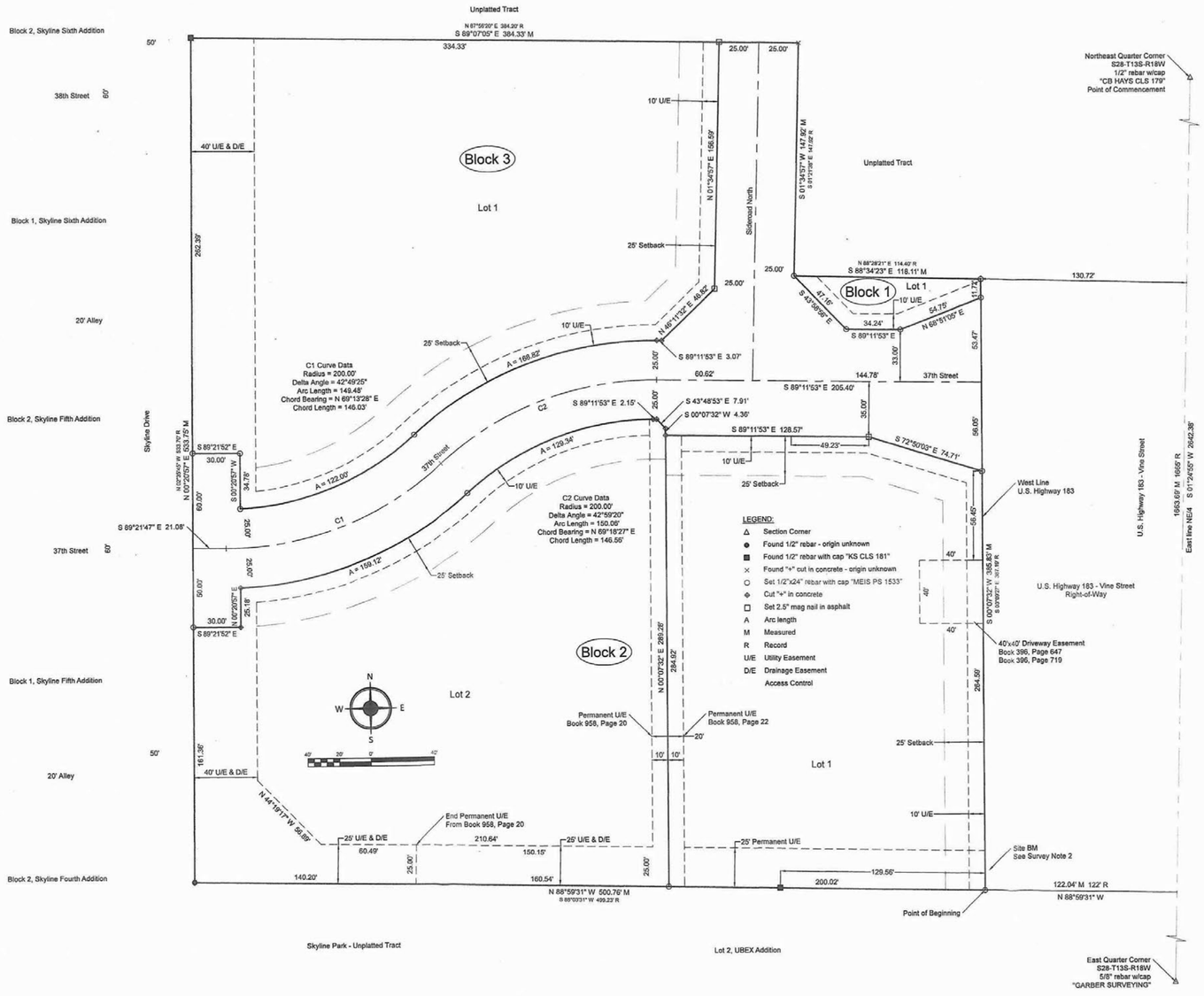
Final Plat of
ABEL ADDITION
to the City of Hays, Ellis County, Kansas



LEGAL DESCRIPTION:

A tract of land in the Northeast Quarter of Section 28, Township 13 South, Range 18 West of the 6th Principal Meridian, Ellis County, Kansas, being a combination of two tracts the first being described in Book 710, Page 356 and the second being described and Book 754, Page 77, and more particularly described as follows by James Meis, PS 1533:

