

PLAT OF
CREEKSIDE ESTATES ADDITION
to the City of Hays, Ellis County, Kansas

APPROVALS:
This plat, Creekside Estate Addition, has been submitted to and approved by the Hays Area Planning Commission this 19th day of Dec., 2016

Paul G. Phillips
CHAIRMAN
Matthew S. Whitt
SECRETARY

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 24th day of Jan., 2017.

Shirley Ann
MAYOR

ATTEST: *Brenda Kitchen*, City Clerk

John T. Bird
John T. Bird, Attorney for the City of Hays



OWNER'S CERTIFICATE:

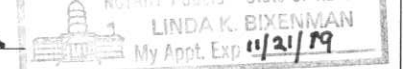
Know all men by these presents that we, the undersigned property owners of the land above described have caused the same to be surveyed and platted into Lots, Blocks, Streets, Drives, and Easements, the same to be known as "CREEKSIDE ESTATES ADDITION", in Hays, Kansas. The Streets are hereby dedicated 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, operation, maintaining, and repairing all public utilities.

By *Zachary Patterson*
Zachary Patterson

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:
Be it remembered that on this 10th day of March, 2017, before me, a Notary Public in and for said County and State, came Zachary Patterson, 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.

Linda K. Bixenman
Notary Public



My Commission Expires: 11/21/19

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 04 day of April, 2017 in Book 482 Page 482.

Rebecca Herzog
REGISTER OF DEEDS DEPUTY
Plat + Deeds, Records, BK: 909 PG: 142
Resol. # 2017-003, Records, BK: 909 PG: 148



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 9th day of March, 2017



SURVEYOR'S CERTIFICATE:

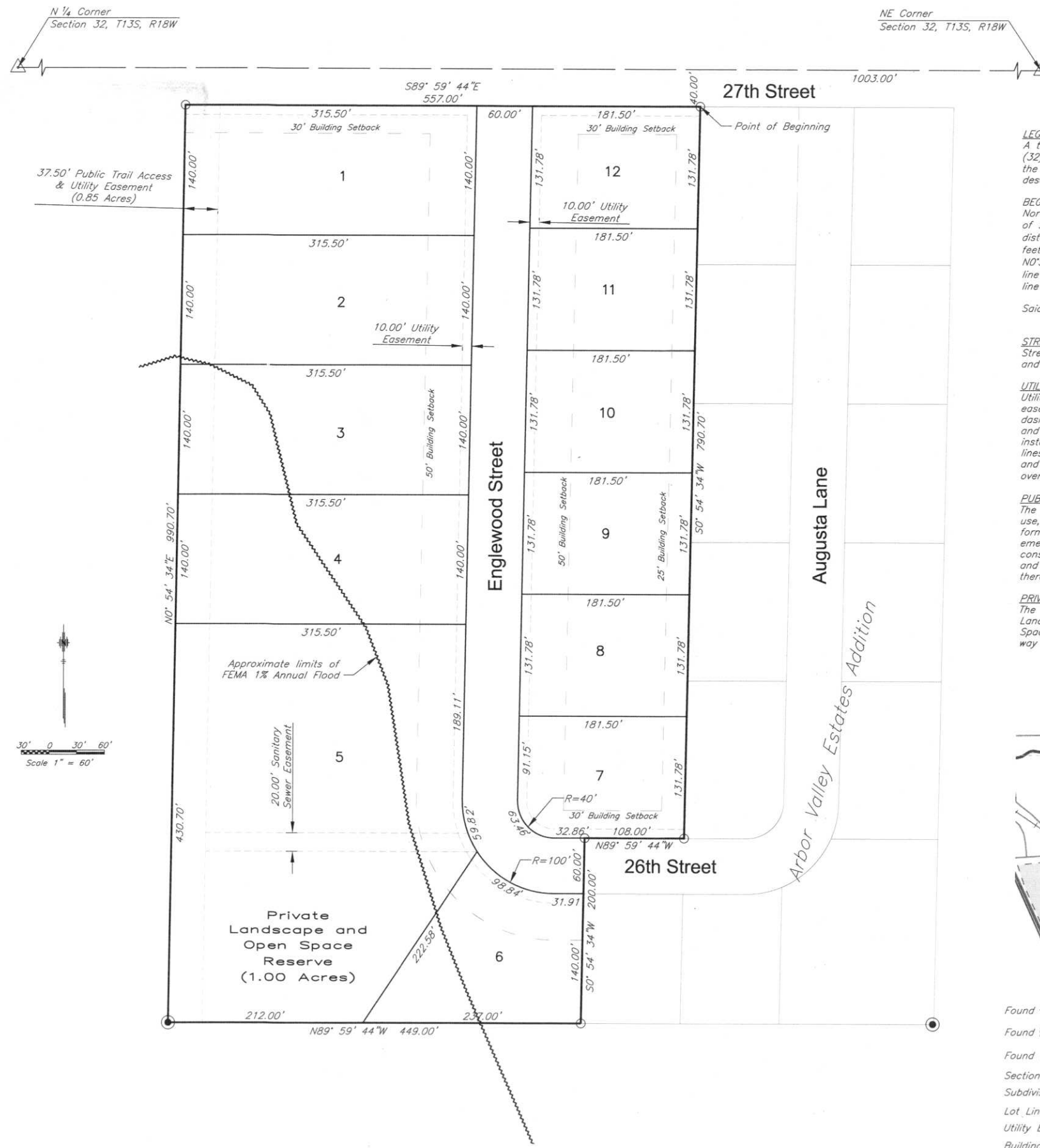
I, Christopher R. Byer, Registered Land Surveyor #1574 in the State of Kansas, do hereby certify that this plat is true and correct to the best of my knowledge and belief.



