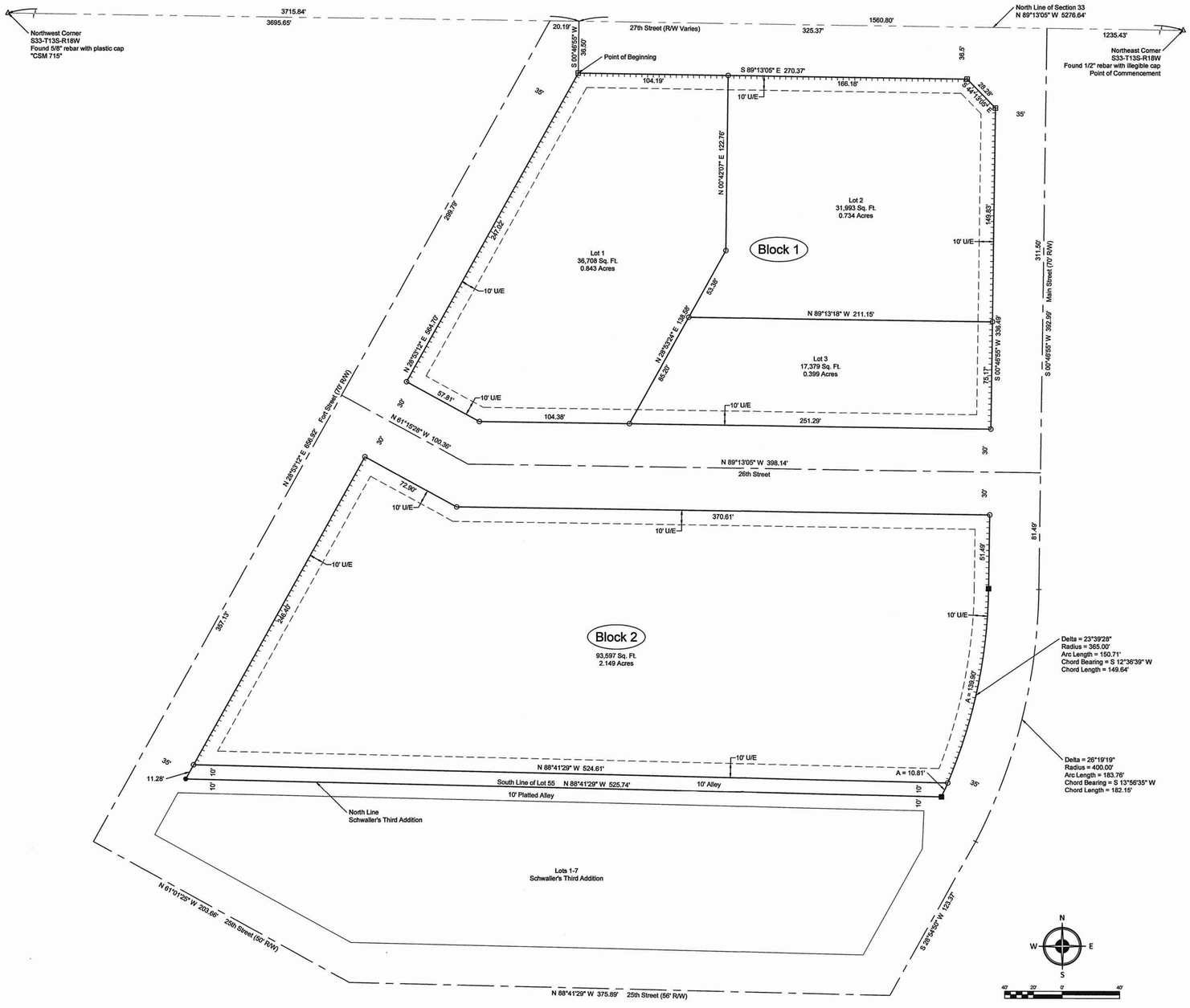
Final Plat of

27th AND MAIN STREET ADDITION

being a replat of a portion of Lots 54 and 55, Lebold Allen and Company's Addition, to the City of Hays, Ellis County, Kansas

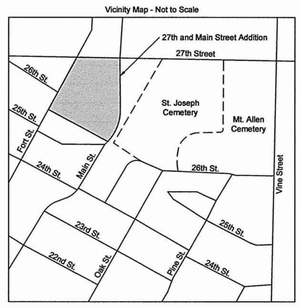


LEGEND:

- △ Section Corner
- ● Found 1/2" rebar - origin unknown
- ⊞ Found "+" cut in concrete sidewalk
- ■ Found 1/2" rebar with plastic cap "MEIS PS 1533"
- ○ Set 1/2"x24" rebar with plastic cap "MEIS PS 1533"
- A Arc Length
- R/W Right-of-Way
- U/E Utility Easement
- Access Control

SURVEY NOTES:

1. All bearings and distances shown are grid, Kansas State Plane North Zone NAD83 (2011)
2. Description closure precision = 1:355,069, closure error distance = 0.005 feet, closure error bearing = N 53°05'53" E, description acreage = 4.836 acres
3. In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interests not shown on this plat shall be vacated as to use and as to title, upon filing or recording of this plat



STREET AND EASEMENTS:

The street and alley as shown on this plat and not heretofore dedicated to and for public use are hereby dedicated.