Commencing at the Northeast corner of the Northeast Quarter of Section 28, Township 13 South, Range 18 West; Thence South 01 degrees 24 minutes 55 seconds West, along the East line of the Northeast Quarter, a measured distance of 1663.69 feet (record distance = 1665 feet); Thence North 88 degrees 59 minutes 31 seconds West, a measured distance of 122.04 feet (record distance = 122 feet) to the West line of U.S. Highway 183 (Vine Street) and the Point of Beginning; Thence continuing North 88 degrees 59 minutes 31 seconds West, a measured distance of 500.76 feet (record distance = 499.23 feet) to the East line of Skyline Drive; Thence North 00 degrees 20 minutes 57 seconds East, along the East line of Skyline Drive, a measured distance of 533.75 feet (record distance = 533.70 feet); Thence South 89 degrees 07 minutes 05 seconds East, a measured distance of 384.33 feet (record distance = 384.20 feet); Thence South 01 degrees 34 minutes 57 seconds West, a measured distance of 147.92 feet (record distance = 147.92 feet); Thence South 88 degrees 34 minutes 23 seconds East, a measured distance of 118.11 feet (record distance = 114.40 feet) to the West line of U.S. Highway 183 (Vine Street); Thence South 00 degrees 07 minutes 32 seconds West, along the West line of U.S. Highway 183 (Vine Street), a measured distance of 385.83 feet (record distance = 387.19 feet) to the Point of Beginning. Containing 5.733 acres more or less.

STREETS AND EASEMENTS:

Streets 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 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:

Know all men by these presents, that we, the undersigned property owner(s) of the land above described have caused the same to be surveyed and platted into Blocks, Lots, Streets and Easements, the same to be known as "Abel Addition", in the City of Hays, Ellis County, Kansas. The Streets 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.

Abel Lodging, LLC, a Kansas limited liability company

_____, Joshua Joseph, President

9/10/2020 Date

Property 23678 LLC, a Kansas limited liability company

_____, Mark Augustine, President

August 11, 2020 Date

City of Hays

_____, Shaun Musil, Mayor

Sept. 16, 2020 Date

NOTARY CERTIFICATE:

State of Kansas, County of Dallas, ss:

Be it remembered that on this 16th day of September, 2020, before me, a Notary Public in and for said County and State, came Joshua Joseph, President of Abel Lodging LLC, a Kansas limited liability company, 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.

_____, Notary Public

BIJU THOMAS
Notary ID #128937178
My Commission Expires
March 29, 2024

My Commission Expires: March, 29, 2024

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 11th day of August, 2020, before me, a Notary Public in and for said County and State, came Mark Augustine, President of Property 23678 LLC, a Kansas limited liability company, 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.

_____, Notary Public

JAMIE TUCKER
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 10-29-20

My Commission Expires: 10/29/20

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 16th day of September, 2020, before me, a Notary Public in and for said County and State, came Shaun Musil, Mayor of the City of Hays, 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.

_____, Notary Public

ANDREA WINDHOLZ
Notary Public - State of Kansas
My Appt. Expires 10-12-23

My Commission Expires: 10-12-23

APPROVALS:

This plat of Abel Addition has been submitted to and approved by the Hays Area Planning Commission this 18th day of May, 2020

_____, Chairperson

_____, Secretary

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 25th day of June, 2020

_____, Mayor

CITY OF HAYS INCORPORATED SEAL MAY 19, 1868 KANSAS

ATTEST:

_____, City Clerk

_____, Attorney for the City of Hays

TRANSFER:

Entered on transfer record this 29th day of September, 2020

_____, 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 29th day of September, 2020 in Book Cab. #2, Page 493

_____, Register of Deeds

REGISTER OF DEEDS SEAL ELLIS COUNTY, KANSAS

Resolution # 2020-013, filed for record in Book 975, Page 873

Plat & Dedication documents filed for record in Book 975, Page 868

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 LICENSED LS-1533 06-10-2020 KANSAS LAND SURVEYOR

_____
James Meis, PS 1533

06-10-2020
Date

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.

DARRELL E. CHRISTEN LICENSED LS-1367 KANSAS LAND SURVEYOR

Approved this 12 day of June, 2020

Darrell E. Christen, PS 1367

Block No.	Lot No.	Square Feet	Acres	Notes
1	1	2,805	0.064	Remnant Tract From R/W Acquisition
2	1	56,305	1.293	
2	2	70,028	1.608	
3	1	77,872	1.783	

SURVEY NOTES:

1. All bearings shown are grid, Kansas State Plane North Zone NAD83 (2011)
2. Project bench mark is a square cut on the Northeast corner of an curb inlet 12 feet North and 2 feet East of the Point of Beginning. Elevation = 2044.93 NAVD88
3. Description closure precision = 1:208,673, closure error distance = 0.01 feet, closure error bearing = N 14°23'06" E, description acreage = 5.733 acres.
4. Exterior boundary of platted property is based on found monuments as shown on this survey. Measured and record dimensions are shown to aid future retracement.
5. The West line of U.S. Highway 183 (Vine Street) was established by using information shown on plans for KDOT Project No. 26-U-1700-01, dated 2000.

Abel Lodging LLC Property 23678 LLC City of Hays	DRIGGS DESIGN GROUP, PA Surveying Engineering Planning James Meis, PS 1533 1017 Downing Avenue, Hays, Kansas 67601 jmeis@driggsdesign.com (785) 650-9864	Project No: 2020-025 Date: 05-05-2020 Scale: 1" = 40' Sheet No: 1 of 1 Drawn By: JM