

# PLAT OF 41ST STREET PLAZA FOURTH ADDITION HAYS, KANSAS

**LEGAL DESCRIPTION:**

Two tracts of land situated in the West Half of the Southeast Quarter (W 1/2 SE 1/4) of Section 20, Township 13 South, Range 18 West of the Sixth Principal Meridian in Ellis County, Kansas and more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter (SE 1/4) of Section 20, Township 13 South, Range 18 West; THENCE on an assumed bearing of North 01 degrees 02 minutes 46 seconds East along the West line of the Southeast Quarter (SE 1/4) of Section 20 a distance of 1,229.60 feet; THENCE on a bearing of South 88 degrees 57 minutes 14 seconds East a distance of 30.00 feet to the East right of way line of Madison Drive and the point of beginning; THENCE continuing along the last described course a distance of 597.26 feet to the West right of way line of Smoky Hill Drive; THENCE along the West right of way line of Smoky Hill Drive on a curve to the left having a radius of 865.00 feet and a chord bearing of North 3 degrees 19 minutes 36 seconds East, a curve distance of 68.86 feet; THENCE continuing along the West right of way line of Smoky Hill Drive on a bearing of North 01 degrees 02 minutes 46 seconds East, a distance of 241.21 feet; THENCE on a bearing of North 88 degrees 57 minutes 14 seconds West a distance of 600.00 feet to the East right of way line of Madison Drive; THENCE on a bearing of South 01 degrees 02 minutes 46 seconds West along the East right of way line of Madison Drive a distance of 310.00 feet to the point of beginning. Said tract contains 4.269 acres.

and

Commencing at the Southwest Corner of the Southeast Quarter (SE 1/4) of Section 20, Township 13 South, Range 18 West; THENCE on an assumed bearing of North 01 degrees 02 minutes 46 seconds East along the West line of the Southeast Quarter (SE 1/4) of Section 20 a distance of 1,229.60 feet; THENCE on a bearing of South 88 degrees 57 minutes 14 seconds East a distance of 697.47 feet to the East right of way line of Smoky Hill Drive and the point of beginning; THENCE continuing on the last described course a distance of 631.42 feet; THENCE on a bearing of North 01 degrees 07 minutes 28 seconds East a distance of 310.00 feet; THENCE on a bearing of North 88 degrees 57 minutes 14 seconds West a distance of 629.31 feet to the East right of way line of Smoky Hill Drive; THENCE along the East right of way line of Smoky Hill Drive on a bearing of South 01 degrees 02 minutes 46 seconds West, a distance of 241.21 feet; THENCE continuing along the East right of way line of Smoky Hill Drive on a curve to the right having a radius of 935.00 feet and a chord bearing of South 03 degrees 09 minutes 21 seconds West, a curve distance of 68.85 feet to the point of beginning. Said tract contains 4.478 acres.