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 utility 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".

LEGAL DESCRIPTION:

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Thirteen (13) South, Range Eighteen (18) West of the 6th P.M., Ellis County, Kansas, and also being a portion of Lots Fifty-four (54) and Fifty-five (55), LEBOLD ALLEN AND COMPANY'S ADDITION to Hays City, now the City of Hays, Ellis County, Kansas, described as follows by James Meis, PS 1533, on July 6, 2023:

Commencing at the Northeast corner of Section 33, Township 13 South, Range 18 West; Thence North 89 degrees 13 minutes 05 seconds West, along the North line of the Northeast Quarter, a distance of 1560.80 feet; Thence South 00 degrees 46 minutes 55 seconds West, a distance of 36.50 feet to the South line of 27th Street and the Point of Beginning; Thence South 89 degrees 13 minutes 05 seconds East, along the South line of 27th Street, a distance of 270.37 feet; Thence South 44 degrees 13 minutes 05 seconds East, along the South line of 27th Street, a distance of 28.28 feet; Thence South 00 degrees 46 minutes 55 seconds West, along the West line of Main Street, a distance of 336.49 feet; Thence on a curve to the right, along the West line of Main Street, having a radius of 365.00 feet, an arc length of 150.71 feet, a chord bearing of South 12 degrees 36 minutes 39 seconds West and a chord length of 149.64 feet; Thence North 88 degrees 41 minutes 29 seconds West, along the North line of Schwaller's Third Addition, a distance of 525.74 feet; Thence North 28 degrees 53 minutes 12 seconds East, along the East line of Fort Street, a distance of 564.70 feet to the Point of Beginning. Said tract contains 4.836 acres.

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 Street, Alley, Lots, Blocks and Easements, the same to be known as "27th and Main Street Addition", to the City of Hays, Ellis County, Kansas. The street and alley are hereby dedicated to and for the use of the public. 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.

City of Hays, Kansas

Shaun Musil, Mayor

August 13, 2024 Date

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 15th day of August, 2024, before me, a Notary Public in and for said County and State, came Shaun Musil, Mayor of the City of Hays, Kansas, 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.

Andrea Windholz, Notary Public

ANDREA WINDHOLZ Notary Public - State of Kansas My Appt. Expires 10-12-2027

My Commission Expires: 10-12-2027

APPROVALS:

This plat of 27th and Main Street Addition has been submitted to and approved by the Hays Area Planning Commission this 17th day of June, 2024

Matthew Wheeler, Chairperson

Joseph Boeckner, Secretary

The dedications shown on this plat are accepted by the City Commission of the City of Hays, Kansas, this 25 day of July, 2024

Shaun Musil, Mayor

CITY OF HAYS INCORPORATED SEAL MAY 16, 1885 KANSAS

ATTEST:

Brenda Kitchen, Brenda Kitchen, City Clerk

Donald Hoffman, Attorney for the City of Hays

TRANSFER:

Entered on transfer record this 21 day of August, 2024

Bobbi Dreiling, Bobbi Dreiling, County Clerk

COUNTY CLERK SEAL ELLIS COUNTY, KANSAS

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 22 day of August, 2024 in Book Cab #2, Page 506

Rebecca Herzog, Rebecca Herzog, Register of Deeds

REGISTER OF DEEDS SEAL ELLIS COUNTY, KANSAS

Resolution # 2024-016, filed for record in Book 1046, Page 697

Plat & Dedication documents filed for record in Book 1046, Page 692

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 I, CEMED 1533 07-26-24 KANSAS SURVEYOR PROFESSIONAL SURVEYOR

James Meis, PS 1533

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.

KURT TSCHANZ I, CEMED 1737 7-26-24 KANSAS SURVEYOR PROFESSIONAL SURVEYOR

Kurt Tschanz, PS 1737

City of Hays
PO Box 490
Hays, KS 67601

DRIGGS DESIGN GROUP, PA
Surveying Engineering Planning
1017 Downing Avenue, Hays, Kansas 67601
www.driggsdesign.com (785) 621-4280

Project No: 2024-056
Date: 07-25-2024
Scale: 1" = 40'
Sheet No: 1 of 1
Drawn By: DV