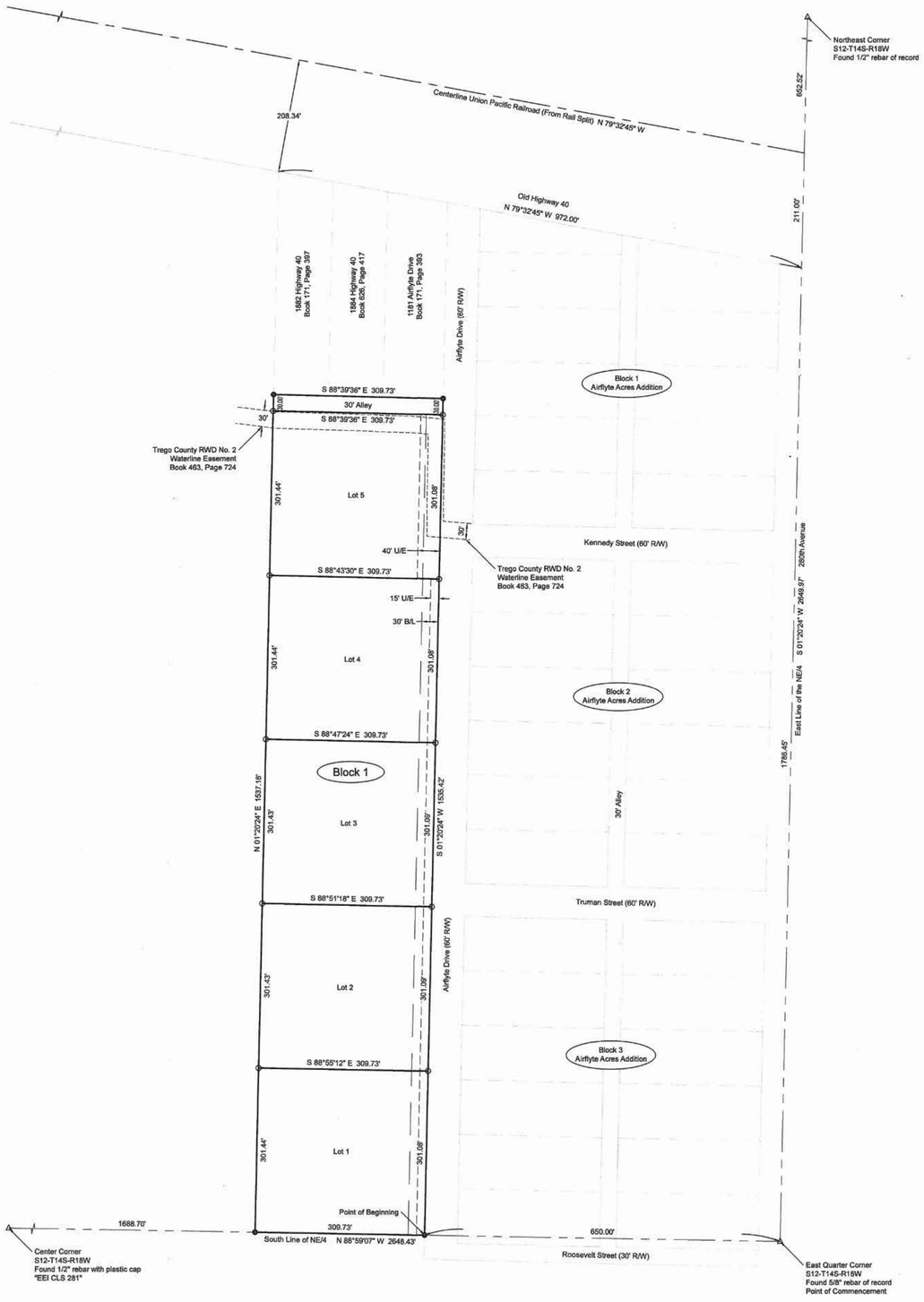
PLAT OF

AIRFLYTE ACRES SECOND ADDITION

TO ELLIS COUNTY, KANSAS



N

W E

S

120' 60' 0' 120'

LEGEND:

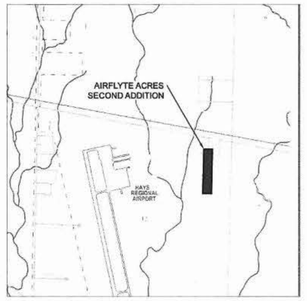
- △ Section Corner
- ● Found 1/2" rebar with plastic cap "MEIS PS 1533"
- ○ Set 1/2"x24" rebar with plastic cap "MEIS PS 1533"
- U/E Utility Easement
- B/L Building Setback Line

Lot No.	Square Feet	Acres	Notes
1	93,309	2.142	
2	93,309	2.142	
3	93,309	2.142	
4	93,309	2.142	
5	93,309	2.142	
	93,309	2.142	Average Lot Size

SURVEY NOTES:

1. All bearings shown are grid, Kansas State Plane North Zone NAD83 (2011)
2. Description closure precision = 1:703,560, closure error distance = 0.005 feet, closure error bearing = S 73°21'25" W, description acreage = 10.924 acres

Vicinity Map - Not to Scale



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 PROFESSIONAL SURVEYOR PS-1533 2-15-2023 KANSAS

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.

