

**FINAL PLAT OF
BLUE SKY ACRES ADDITION
TO
ELLIS COUNTY, KANSAS**

DESCRIPTION

That part of the Southeast Quarter of Section 16, Township 14 South, Range 18 West, of the 6th Principal Meridian, Ellis County, Kansas, described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence on an assumed bearing of North 89 degrees 54 minutes 29 seconds West, along the north line of said Southeast Quarter, a distance of 548.90 feet to the point of beginning of the land to be described, said point also being the northwest corner of Vonfeldt's Subdivision to Ellis County, Kansas; thence South 00 degrees 55 minutes 08 seconds West, along the west line of said Vonfeldt's Subdivision, a distance of 1,348.48 feet to the southwest corner of said Vonfeldt's Subdivision; thence North 89 degrees 59 minutes 38 seconds West a distance of 655.01 feet; thence North 00 degrees 55 minutes 08 seconds East a distance of 1,349.46 feet to a point on the north line of said Southeast Quarter; thence South 89 degrees 54 minutes 29 seconds East, along said north line, a distance of 655.00 feet to the point of beginning.

This tract contains 20.282 acres.

APPROVALS:

This Blue Sky Acres Addition, has been submitted to and approved by the Hays Area Planning Commission this 18th day of April, 2016

[Signature]
CHAIRMAN
[Signature]
SECRETARY

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 11th day of April, 2017.

[Signature]
MAYOR
ATTEST: [Signature] City Clerk
[Signature]
John T. Bird, Attorney for the City of Hays



The dedications shown on this plat accepted by the County Commission of Ellis County, Kansas, this 18th day of March, 2019.

[Signature]
CHAIRMAN
ATTEST: [Signature] County Clerk
[Signature]
Thomas Drees, Attorney for Ellis County



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 03rd day of May, 2019 in Book Cal. # 2 Page 488.

[Signature]
REGISTER OF DEEDS DEPUTY
Resol. # 2019-006 - BK: 944, PG: 979
Plat + Ded. - BK: 944, PG: 979.



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 platted into Lots, Streets, Alleys and Easements, the same to be known as "Blue Sky Acres Addition", in Ellis County, Kansas. The Streets and Alleys are private, 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.

By [Signature]
Mary Alice Unrein

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:
Be it remembered that on this 24th day of April, 2019, before me, a Notary Public in and for said County and State, came Mary Alice Unrein, a single person, 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.

