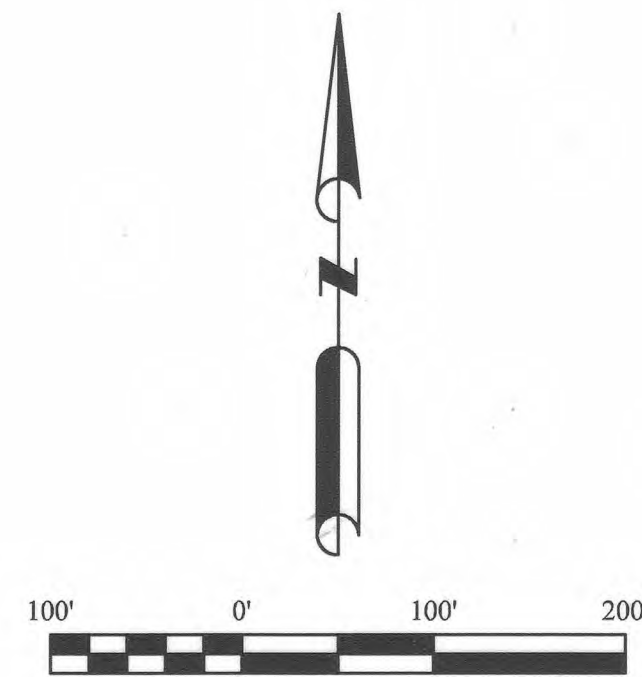
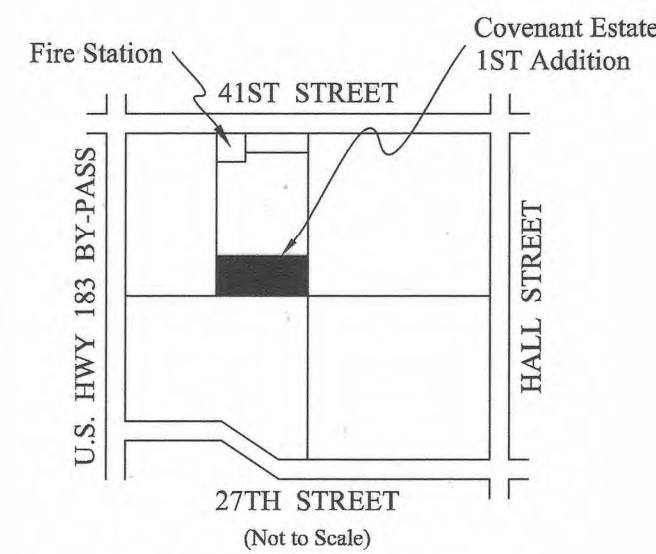
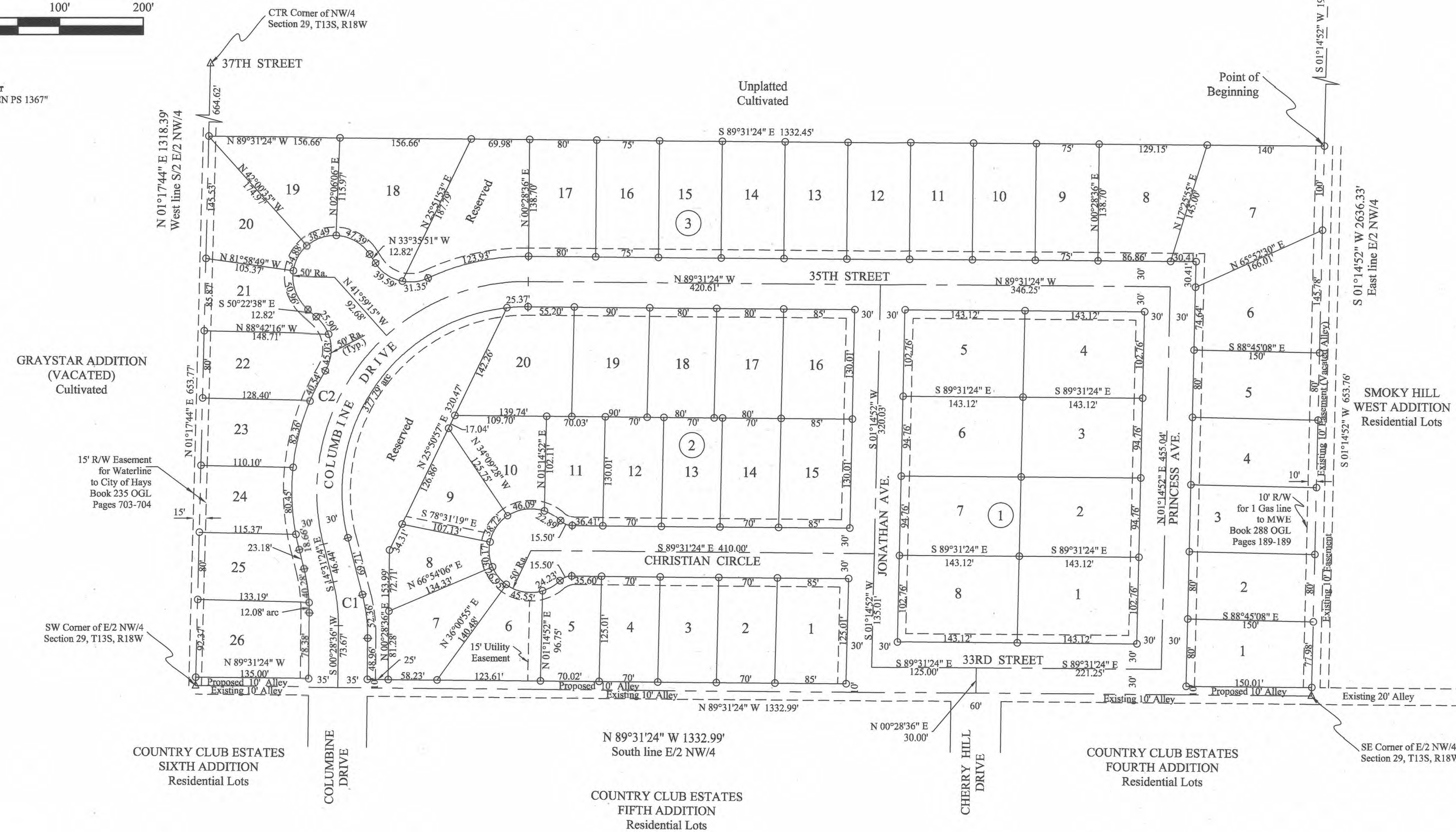


