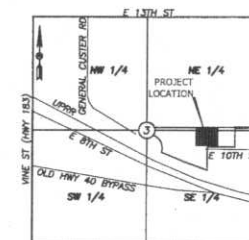
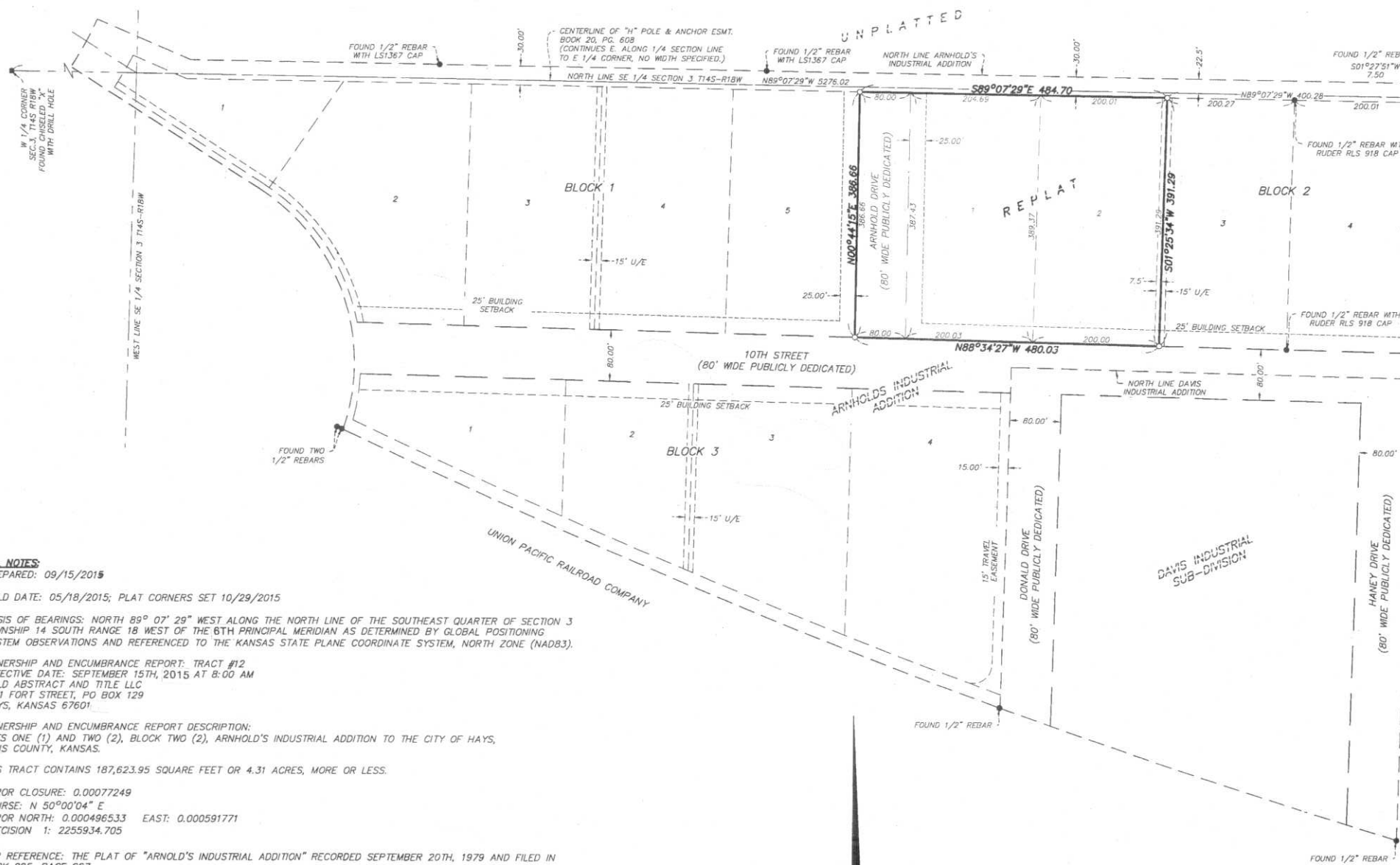