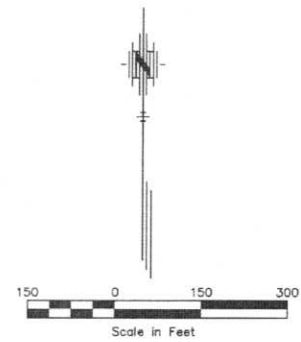
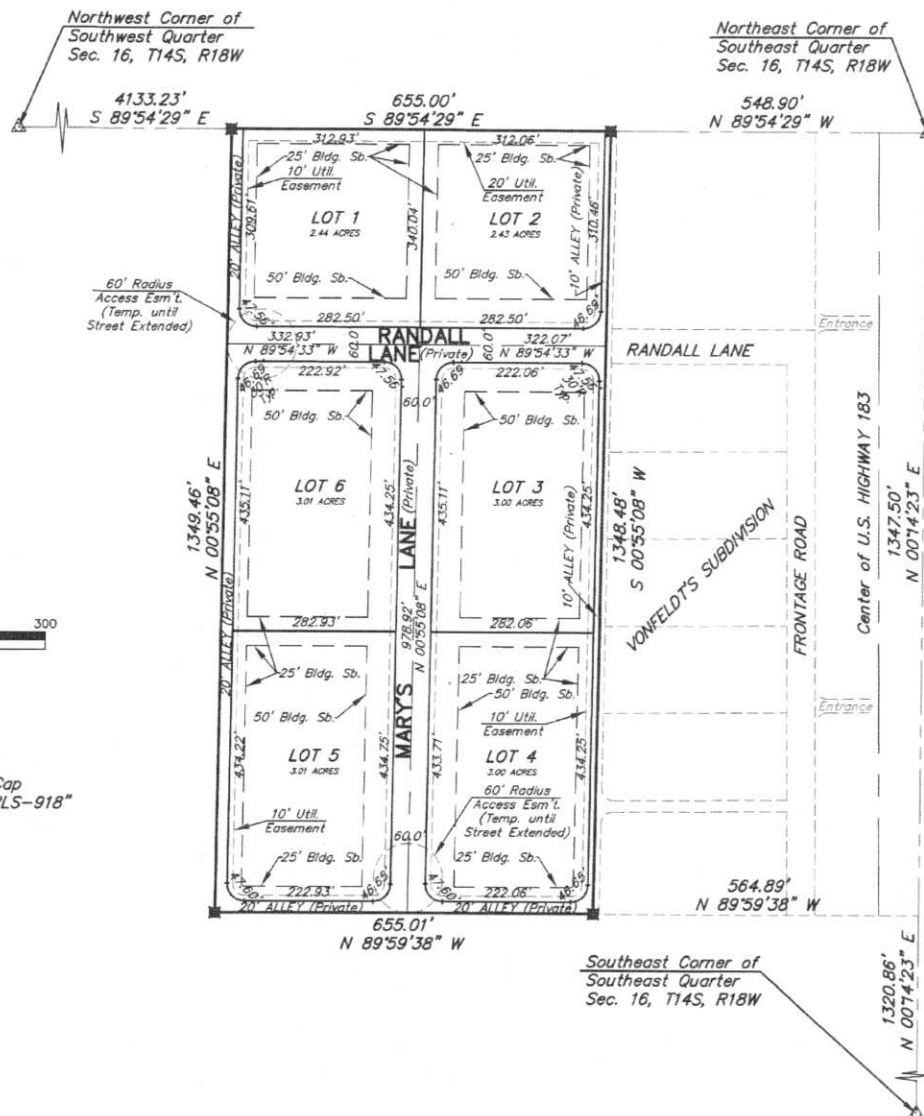
[Signature]
Notary Public

My Commission Expires: 11/21/2019

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.

[Signature] 4/24/19
Harvey Ruder Date



LEGEND

■ Set 1/2" Bar w/ Cap Stamped "RUDER RLS-918"

PRIVATE STREETS

a. "The streets, as reflected upon the subdivision plat, have been dedicated to the public for public access, but are not accepted by Ellis County or the City of Hays as public improvements. The streets, streetlights, traffic control devices, sidewalks and other improvements shall be maintained by the property owners' association within the subdivision. The streets shall always be open to emergency vehicles, public and private utility service personnel, the United States Postal Service, and governmental employees in pursuit of their official duties."

b. "We, the undersigned owners of the land shown on this plat and designated herein as BLUE SKY ACRES ADDITION do hereby grant an easement to Ellis County and the City of Hays, Kansas, and those who may now or hereafter hold franchise under said County or City. The streets, streetlights, traffic control devices, sidewalks and other improvements and easements thereon shown, surface use of the street and alleys is restricted to the employees or agents of Ellis County and the City of Hays, employees of utilities operating under franchise to the Ellis County and City of Hays, Kansas, and residents of the subdivision and their guests."

c. "The owners of lots served by the private streets, alleys, and access easements within this Plat agree to release, indemnify, defend and hold harmless any governmental entity for damages to the private streets, alleys, and access easements occasioned by the reasonable use thereof by the government entity for governmental purposes, and to release, indemnify, defend and hold harmless any governmental entity for damages arising from the condition of the private streets, alleys, or private access easements. The maintenance of private street signs shall not be the responsibility of Ellis County or the City of Hays, Kansas."

RUDER ENGINEERING & SURVEYING, LLC
15062 Tesoro Drive
Corpus Christi, TX 78418
785-259-1382