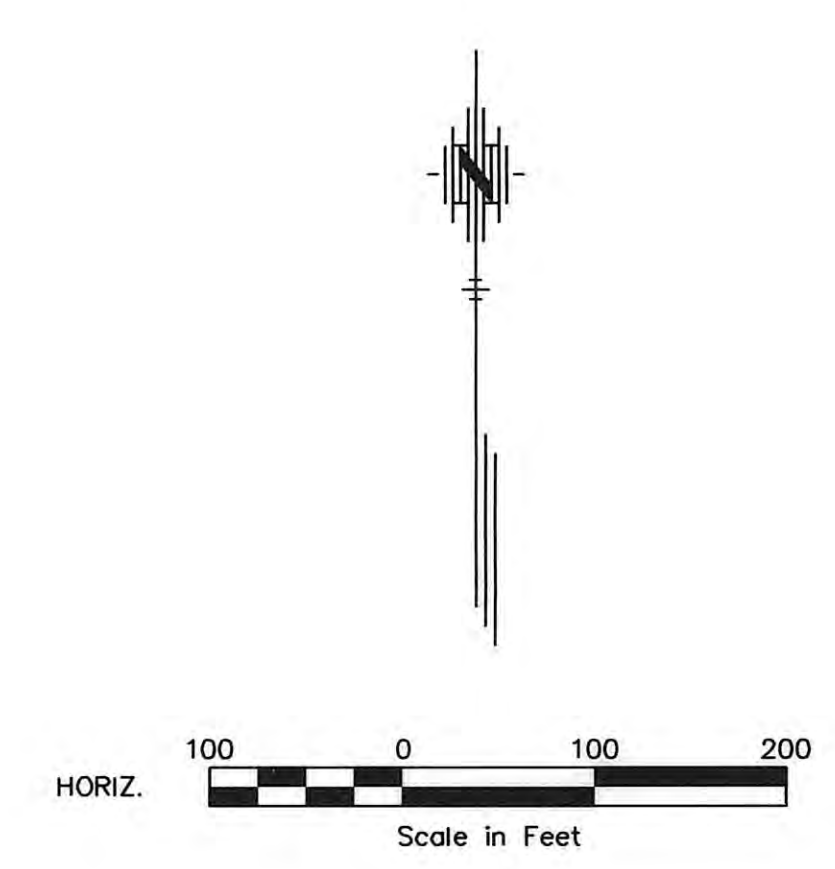
**STREETS & EASEMENTS:**

Streets, drives, and circles 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 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 Esm't."

**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, Drives, Circles and Easements, the same to be known as "41st Street Plaza Fourth Addition", in Hays, Kansas. The Streets, Drives and Circles are hereby dedicated to and for the use of the public, and the 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.

Western Plains Service Corporation  
By James Desbien  
James Desbien, President



@ CURVE DATA				
CURVE	Δ	R	T	Lc
(A)	4°23'01"	900.00'	34.45	68.86'

**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 03 day of April, 2022 in Book Cal, Page 386.

Rebecca Herzog REGISTER OF DEEDS  
Mary Ann King DEPUTY

**NOTARY CERTIFICATE:**

State of Kansas, County of Ellis, ss:

Be it remembered that on this 28th day of February, 2022, before me, a Notary Public in and for said County and State, came James Desbien, President of Western Plains Service Corp. 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.

Roxann Zimmerman  
Notary Public

My Commission Expires: 4/15/25

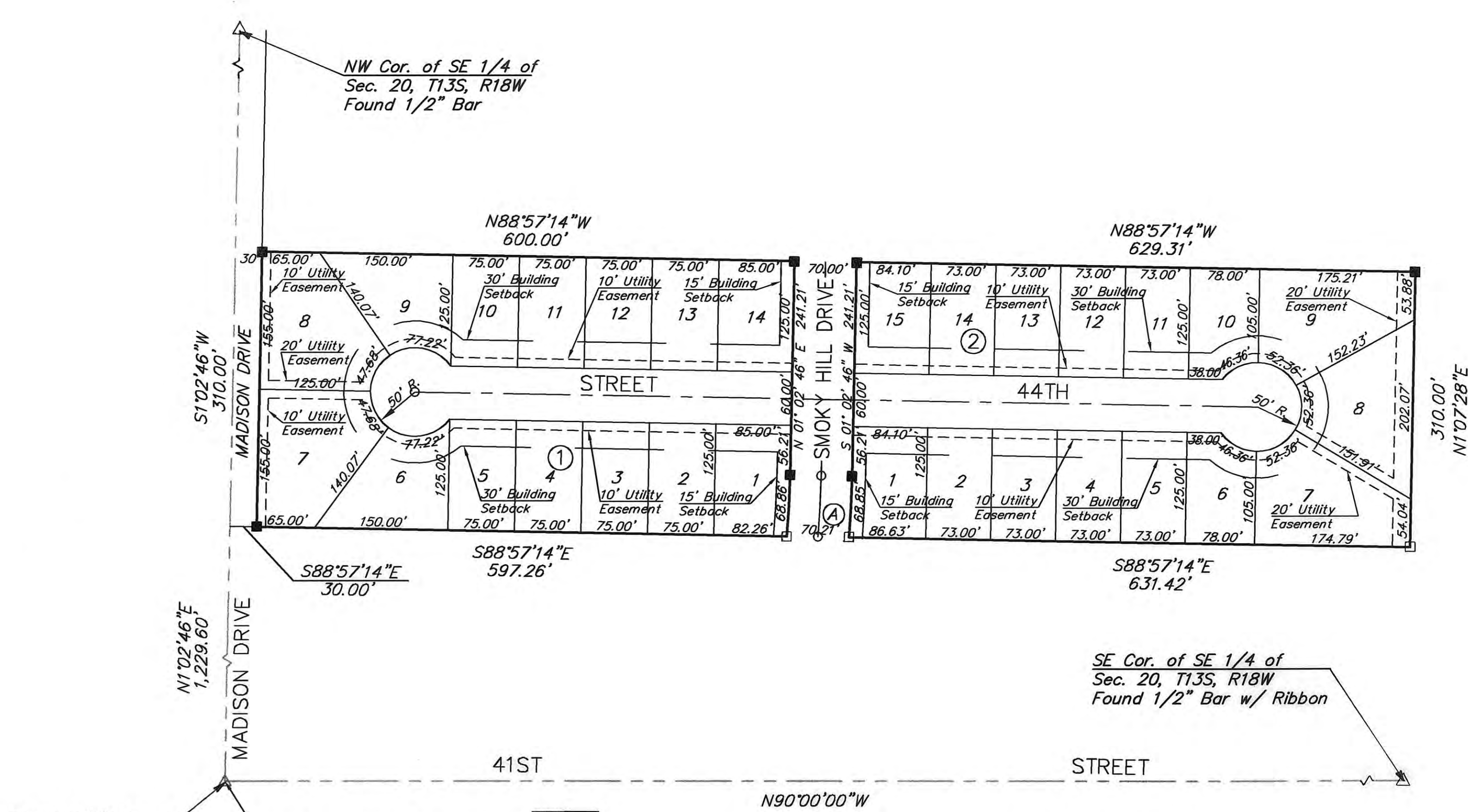
NOTARY PUBLIC - State of Kansas  
ROXANN ZIMMERMAN  
My Appt. Exp.

