

# PLAT OF dk ranch HAYS, KANSAS

## PLAT DESCRIPTION

That part of the West Half of the Southwest Quarter of Section 29, Township 13 South, Range 18 West of the 6th Principal Meridian, Ellis County, Kansas, described as follows:

Commencing at the northwest corner of said Southwest Quarter; thence on an assumed bearing of North 89 degrees 37 minutes 13 seconds East, along the north line of said Southwest Quarter, a distance of 313.57 feet to the point of beginning of the land to be described; thence continuing North 89 degrees 37 minutes 13 seconds East, along the north line of said Southwest Quarter, a distance of 1,010.00 feet to the northeast corner of the said West Half of the Southwest Quarter; thence South 00 degrees 35 minutes 28 seconds West, along the east line of said West Half of the Southwest Quarter, a distance of 1650.00 feet; thence South 89 degrees 37 minutes 13 seconds West a distance of 614.49 feet; thence South 00 degrees 35 minutes 28 seconds West a distance of 554.97 feet; thence North 88 degrees 48 minutes 15 seconds East a distance of 604.26 feet; thence on a curve to the right, an arc distance of 10.44 feet, said curve having a radius of 525.00 feet, a central angle of 01 degrees 08 minutes 20 seconds, a chord length of 10.44 feet and a chord bearing of North 89 degrees 53 minutes 14 seconds East to a point on the east line of said West Half of the Southwest Quarter; thence South 00 degrees 35 minutes 28 seconds West, along the east line of said West Half of the Southwest Quarter, a distance of 40.17 feet; thence South 89 degrees 36 minutes 52 seconds West a distance of 1,186.31 feet to a point on the east right of way line of U.S. Highway 183 Alternate; thence North 02 degrees 53 minutes 57 seconds West, along said right of way, a distance of 63.17 feet; thence North 03 degrees 01 minutes 18 seconds West, along said right of way, a distance of 123.23 feet; thence North 00 degrees 50 minutes 43 seconds West, along said right of way, a distance of 209.59 feet; thence North 89 degrees 09 minutes 17 seconds East a distance of 518.77 feet; thence North 00 degrees 35 minutes 28 seconds East a distance of 365.79 feet; thence on a curve to the left, an arc distance of 202.34 feet, said curve having a radius of 460.00 feet, a central angle of 25 degrees 12 minutes 08 seconds, a chord length of 200.71 feet and a chord bearing of North 12 degrees 00 minutes 36 seconds West; thence North 24 degrees 36 minutes 40 seconds West a distance of 705.16 feet; thence on a curve to the right, an arc distance of 224.31 feet, said curve having a radius of 540.00 feet, a central angle of 23 degrees 47 minutes 58 seconds, a chord length of 222.70 feet and a chord bearing of North 12 degrees 42 minutes 40 seconds West; thence on a curve to the right, an arc distance of 142.01 feet, said curve having a radius of 50.00 feet, a central angle of 162 degrees 44 minutes 12 seconds, a chord length of 98.87 feet and a chord bearing of North 09 degrees 13 minutes 22 seconds East; thence South 89 degrees 24 minutes 32 seconds East a distance of 55.00 feet; thence North 00 degrees 35 minutes 28 seconds East a distance of 316.96 feet to the point of beginning. This tract contains 40.168 acres.

## APPROVALS:

This plat, dk ranch, has been submitted to and approved by the Hays Planning Commission this 21st day of January, 2013.

*Larry Howell*  
CHAIRMAN  
*Barbara Ryan*  
SECRETARY

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 28th day of February, 2013.

*Tom Liska*  
MAYOR

ATTEST: *John T. Bird* City Clerk

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



## 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 17th day of March, 2013.

## OWNER'S CERTIFICATE:

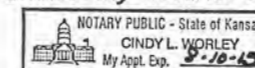
Know all men by these presents, that we, the undersigned property owners of the land above described have caused the same to be surveyed and platted into Lots, Blocks, Streets, Alleys and Easements, the same to be known as "dk ranch", in Hays, Kansas. The Streets and Alleys are hereby dedicated to and 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. The Drainage Reservoirs hereby reserved for open space, landscaping, park uses, sidewalks, drainage and will be privately maintained.

Lester & Gladys Confer Trust

By *David Krien*  
David Krien, Trustee

## NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:  
Be it remembered that on this 13th day of March, 2013, before me, a Notary Public in and for said County and State, came David Krien, Trustee of the Lester & Gladys Confer Trust, 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.



