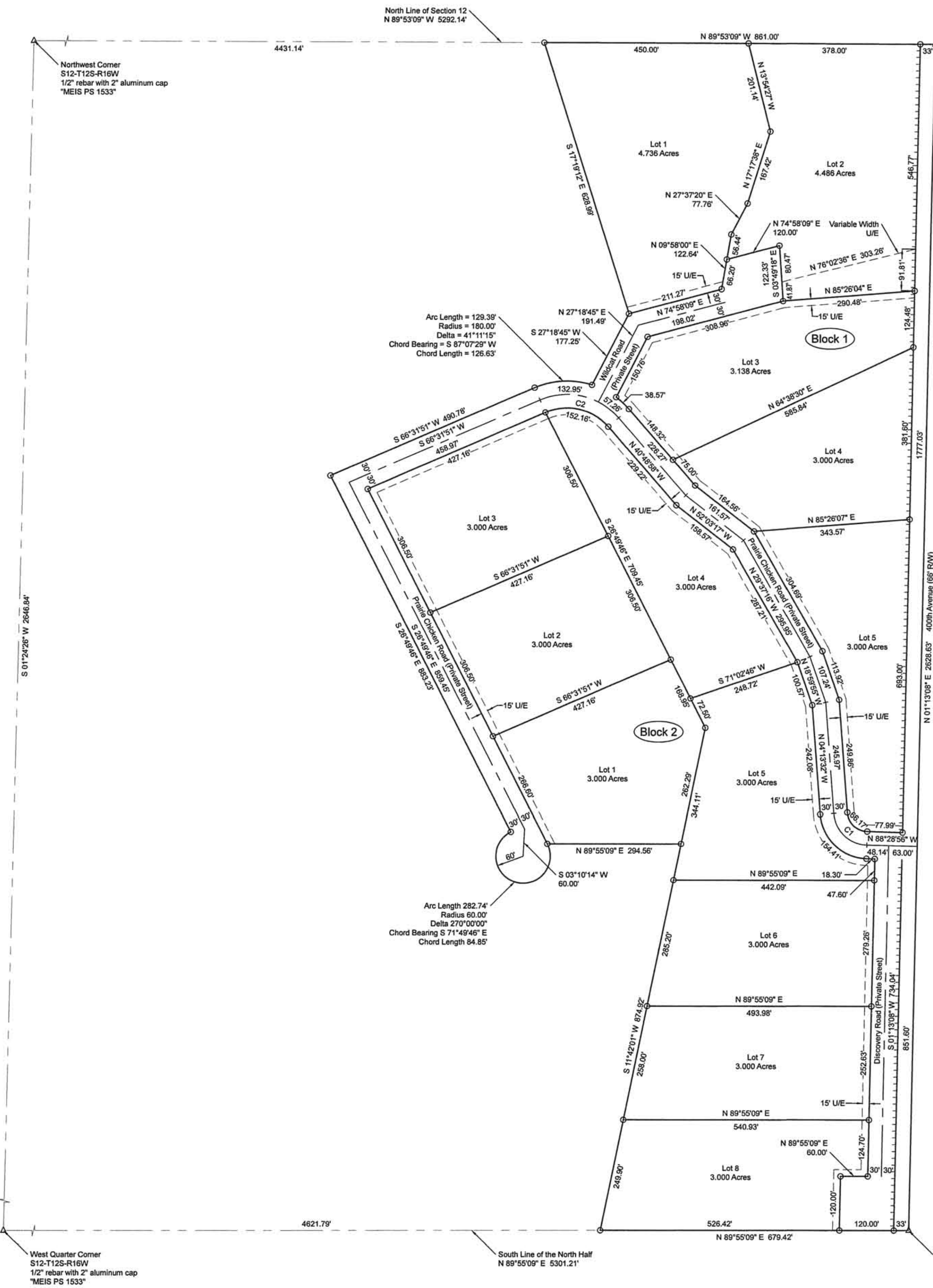


Final Plat of FAIRVIEW PATCH

in the Northeast Quarter of Section 12, Township 12 South, Range 16 West, Ellis County, Kansas

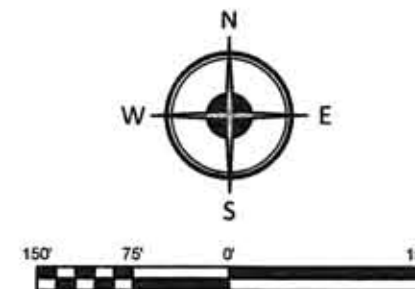


Northeast Corner
S12-T12S-R16W
1/2" rebar with plastic cap
"MEIS PS 1533"
Point of Beginning



C1 Curve Data
Arc Length = 110.29'
Radius = 75.00'
Delta = 84°15'24"
Chord Bearing = N 46°21'14" W
Chord Length = 100.62'

C2 Curve Data
Arc Length = 190.21'
Radius = 150.00'
Delta = 72°39'11"
Chord Bearing = N 77°08'33" W
Chord Length = 177.72'



LEGEND:
Δ Section Corner
○ Set 1/2"x24" rebar with plastic cap "MEIS PS 1533"
U/E Utility Easement
RW Right-of-Way
— Property Line
--- Section Line
--- Utility Easement
--- Access Control

SURVEY NOTES:

- All bearings shown are grid, Kansas State Plane North Zone NAD83 (2011). All distances shown are ground.
- Description closure precision = 1:2029126.4, closure error distance = 0.00391 feet, closure error bearing = S 40°37'06" E, description acreage = 50.534 acres
- See Land Survey Reference Reports for more information regarding section corners, method of recovery or establishment and reference ties
- Distances shown on arcs are arc distances
- Building setbacks are not shown. All lots will be subject to Ellis County Zoning Regulations
- Surveyed property does not fall in a special flood hazard area, as shown on FIRM Panel No. 20051C0250C, effective date June 15, 2022

