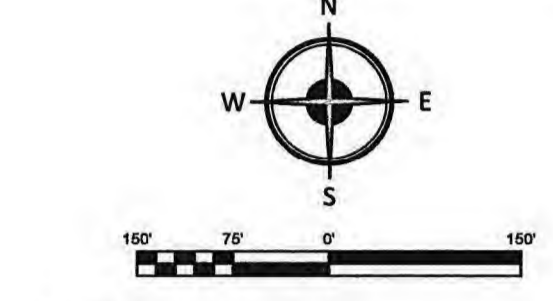
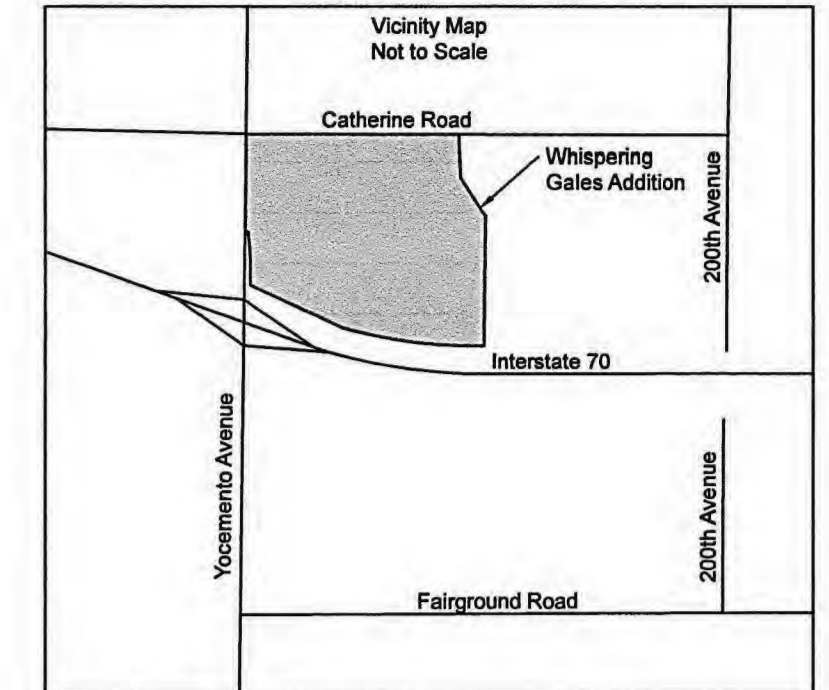
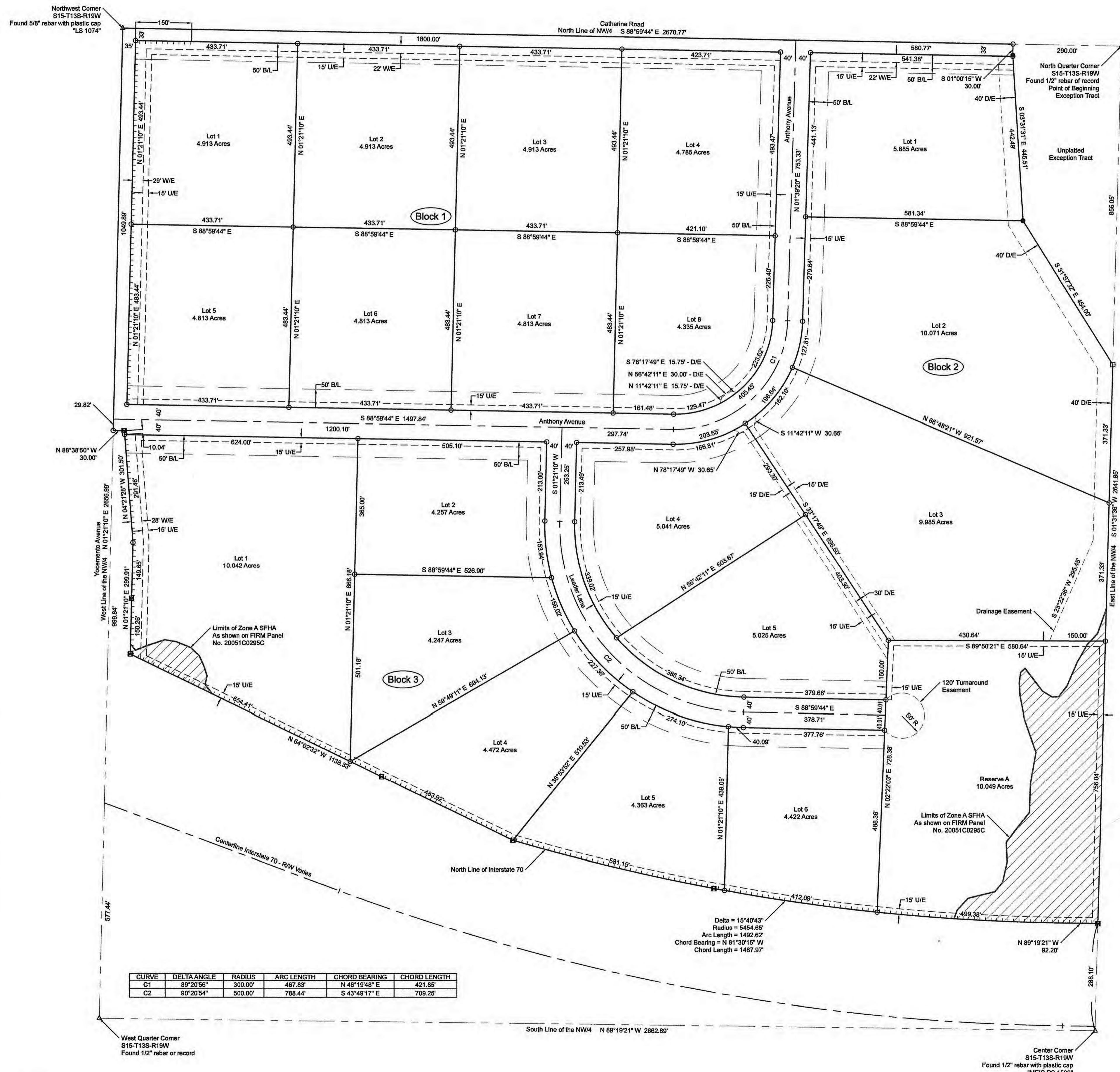