**SURVEYOR'S CERTIFICATE:**

I, Harvey Ruder, a Registered Land Surveyor in the State of Kansas, do hereby certify this Plat to be true and correct to the best of my knowledge.

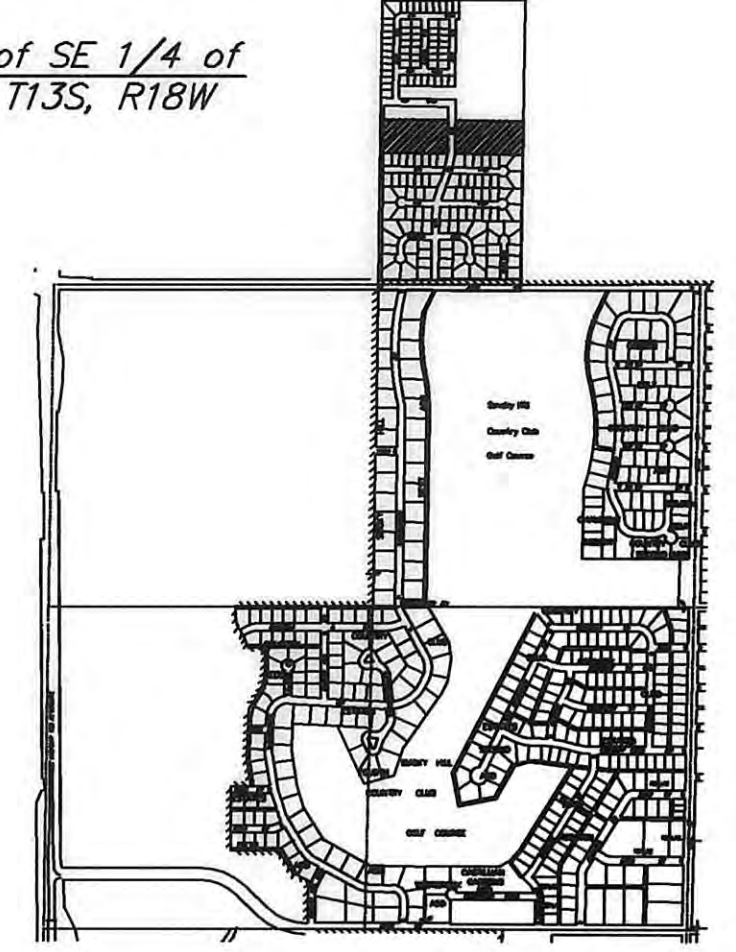
Harvey Ruder  
Harvey Ruder

12-17-21  
Date



Found 1/2" Bar w/ Aluminum Cap  
SW Cor. of SE 1/4 of Sec. 20, T13S, R18W

- LEGEND**
- Found 1/2" Bar w/ Cap Stamped "BWR HAYS, KS"
  - Set 1/2" Bar w/ Cap Stamped "BWR HAYS, KS"



Location Map



**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. Approved this 15th day of April, 2022.

**APPROVALS:**

This plat, 41st Street Plaza Fourth Addition, has been submitted to and approved by the Hays Planning Commission this 17 day of December, 2021.

Larry Dault CHAIRMAN  
Joe Bolder SECRETARY

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 28 day of February, 2022.

Wes Schmitt  
MAYOR

ATTEST: Janet Sue Berger City Clerk

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



PROJECT NAME: WPS, 41st Street Plaza 4th Add. Plat  
DRAWN BY: L:\2001-445\ACAD\41-4th-1.dwg  
DATE: 12-12-21