# FINAL PLAT

## A REPLAT OF ALL OF LOTS 1 AND 2, BLOCK 2 AND ARNHOLD DRIVE OF ARNHOLD'S INDUSTRIAL ADDITION SE 1/4 SECTION 3 T14S-R18W 6TH PM HAYS, ELLIS COUNTY, KANSAS



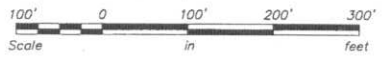
VICINITY MAP  
SECTION 3-T14S-R18W 6TH PM  
(NOT TO SCALE)



- GENERAL NOTES:**
- PREPARED: 09/15/2015
  - FIELD DATE: 05/18/2015; PLAT CORNERS SET 10/29/2015
  - BASIS OF BEARINGS: NORTH 89° 07' 29" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3 TOWNSHIP 14 SOUTH RANGE 18 WEST OF THE 6TH PRINCIPAL MERIDIAN AS DETERMINED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS AND REFERENCED TO THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).
  - OWNERSHIP AND ENCUMBRANCE REPORT: TRACT #12 EFFECTIVE DATE: SEPTEMBER 15TH, 2015 AT 8:00 AM FIELD ABSTRACT AND TITLE LLC 1201 FORT STREET, PO BOX 129 HAYS, KANSAS 67601
  - OWNERSHIP AND ENCUMBRANCE REPORT DESCRIPTION: LOTS ONE (1) AND TWO (2), BLOCK TWO (2), ARNHOLD'S INDUSTRIAL ADDITION TO THE CITY OF HAYS, ELLIS COUNTY, KANSAS.
  - THIS TRACT CONTAINS 187,623.95 SQUARE FEET OR 4.31 ACRES, MORE OR LESS.
  - ERROR CLOSURE: 0.00077249  
COURSE: N 50°00'04" E  
ERROR NORTH: 0.000496533 EAST: 0.000591771  
PRECISION 1: 2255934.705
  - FOR REFERENCE: THE PLAT OF "ARNOLD'S INDUSTRIAL ADDITION" RECORDED SEPTEMBER 20TH, 1979 AND FILED IN BOOK 295, PAGE 667.
  - THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

THE OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE STATES "THE LAST DEED CONVEYANCE OR CONDEMNATION OF RECORD COVERING THE ABOVE DESCRIBED REAL ESTATE VESTS TITLE IN: RICHARD A. ARNHOLD, THE TRUSTEE OF THE RICHARD A. ARNHOLD REVOCABLE TRUST, DATED MARCH 8, 2007" AND CONTAINS AN ABSTRACTOR'S NOTE STATING THE FOLLOWING: "A CERTIFICATE OF DEATH WAS FILED ON RICHARD A. ARNHOLD ON JUNE 7, 2010, IN BOOK "744" OF RECORDS AT PAGE 279. DATE OF DEATH WAS MAY 28TH, 2010. THROUGH CLIENT CORRESPONDENCE, THIS SURVEYOR BELIEVES THE CURRENT TRUSTEE OF SUBJECT PARCEL TO BE BRUCE ARNHOLD.

**REPLAT DESCRIPTION:**  
ALL OF LOTS 1, 2, BLOCK 2 AND ARNHOLD DRIVE, 80 FEET WIDE, ACCORDING TO THE PLAT OF ARNHOLD'S INDUSTRIAL ADDITION, RECORDED SEPTEMBER 20, 1979 IN BOOK 295 AT PAGE 667, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 18 WEST IN ELLIS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS BEING BOUNDED ON THE EAST BY THE WEST LINE OF LOT 3 BLOCK 2, BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF 10TH STREET, BOUNDED ON THE WEST BY THE EAST LINE OF LOT 5 BLOCK 1, AND BOUNDED ON THE NORTH BY A LINE BEING 30 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF ARNHOLD'S INDUSTRIAL ADDITION.  
SAID TRACT CONTAINS 187,623.95 SQUARE FEET OR 4.31 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.