Final Plat of WHISPERING GALES ADDITION

in the Northwest Quarter of Section 15, Township 13 South, Range 19 West, Ellis County, Kansas



- LEGEND:**
- ▲ Section Corner
 - Found 1/2" rebar with plastic cap "CHRISTEN PS 1367"
 - Found 1/2" rebar with plastic cap "BAUGHMAN CLS 58"
 - Set 1/2"x24" rebar with plastic cap "MEIS PS 1533"
 - Concrete right-of-way marker
 - BL Building setback line
 - UE Utility Easement
 - D/E Drainage Easement
 - WE Trego County RWD No. 2 Waterline Easement as recorded in Book 474, Page 48 and as recorded in Book 598, Page 63 and as recorded in Book 782, Page 546
 - Access Control

LEGAL DESCRIPTION:

All of that portion of the Northwest Quarter (NW/4) of Section Fifteen (15), Township Thirteen (13) South, Range Nineteen (19) West of the 6th P.M., Ellis County, Kansas, lying North of the I-70 right-of-way EXCEPT THE FOLLOWING DESCRIBED TRACT:

A tract of land in the Northwest Quarter (NW/4) of Section Fifteen (15), Township Thirteen (13) South, Range Nineteen (19) West of the 6th P.M., Ellis County, Kansas, as authored by Darrell E. Christen, PS 1367, on December 8th, 2022, and more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of Section 15, Township 13 South, Range 19 West; Thence on an assumed bearing of North 88 degrees 59 minutes 45 seconds West along the North line of the said Northwest Quarter a distance of 290.00 feet; Thence South 01 degrees 00 minutes 15 seconds West a distance of 30.00 feet; Thence South 03 degrees 31 minutes 31 seconds East a distance of 445.51 feet; Thence South 31 degrees 57 minutes 32 seconds East a distance of 453.98 feet to a point on the East line of the said Northwest Quarter, said point is also the Southwest corner of Lot 7, Block 2, in Limestone Acres Addition to Ellis County; Thence North 01 degrees 31 minutes 38 seconds East along the East line of the said Northwest Quarter a distance of 855.05 feet to the Point of Beginning.