Christopher R. Byer
Kansas Reg. No. 1574

PENCO ENGINEERING, P.A.
P.O. BOX 392
PLAINVILLE, KS 67663
(785) 434-4611

DESIGNED BY: CRB SCALE: As Shown
DRAWN BY: CRB JOB NO.: S016094
CHECKED BY: JUD DATE: 2017



LEGAL DESCRIPTION:
A tract of land in the Northeast Quarter of Section Thirty-two (32), Township Thirteen (13) South, Range Eighteen (18) West of the 6th Principal Meridian, Ellis County, Kansas, more particularly described as follows:

BEGINNING at a point 1003 feet West and 40 feet South of the Northeast Corner of said Section; thence on an assumed bearing of S0°54'34"W a distance of 790.70 feet; thence N89°59'44"W a distance of 108.00 feet; thence S0°54'34"W a distance of 200.00 feet; thence N89°59'44"W a distance of 449.00 feet; thence N0°54'34"E a distance of 990.70 feet to the South right-of-way line of 27th Street; thence S89°59'44"E along said right-of-way line a distance of 557.00 feet to the POINT OF BEGINNING.

Said tract contains 12.17 acres, more or less.

STREETS:
Streets as shown on this plat and not heretofore dedicated to and for public use are hereby dedicated.

UTILITY EASEMENTS:
Utility easements are hereby dedicated for public use, as utility easements 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 water lines, sanitary sewer lines, gas lines, electric lines, telephone lines, and all other forms and type of public utilities, now or hereafter used by the public over, under, and along the strips marked "Utility Easement".

PUBLIC TRAIL ACCESS EASEMENT:
The West 37.5 feet of Lots 1-5, is hereby dedicated for public use, as a public trail access easement, for the purpose of all forms of non-motorized transportation together with motorized emergency, law enforcement, and service vehicles, and for construction, operation, use, maintenance, repair, modification, and replacement from time to time of improvements related thereto.

PRIVATE LANDSCAPE AND OPEN SPACE RESERVE:
The South 185 feet of Lot 5, is hereby reserved as a Private Landscape and Open Space Reserve for the preservation of Open Space. The Grantee of Lot 5 shall not use the property in any way inconsistent with the preservation of the Open Space Reserve.



- LEGEND
- Found 3/8" Uncapped Rebar - ○
 - Found 1/2" Rebar w/yellow plastic cap stamped "BWR HAYS" - ●
 - Found Section corner in Monument Box - ▲
 - Section Line - _____
 - Subdivision Boundary Line - _____
 - Lot Line - _____
 - Utility Easement Line - - - - -
 - Building Setback Line - _____

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