DARRELL E. CHRISTEN LICENSED 2-21-2023 LS-1367 KANSAS LAND SURVEYOR

Approved this 21st day of February, 2023

Darrell E. Christen, PS 1367

LEGAL DESCRIPTION:

A tract of land in the Northeast Quarter (NE/4) of Section Twelve (12), Township Fourteen (14) South, Range Eighteen (18) West of the 6th P.M., Ellis County, Kansas, described as follows by James Meis, PS 1533 on November 17, 2021:

Commencing at the Southeast corner of the Northeast Quarter of Section 12, Township 14 South, Range 18 West; Thence North 88 degrees 59 minutes 07 seconds West, along the South line of the Northeast Quarter, a distance of 650.00 feet to the Point of Beginning, said point also being on the West line of Airflyte Drive; Thence continuing North 88 degrees 59 minutes 07 seconds West, along the South line of the Northeast Quarter, a distance of 309.73 feet; Thence North 01 degrees 20 minutes 24 seconds East, parallel with the East line of the Northeast Quarter, a distance of 1537.18 feet to the Southwest corner of the tract described in Book 171, Page 397; Thence South 88 degrees 39 minutes 36 seconds East, along the South line of the tracts described in Book 171, Page 397, Book 626, Page 417 and Book 171, Page 393, a distance of 309.73 feet to the Southeast corner of the tract described in Book 171, Page 393, said point also being on the West line of Airflyte Drive; Thence South 01 degrees 20 minutes 24 seconds West, along the West line of Airflyte Drive, a distance of 1535.42 feet to the Point of Beginning.

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, Alleys and Easements, the same to be known as "Airflyte Acres Second Addition", to Ellis County, Kansas. The alley is hereby dedicated to and for the use of the public, however, neither Ellis County nor the City of Hays shall be responsible for the maintenance of the subject alley; 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.

L & M Development, LLC

Richard Lee Werth, President

2/22/23, Date

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 22nd day of February, 2023, before me, a Notary Public in and for said County and State, came Richard Lee Werth, President of L & M Development, 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.

, Notary Public

My Commission Expires: 10-7-25

NOTARY PUBLIC STATE OF KANSAS — CORY L. WERTH, NOTARY PUBLIC, STATE OF KANSAS, My App. Exp. 10-7-25

ALLEY AND EASEMENTS:

The alley as shown on this plat and not heretofore dedicated to and for public use is hereby dedicated, however, neither Ellis County nor the City of Hays shall be responsible for the maintenance of the subject alley.

Utility easements are hereby dedicated for public use, as utility 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 "U/E" (Utility Easement).

APPROVALS:

This plat of Airflyte Acres Second Addition has been submitted to and approved by the Hays Area Planning Commission this 16th day of January, 2023

Louis J. Caplan, Louis J. Caplan, Chairperson

, Jim Schreiber, Secretary

The dedications shown on this plat are accepted by the City Commission of the City of Hays, Kansas, this 23 day of February, 2023

, Mason Ruder, Mayor

ATTEST:

CITY OF HAYS INCORPORATED SEAL MAY 16, 1885 KANSAS

Brenda Kitchen, Brenda Kitchen, City Clerk

, Donald Hoffman, Attorney for the City of Hays

TRANSFER:

Entered on transfer record this 3 day of March, 2023

Bobbi Dreiling, Bobbi Dreiling, County Clerk

ELLIS COUNTY CLERK SEAL 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 03 day of March, 2023 in Book Cab. 2, Page 500

Rebecca Herzog, Rebecca Herzog, Register of Deeds

REGISTER OF DEEDS SEAL ELLIS COUNTY KANSAS

Resolution # 2023-005, filed for record in Book 1023, Page 841

Plat & Dedication documents filed for record in Book 1023, Page 834

L & M Development, LLC 1152 Toulon Avenue Hays, KS 67601	**DRIGGS DESIGN GROUP, PA** Surveying Engineering Planning James Meis, PS 1533 1017 Downing Avenue, Hays, Kansas 67601 jmeis@driggsdesign.com (785) 621-4280	Project No: 2022-128 Date: 11-14-2022 Scale: 1" = 120' Sheet No: 1 of 1 Drawn By: DV