Final Plat of  
**COVENANT ESTATES 1ST ADDITION**  
City of Hays, Ellis County, Kansas



LEGEND:  
Δ Section Corner  
○ Set 1/2"x24" rebar  
w/cap "CHRISTEN PS 1367"



| Curve | Radius  | Arc Length | Chord Bearing | Chord Length | Delta        |
|-------|---------|------------|---------------|--------------|--------------|
| C1    | 200.00' | 52.36'     | N 07°01'24" W | 52.21'       | 15°00'00.1"  |
| C2    | 250.00' | 458.15'    | N 37°58'36" E | 396.68'      | 105°00'00.0" |

Number of Lots 54 Lots  
Smallest Lot 0.184 Acres 7999 Sq. Ft.  
Largest Lot 0.500 Acres 21,797 Sq. Ft.  
Average Size of Lot 0.258 Acres 11,242 Sq. Ft.

Reserved Acres: Storm Water, Green Space, Multi-use Path  
1.076 Acres 46,870.6 Sq. Ft.

| Block | Lot No. | Square Feet | Acres | Use         |
|-------|---------|-------------|-------|-------------|
| 1     | 1       | 14,706      | 0.338 | Residential |
|       | 2-3     | 13,561      | 0.311 |             |
|       | 4-5     | 14,706      | 0.338 |             |
|       | 6-7     | 13,561      | 0.311 |             |
|       | 8       | 14,706      | 0.338 |             |
| 2     | 1       | 10,625      | 0.244 | Residential |
|       | 2-4     | 8750        | 0.201 |             |
|       | 5       | 8463        | 0.194 |             |
|       | 6       | 9243        | 0.212 |             |
|       | 7       | 10,705      | 0.246 |             |
|       | 8       | 7999        | 0.184 |             |
|       | 9       | 8687        | 0.199 |             |
|       | 10      | 9762        | 0.224 |             |
|       | 11      | 8832        | 0.203 |             |
|       | 12-14   | 9100        | 0.209 |             |
|       | 15-16   | 11,050      | 0.254 |             |
|       | 17-18   | 10,400      | 0.239 |             |
| 3     | 1       | 11,848      | 0.272 | Residential |
|       | 2-5     | 12,000      | 0.275 |             |
|       | 6       | 16,531      | 0.380 |             |
|       | 7       | 21,797      | 0.500 |             |
|       | 8       | 14,980      | 0.344 |             |
|       | 9-16    | 10,402      | 0.239 |             |
|       | 17      | 11,096      | 0.255 |             |
|       | 18      | 17,805      | 0.409 |             |
|       | 19      | 12,033      | 0.276 |             |
|       | 20      | 10,356      | 0.238 |             |
| 4     | 1       | 9515        | 0.218 | Residential |
|       | 2       | 11,536      | 0.265 |             |
|       | 3       | 9374        | 0.215 |             |
|       | 4       | 8864        | 0.203 |             |
|       | 5       | 10,032      | 0.230 |             |
|       | 6       | 12,266      | 0.282 |             |

**LEGAL DESCRIPTION:**

A tract of land in the East Half of the Northwest Quarter of Section 29, Township 13 South, Range 18 West of the Sixth Principal Meridian, Ellis County, Kansas, as authored by Darrell E. Christen, PS 1367, on August 16, 2024, and more particularly described as follows:

Commencing at the Northeast Corner of the East Half of the Northwest Quarter of Section 29, Township 13 South, Range 18 West; Thence on a grid bearing of South 01 degrees 14 minutes 52 seconds West along the East line of the East Half of the said Northwest Quarter a distance of 1982.56 feet to the Point of Beginning; Thence continuing South 01 degrees 14 minutes 52 seconds West along the East line of the East Half of the said Northwest Quarter a distance of 653.76 feet to the Southeast Corner of the East Half of the said Northwest Quarter; Thence North 89 degrees 31 minutes 24 seconds West along the South line of the East Half of the said Northwest Quarter a distance of 1332.99 feet to the Southwest Corner of the East Half of the said Northwest Quarter; Thence North 01 degrees 17 minutes 44 seconds East along the West line of the East Half said Northwest Quarter a distance of 653.77 feet; Thence South 89 degrees 31 minutes 24 seconds East a distance of 1332.45 feet to the Point of Beginning. Said Tract contains 20.000 acres more or less and is subject to any easements or rights-of-way of record.

**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 easement right-of-way, which are shown 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".

**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, and Easements, the same to be known as "Covenant Estates 1st Addition", to 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.

*Katherine E. Burnett*  
Katherine E. Burnett, President  
Covenant Land & Developing, Inc.

June 24, 2025, Date

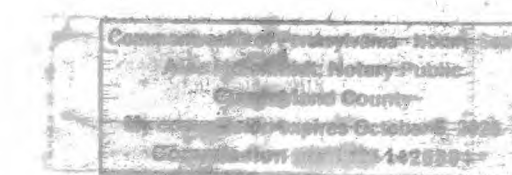
**NOTARY CERTIFICATE:**

State of Kansas, County of Ellis, ss:

Be it remembered that on this 24th day of June, 2025, before me, a Notary Public to and for said County and State, came Katherine E. Burnett, President of Covenant Land & Developing, Inc., 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.

*Mei H. Schmidt*  
Mei H. Schmidt, Notary Public

My Commission Expires 10/16/2026



**APPROVALS:**

This plat, Covenant Estates 1st Addition, has been submitted to and approved by the Hays Planning Commission this 21st day of April, 2025.

*Matthew J. Wheel*  
Matthew Wheeler, Chairperson

*Joseph Boeckner*  
Joseph Boeckner, Secretary

The Dedications shown on this plat are accepted by the City Commission of the City of Hays, Kansas, this 22 day of May, 2025.

*Sandy Jacobs*  
Sandy Jacobs, Mayor

**ATTEST:**

*Jami Breit*  
Jami Breit, City Clerk

*Donald F. Hoffman*  
Donald F. Hoffman, Attorney for the City of Hays



**TRANSFER:**

Entered on transfer record this 27 day of June, 2025.

*Bobbi Dreiling*  
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 27 day of June, 2025, in Book 282, Page 510.

*Rebecca Herzog*  
Rebecca Herzog, Register of Deeds

Resolution # 2025-005, filed for record in Book 1059, Page 908.

Plat and Dedication documents filed for record in Book 1059, Page 902.

**NOTE:**

Field work completed on March 25, 2025.

Bearings shown on this survey are grid, Kansas State Plane North Zone, NAD83 (2011).

Description closure precision = 1:686779.5, closure error distance = .00578', closure error bearing = N 65°35'03" W, description acreage = 20.000 acres.

All distances shown on curves are arc lengths.

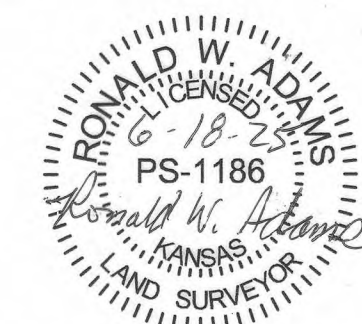
Property pins at all lot corners will be set after the construction of streets and utilities.

All Utility Easements are 10' in width, unless otherwise dimensioned.

**REVIEW SURVEYOR**

This survey has been reviewed and approved for filing pursuant to KSA 58-2005 for content only and is in compliance with this act. No other warranties are extended or implied.

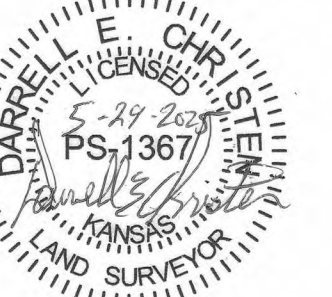
18th day of June, 2025



Ronald W. Adams  
Kansas Reg. No. 1186

**SURVEYOR'S CERTIFICATE:**

I, Darrell E. Christen, Professional Surveyor #1367 in the State of Kansas, certify that the survey shown on this plat was made by me or under my direct supervision on May 29, 2025. This plat is true and correct to the best of my knowledge and belief.



Darrell E. Christen  
Kansas Reg. No. 1367

Covenant Estates 1st Add  
E/2 NW/4 Sec. 29-13-18  
Hays, Kansas 67601

**ADVANCED LAND SURVEYING  
& DRAFTING**  
PO Box 27 Hays, KS 67601 Office: (785) 650-0139 Fax: (785) 650-0189

Sheet: 1 of 1 Project #: 24-041  
Drawn: DEC Scale: 1" = 100'  
Approved: DEC Date: 05/29/2025