*Cindy L. Worley*  
Notary Public

My Commission Expires: 8-10-15



## 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 25 day of March, 2013 in Book Tab #2, Page 449.

*Rebecca Ansgar* REGISTER OF DEEDS  
*Martha Miller* DEPUTY  
Plat + Record - BK: 820 Pg: 659  
Pres. # 2013-004 - BK: 820 Pg: 666

## SURVEYOR'S CERTIFICATE:

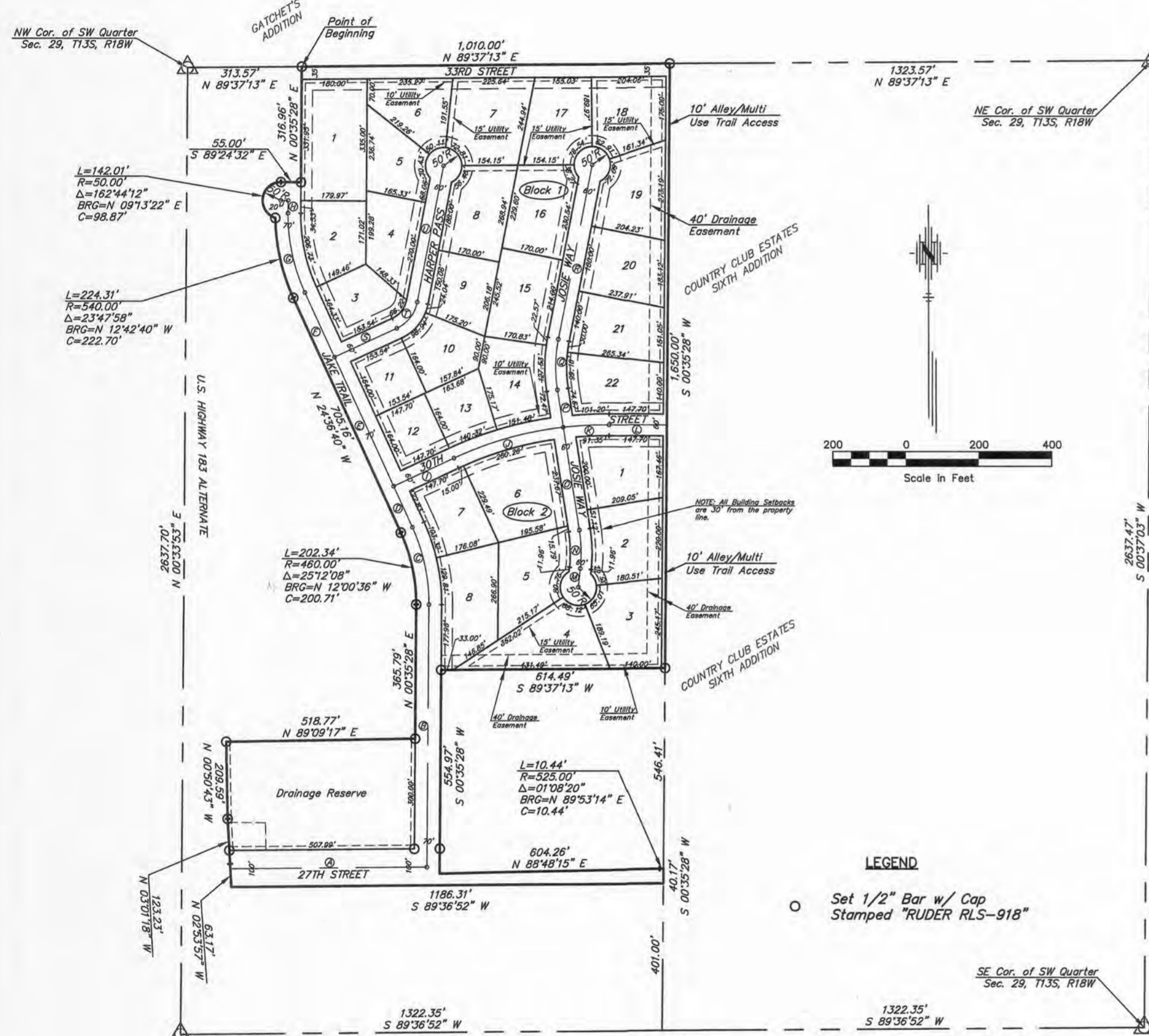
I, Harvey Ruder, a Registered Land Surveyor in the State of Kansas, do hereby certify this Plat to be true and correct to the best of my knowledge.

*Harvey Ruder*  
Harvey Ruder

3-12-13  
Date



**RUDER ENGINEERING & SURVEYING, LLC**  
1376 Butterfield Trail Rd.  
Hays, Kansas 67601  
785-628-8134



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

LABEL	DELTA	R	T	Lc
(A)	25°12'08"	495.00'	110.66'	217.73'
(B)	25°12'08"	505.00'	112.89'	222.13'
(C)	17°57'53"	1000.00'	158.07'	313.55'
(D)	07°14'14"	1000.00'	63.24'	126.31'
(E)	15°00'00"	400.00'	52.66'	104.72'
(F)	20°00'00"	400.00'	70.53'	139.63'

LABEL	BEARING	LENGTH
(A)	N 89°36'52" E	539.87'
(B)	N 00°35'28" E	715.20'
(C)	N 24°36'40" W	92.83'
(D)	N 24°36'40" W	368.00'
(E)	N 24°36'40" W	194.33'
(F)	N 00°35'28" E	34.53'
(G)	N 65°23'20" E	182.70'
(H)	S 89°24'32" E	157.70'
(I)	N 06°11'20" E	51.96'
(J)	N 08°48'40" W	282.78'
(K)	N 08°48'40" W	103.15'
(L)	N 11°11'20" E	484.54'
(M)	N 65°23'20" E	188.54'
(N)	N 11°11'20" E	378.06'