LEGAL DESCRIPTION:

A tract of land in the North Half of Section 12, Township 12 South, Range 16 West of the 6th Principal Meridian, Ellis County, Kansas, described as follows:

Beginning at the Northeast corner of Section 12, Township 12 South, Range 16 West; Thence North 89 degrees 53 minutes 09 seconds West, along the north line of Section 12, 861.00 feet; Thence South 17 degrees 19 minutes 12 seconds East, 528.99 feet; Thence South 27 degrees 18 minutes 45 seconds West, 177.25 feet; Thence on a non-tangent curve to the left, having a radius of 180.00 feet, an arc length of 129.39 feet, a chord bearing of South 87 degrees 07 minutes 29 seconds West and a chord length of 126.63 feet; Thence South 66 degrees 31 minutes 51 seconds West, 490.78 feet; Thence South 26 degrees 49 minutes 46 seconds East, 883.23 feet; Thence on a non-tangent curve to the left, having a radius of 60.00 feet, an arc length of 282.74 feet, a chord bearing of South 71 degrees 49 minutes 46 seconds East and a chord length of 84.85 feet; Thence North 89 degrees 55 minutes 09 seconds East, parallel to the South line of the North Half, 294.56 feet; Thence South 11 degrees 42 minutes 01 seconds West, 874.92 feet to the South line of the North Half; Thence North 89 degrees 55 minutes 09 seconds East, along the south line of the North Half, 679.42 feet to the Southeast corner of the North Half; Thence North 01 degrees 13 minutes 08 seconds East, along the east line of the North Half, a distance of 2628.63 feet to the Point of Beginning.

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, Blocks, Streets and Easements, the same to be known as "Fairview Patch", to Ellis County, Kansas. The street labeled as 400th Avenue is 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 "Fairview Patch" 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 private streets labeled Discovery Road, Prairie Chicken Road, and Wildcat Road and utility easements, as shown on this plat, allow the employees or agents of Ellis County, Kansas, employees of utilities operating under franchise to Ellis County, Kansas, the licensees and guests of the owners of the subdivision to use the private streets, streetlights, traffic control devices, sidewalks, other improvements and utility easements thereon shown.

The owners of lots served by the private streets within this plat agree to release, indemnify, defend and hold harmless any governmental entity for damages to the private improvements within the private streets 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 private streets. The maintenance of private street improvements shall not be the responsibility of Ellis County, Kansas.

Roger M. Daniel 7-23-2025 Date

Charlotte Pierson-David 7-23-2025 Date

Roger David and Charlotte Pierson-David, husband and wife

Jessica Dockendorf 7/17/25 Date

Jessica Dockendorf, a single person

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 23rd day of July, 2025, before me, a Notary Public in and for said County and State, came Roger David and Charlotte Pierson-David, husband and wife, to me personally known to be the same person 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.

Lauren Garrison Notary Public

My Commission Expires June 30, 2029

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 17th day of July, 2025, before me, a Notary Public in and for said County and State, came Jessica Dockendorf, a single person, to me personally known to be the same person 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.

Lauren Garrison Notary Public

My Commission Expires June 30, 2029

STREETS AND EASEMENTS:

Street as shown, and being labeled as 400th Avenue, on this plat and not heretofore dedicated to and for public use are hereby dedicated.

The private streets, as reflected upon the subdivision plat, and being labeled as Discovery Road, Prairie Chicken Road, and Wildcat Road, have not been dedicated to the public for public access nor have they been accepted by Ellis County, Kansas as public improvements. The streets, streetlights, traffic control devices, sidewalks and other improvements that are within the private streets shall be maintained by the Fairview Patch Homeowner's Association within the subdivision. The private streets shall always be open to emergency vehicles, public and private utility service personnel, the United States Postal Service, governmental employees in pursuit of their official duties, and the licensees and guests of the owners of the subdivision.

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, 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" or "U/E".

APPROVALS:

This plat of Fairview Patch has been submitted to and approved by the Ellis County Joint

Planning Commission this 28th day of May, 2025

David McDaniel David McDaniel, Chairman

Kari Groff Kari Groff, Secretary

The dedications shown on this plat are accepted by the Board of County Commissioners of Ellis

County, Kansas, this 15th day of July, 2025

Michael Berges Michael Berges, Chairman

Nathan Leiker Nathan Leiker, Commissioner

Neal Younger Neal Younger, Commissioner

ATTEST:

Bobbi Dreiling Bobbi Dreiling, County Clerk

William Jeter William Jeter, Attorney for Ellis County

TRANSFER:

Entered on transfer record this 16 day of August, 2025

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

06 day of August, 2025 in Book Cal#2, Page 511

Rebecca Herzog Rebecca Herzog, Register of Deeds

Resolution # 2025-12, filed for record in Book 1061, Page 624

Plat & Dedication documents filed for record in Book 1061, Page 615

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, PS 1533

REVIEW SURVEYOR'S CERTIFICATE:

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

Kurt Tachanz 7-7-25
Kurt Tachanz, PS 1737

Charlotte Pierson-David 2367 400th Avenue Gorham, KS 67840	DRIGGS DESIGN GROUP, PA Surveying Engineering Planning 1017 Downing Avenue, Hays, Kansas 67801 www.driggsdesign.com (785) 621-4280	Project No: 2024-149 Date: 05-14-2025 Scale: 1" = 150' Sheet No: 1 of 1 Drawn By: DTS
--	--	---