- LEGEND:**
- SET 1/2"x24" REBAR WITH CAP CLS 172
  - FOUND MONUMENT AS NOTED
  - REPLAT BOUNDARY
  - - - EXISTING LOT LINE
  - - - EXISTING EASEMENT
  - U/E UTILITY EASEMENT

**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 REQUIREMENTS OF K.S.A. 58-2005.

APPROVED THIS 24<sup>th</sup> DAY OF November, 2015

**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 RE-PLATTED AS "REPLAT OF ALL OF LOTS 1 AND 2, BLOCK 2 AND ARNHOLD DRIVE OF ARNHOLD'S INDUSTRIAL ADDITION", IN THE CITY OF HAYS, ELLIS COUNTY, KANSAS.

Bruce Arnhold Trustee  
BRUCE ARNHOLD, TRUSTEE  
RICHARD A. ARNHOLD REVOCABLE TRUST  
DATE: 11-16-15

**NOTARY CERTIFICATE:**  
STATE OF KANSAS COUNTY OF ELLIS, ss:  
BE IT REMEMBERED THAT ON THIS 16<sup>th</sup> DAY OF NOVEMBER, 2015, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME Bruce A. Arnhold 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.

(SEAL) [Signature]  
NOTARY PUBLIC  
Christopher W. Sook  
NOTARY PUBLIC-STATE OF KANSAS  
MY APPT. EXP. 12-9-2018

**APPROVALS:**  
THIS PLAT OF "REPLAT OF ALL OF LOTS 1 AND 2, BLOCK 2 AND ARNHOLD DRIVE OF ARNHOLD'S INDUSTRIAL ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE HAYS AREA PLANNING COMMISSION THIS 21<sup>st</sup> DAY OF September, 2015.  
(SEAL) [Signature] CHAIRPERSON  
[Signature] SECRETARY

THE DEDICATIONS SHOWN ON THIS PLAN ACCEPTED BY THE CITY COMMISSION OF THE CITY OF HAYS, KANSAS, THIS 22<sup>nd</sup> DAY OF October, 2015.  
(SEAL) [Signature] MAYOR  
ATTEST: [Signature] CITY CLERK  
[Signature] ATTORNEY FOR THE CITY OF HAYS, KANSAS



**RECORDED:**  
ENTERED ON TRANSFER RECORD THIS 13<sup>th</sup> DAY OF January, 2016  
[Signature] COUNTY CLERK



STATE OF Kansas COUNTY OF Ellis  
PAGE 1  
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE 13<sup>th</sup> DAY OF January, 2016 IN BOOK Cap. # 2 - 460  
[Signature] REGISTER OF DEEDS  
Plat + Dedic. Bk: 884 Pg: 591  
Resol. # 2015-022 Bk: 884 Pg: 594  
[Signature] DEPUTY



**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF KANSAS.

[Signature] 10/30/15  
BRIAN T. KRUSE, REGISTERED LAND SURVEYOR  
KANSAS LICENSE NO. LS 1569



**SURVEYOR:**  
**Westwood**  
Phone (913) 851-4432 7501 College Blvd, Suite 101  
Fax (913) 273-7024 Overland Park, KS 66210  
westwoodks.com  
Westwood Professional Services, Inc.

**DEVELOPER:**  
MIDWEST ENERGY INC.  
1330 CANTERBURY DRIVE  
HAYS, KS 67601  
785-625-1432

**OWNER:**  
BRUCE ARNHOLD, TRUSTEE  
RICHARD A. ARNHOLD REVOCABLE TRUST, DATED MARCH 8, 2007  
1600 EAST 13TH STREET  
HAYS, KS 67601-2601