OWNER'S CERTIFICATE:

Know all men by these presents, that I, the undersigned property owner 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 "Whispering Gales Addition", to Ellis County, Kansas. The streets labeled as Yocemento Avenue and Catherine Road 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.

I, the undersigned owner of the land shown on this plat and designated herein as "Whispering Gales 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 private streets labeled Anthony Avenue and Leader Lane and utility easements, as shown on this plat, allows 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.

Reserve A is platted for open space, berms, landscaping, irrigation, signs, monuments, sidewalks (public and private), fences/walls, lighting, conveyance of cross-lot drainage, and utilities confined by easement (platted or otherwise separate instrument). Reserve A is also platted for drainage facilities, including but not limited to drainage structures and treatment or detention facilities.

Whispering Gales, LLC
 Gayli L. Lee, President
 Sept 10th 2024 Date

NOTARY CERTIFICATE:

State of Kansas, County of Barton ss:
 Be it remembered that on this 10th day of September, 2024, before me, a Notary Public in and for said County and State, came Gayli L. Lee, President of Whispering Gales, LLC, 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.

Morgan Spivey Notary Public

My Commission Expires: 9-23-27

STREETS AND EASEMENTS:

Streets as shown, and being labeled as Yocemento Avenue and Catherine Road, 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 Anthony Avenue and Leader Lane, 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 Whispering Gales 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 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" or "UE", and for moving or detaining storm water run-off over, under and along the strips marked "Drainage Easement" or "D/E".

APPROVALS:

This plat of Whispering Gales Addition has been submitted to and approved by the Ellis County Joint Planning Commission this 14th day of July, 2024

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 8th day of October, 2024

Nathan Leiker Nathan Leiker, Chair
Michael Berges Michael Berges, 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 15th day of October, 2024

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 October, 2024 in Book Cal #2 Page 508

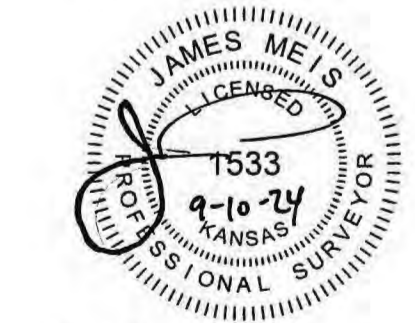
Rebecca Herzog Rebecca Herzog, Register of Deeds

Resolution # 2024-13, filed for record in Book 1048, Page 916

Plat & Dedication documents filed for record in Book 1048, Page 907

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 Tschanz, PS 1737

SURVEY NOTES:

- All bearings shown are grid, Kansas State Plane North Zone NAD83 (2011). All distances shown are ground.
- Description closure precision = 1:373,899.2, closure error distance = 0.00949 feet, closure error bearing = S 45°49'27" E, description acreage = 126.006 acres
- Measurements shown on arcs are arc distances
- Portions of the surveyed property fall within a Zone A Special Flood Hazard Area as mapped by FEMA based upon FIRM Panel No. 20051C0295C, effective date June 15, 2022. Said portions are shown on this plat.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°20'56"	300.00'	467.83'	N 48°19'48" E	421.85'
C2	90°20'54"	500.00'	788.44'	S 43°49'17" E	709.25'

Whispering Gales, LLC Gayli L. Lee 1341 Van Fleet Great Bend, KS 67530	DRIGGS DESIGN GROUP, PA Surveying Engineering Planning 1017 Downing Avenue, Hays, Kansas 67601 www.driggsdesign.com (785) 621-4280	Project No: 2023-128 Date: 06-24-2024 Scale: 1" = 150' Sheet No. 1 of 1 Drawn By: DV
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