REVIEWED FOR COMPLIANCE WITH K.S.A. 58-2001 THROUGH 58-2005 ONLY AND IS APPROVED FOR RECORDING ON THIS 17 DAY OF April, A.D., 2026.

REVIEW SURVEYOR \_\_\_\_\_ LS NUMBER \_\_\_\_\_



# FINAL PLAT BIG CREEK ESTATES THIRD ADDITION

REPLAT OF BLOCK 5, BIG CREEK ESTATES  
A PORTION OF W 1/2, SECTION 11,  
TOWNSHIP 14 SOUTH, RANGE 18 WEST  
TO  
ELLIS COUNTY, KANSAS



2319 NORTH JACKSON | P.O. BOX 1304  
JUNCTION CITY, KANSAS 66441  
PH. (785) 762-5040  
jc@kveng.com | www.kveng.com

**KV KAW VALLEY ENGINEERING**

PROJECT: BIG CREEK ESTATES THIRD ADD., REPLAT OF BLOCK 5 BIG CREEK ESTATES, ELLIS COUNTY, KANSAS  
PREPARED FOR: PLATINUM GROUP LLC, 116 EAST 11TH STREET, HAYS, KANSAS 67601

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26

PROJECT NO. A2451824  
DRAWN BY ABELL  
CHECKED BY AMZ  
CFN 1824PLAT  
SHEET 2 OF 2