

# PLAT OF COVENANT PLACE

BEING A REPLAT OF A PORTION OF BLOCK SEVEN, HAYS PLAZA SEVENTH ADDITION  
TO THE CITY OF HAYS, KANSAS

**LEGAL DESCRIPTION:**  
A tract of land being a replat of a portion of Block Seven (7) of HAYS PLAZA SEVENTH ADDITION to the City of Hays, Kansas, situated in the South Half of Section 27, Township 13 South, Range 18 West of the Sixth Principal Meridian, Ellis County, Kansas, and more particularly described as follows:

Commencing at the Northwest corner of the SW/4 of Section 27, Township 13 South, Range 18 West; THENCE on an assumed bearing of South 89 degrees 06 minutes 59 seconds East along the North line of said SW/4 a distance of 2411.68 feet; THENCE on a bearing of South 00 degrees 53 minutes and 01 seconds West a distance of 724.25 feet to the POINT OF BEGINNING; THENCE North 63 degrees 17 minutes 28 seconds East a distance of 65.00 feet; THENCE on a curve to the right having a radius of 378.67 feet, an arc distance of 183.36 feet, a chord bearing North 77 degrees 02 minutes 42 seconds East and a chord distance of 181.58 feet; THENCE South 89 degrees 11 minutes 17 seconds East a distance of 269.76 feet; THENCE on a curve to the left having a radius of 198.37 feet, an arc distance of 137.10 feet, a chord bearing South 27 degrees 41 minutes 41 seconds East and a chord distance of 134.39 feet; THENCE South 47 degrees 26 minutes 03 seconds East a distance of 199.53 feet; THENCE South 42 degrees 33 minutes 57 seconds West a distance of 191.86 feet; THENCE North 89 degrees 13 minutes 16 seconds West a distance of 447.48 feet; THENCE on a curve to the left having a radius of 821.06 feet, an arc distance of 193.86 feet, a chord bearing North 19 degrees 56 minutes 06 seconds West and a chord distance of 193.41 feet; THENCE North 26 minutes 40 seconds 58 seconds West a distance of 158.10 feet to the POINT OF BEGINNING. Said tract contains 4.822 acres more or less and is subject to any easements or right-of-ways of record.

**STREET AND EASEMENTS:**  
Street as shown on this plat and not heretofore dedicated to and for public use is hereby dedicated.

Easements are hereby dedicated for public use, as utility 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 all forms and types of public utilities, now or heretofore used, by the public over, under and along the strips marked "Utility Easement".

**OWNERS CERTIFICATE:**  
Know all men by these presents, that the undersigned property owners of the land above described, has caused the same to be surveyed and platted into lots, block, street, and easements, the same to be known as COVENANT PLACE to the City of Hays, Ellis County, Kansas. The street is hereby dedicated to and for the use of the public, and 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.

OWNER: Covenant Builders, Inc.

*Katherine E. Burnett*  
Katherine E. Burnett, President

**NOTARY CERTIFICATE:**  
State of Kansas, County of Ellis, ss:  
Be it remembered that on this 25th day of January, 2005, before me a notary public in and for said County and State, came Katherine E. Burnett, President of Covenant Builders, 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.

*John M. Waring*  
NOTARY PUBLIC  
THOMAS M. WASINGER  
NOTARY PUBLIC  
STATE OF KANSAS  
MY APPT. EXPIRES 1-14-2009

My Commission Expires: 1-14-2009

**APPROVALS:**  
This plat of COVENANT PLACE has been submitted to and approved by the Hays-Ellis County Planning Commission this 17th day of January, 2005.

*Larry Doud*  
CHAIRMAN  
*Rene Baldea*  
SECRETARY

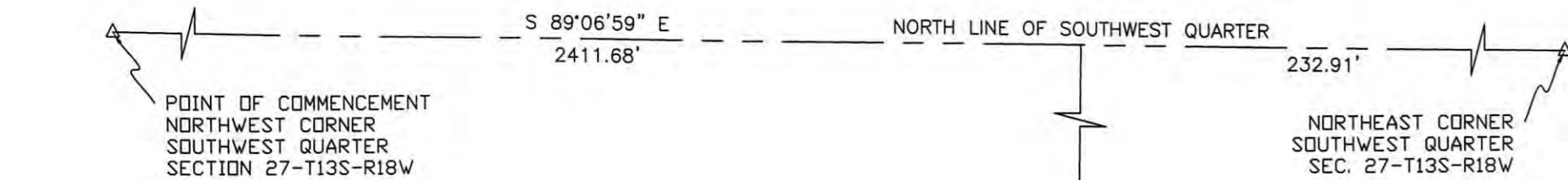
The dedications shown on this plan accepted by the City Commission of the City of Hays, Kansas, this 27th day of January, 2005.

*Steve Lawrence*  
MAYOR

ATTEST: *Mark E. Gley*, CITY CLERK

This plat is hereby approved by me this 28 day of January, 2005.

*John T. Bird*  
JOHN T. BIRD, CITY ATTORNEY



LOCATION MAP:  
NOT TO SCALE



**LEGEND:**  
● Found 1/2" Rebar w/cap stamped "BIEKER RLS-754"  
□ Found 60d nail, Reset 1/2" Rebar w/cap stamped "CHRISTEN LS 1367"  
○ Set 1/2"x24" Rebar w/cap stamped "CHRISTEN LS 1367"  
NOTE: Dimensions on curved lines are arc lengths  
Closure Precision: 1 in 179091.2

**SURVEYOR'S CERTIFICATE:**  
I, Darrell E. Christen, Registered Land Surveyor #1367 in the State of Kansas, hereby certify that this plat is true and correct to the best of my knowledge and belief.



Darrell E. Christen  
Kansas Reg. No. 1367

**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. Approved this 2nd day of February, 2005.



Harvey Ruder  
Kansas Reg. No. 918

**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 February, 2005 in Book Cal., Page 416.

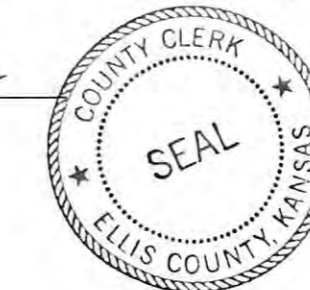


*Rebecca Herzog*  
REGISTER OF DEEDS  
*Mary Cunningham*  
DEPUTY

Plat + Rebar: BK: 612 PG: 308  
Rebar: #2005-003 BK: 612 PG: 315  
Rebar: #2005-004 BK: 612 PG: 317

**TRANSFER RECORD:**  
Entered on transfer record this 3rd day of February, 2005

*Alberta Klaus*  
COUNTY CLERK



Covenant Builders  
P.O. Box 574  
Hays, KS 67601  
(785) 628-6060

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

SHEET: 1 OF 1  
PROJECT #: 04-705  
DRAWN BY: KMT  
SCALE: 1" = 50'  
APPROVED BY: DEC  
DATE: 01/18/05