

Final Plat of DOONAN ADDITION to the City of Hays, Ellis County, Kansas

SURVEYOR'S CERTIFICATE:

I, James Meis, Professional Surveyor #1533 in the State of Kansas, certify that the survey shown on this plat was made by me or under my direct supervision. This plat is true and correct to the best of my knowledge and belief.



James Meis, PS 1533

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 5th day of December, 2023

Kurt Tschane, PS 1737

LEGAL DESCRIPTION:

A tract of land in the Southwest Quarter of Section 17 and the Northwest Quarter of Section 20, Township 13 South, Range 18 West of the 6th Principal Meridian, Ellis County, Kansas, described as follows by James Meis, PS 1533, on April 28, 2023:

Commencing at the Northwest corner of Section 20, Township 13 South, Range 18 West; Thence South 89 degrees 31 minutes 06 seconds East, along the North line of the Northwest Quarter of Section 20, a distance of 658.89 feet to the Point of Beginning; Thence North 00 degrees 28 minutes 54 seconds East, a distance of 50.00 feet; Thence North 83 degrees 22 minutes 35 seconds West, along the North line of 55th Street, a distance of 93.60 feet; Thence North 01 degrees 29 minutes 06 seconds East, a distance of 564.74 feet; Thence South 01 degrees 29 minutes 57 seconds West, a distance of 462.87 feet to the North line of the Northwest Quarter of Section 20; Thence South 89 degrees 31 minutes 06 seconds East, along the North line of the Northwest Quarter of Section 20, a distance of 205.27 feet to the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 20; Thence South 01 degrees 21 minutes 36 seconds West, along the East line of the Northwest Quarter of the Northwest Quarter of Section 20, a distance of 1144.89 feet to the North line of Interstate 70; Thence North 64 degrees 43 minutes 25 seconds West, along the North line of Interstate 70, a distance of 659.48 feet; Thence North 52 degrees 31 minutes 38 seconds West, along the North line of Interstate 70, a distance of 721.62 feet; Thence North 10 degrees 09 minutes 49 seconds West, along the East line of 230th Avenue, a distance of 320.58 feet; Thence North 28 degrees 16 minutes 19 seconds East, along the South line of 55th Street, a distance of 38.07 feet; Thence South 89 degrees 50 minutes 59 seconds East, along the South line of 55th Street, a distance of 45.99 feet; Thence South 85 degrees 45 minutes 40 seconds East, along the South line of 55th Street, a distance of 446.77 feet; Thence North 86 degrees 30 minutes 27 seconds East, along the South line of 55th Street, a distance of 206.03 feet; Thence North 00 degrees 28 minutes 54 seconds East, a distance of 100.00 feet to the North line of the Northwest Quarter of Section 20; Thence North 89 degrees 31 minutes 06 seconds West, along the North line of the Northwest Quarter of Section 20, a distance of 139.11 feet to the Point of Beginning. Said tract contains 27,280 acres more or less.

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 Streets, Blocks, Lots, and Easements, the same to be known as "Doonan Addition", to the City of Hays, Ellis County, Kansas. The streets are hereby dedicated to and for the use of the public. The utility 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.

I, the undersigned owner of the land shown on this plat and designated herein as "Doonan Addition" do hereby grant a non-exclusive access and utility easement, as shown on this plat, to the City of Hays, Kansas, and those who may now or hereafter hold franchise under said City. The access and utility easement, as shown on this plat, allows the employees or agents of the City of Hays, employees of utilities operating under franchise to the City of Hays, the licensees and guests of the owners of the subdivision to use the streets, streetlights, traffic control devices, sidewalks, other improvements and access and utility easements thereon shown.

The owners of lots served by the access easement within this Plat agree to release, indemnify, defend and hold harmless any governmental entity for damages to the private improvements within the 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 access easement. The maintenance of private street improvements shall not be the responsibility of the City of Hays, Kansas.

BBJ, LLC

Kenneth C. Doonan
Kenneth C. Doonan, Sole Member

12-18-23 Date

NOTARY CERTIFICATE:

State of Florida, County of Orange, ss:

Be it remembered that on this 18 day of December, 2023, before me, a Notary Public in and for said County and State, came Kenneth C. Doonan, Sole Member of BBJ, LLC, 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.

Andres Acosta
Notary Public

My Commission Expires: Feb. 10, 2025



STREETS AND EASEMENTS:

Street as shown, and being labeled as West 55th Street, on this plat and not heretofore dedicated to and for public use is hereby dedicated.

The access easement, as reflected upon the subdivision plat, has not been dedicated to the public for public access nor has it been accepted by the City of Hays as public improvements. The streets, streetlights, traffic control devices, sidewalks and other improvements that are within the access easement shall be maintained by the owners of Lots 1 and 2, Block 1 as shown on this plat. The access easement 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.

Easements are hereby dedicated for public use, as utility and drainage 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 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".

APPROVALS:

This plat of Doonan Addition has been submitted to and approved by the Hays

Area Planning Commission this 17th day of July, 2023

Louis J. Caplan
Louis J. Caplan, Chairperson

Jim Schreiber
Jim Schreiber, Secretary

The dedications shown on this plat are accepted by the City Commission of the City of Hays,

Kansas, this 10th day of August, 2023

Shaun Musil
Shaun Musil, Mayor



ATTEST:

Brenda Kitchen
Brenda Kitchen, City Clerk

Donald Hoffman
Donald Hoffman, Attorney for the City of Hays

TRANSFER:

Entered on transfer record this 8th day of January, 2023

Bobbi Dreiling
Bobbi Dreiling, County Clerk



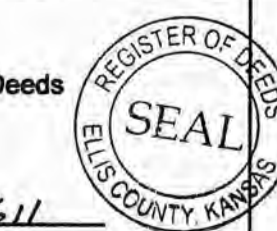
RECORDED:

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

10 day of January, 2023 in Book 2, Page 504

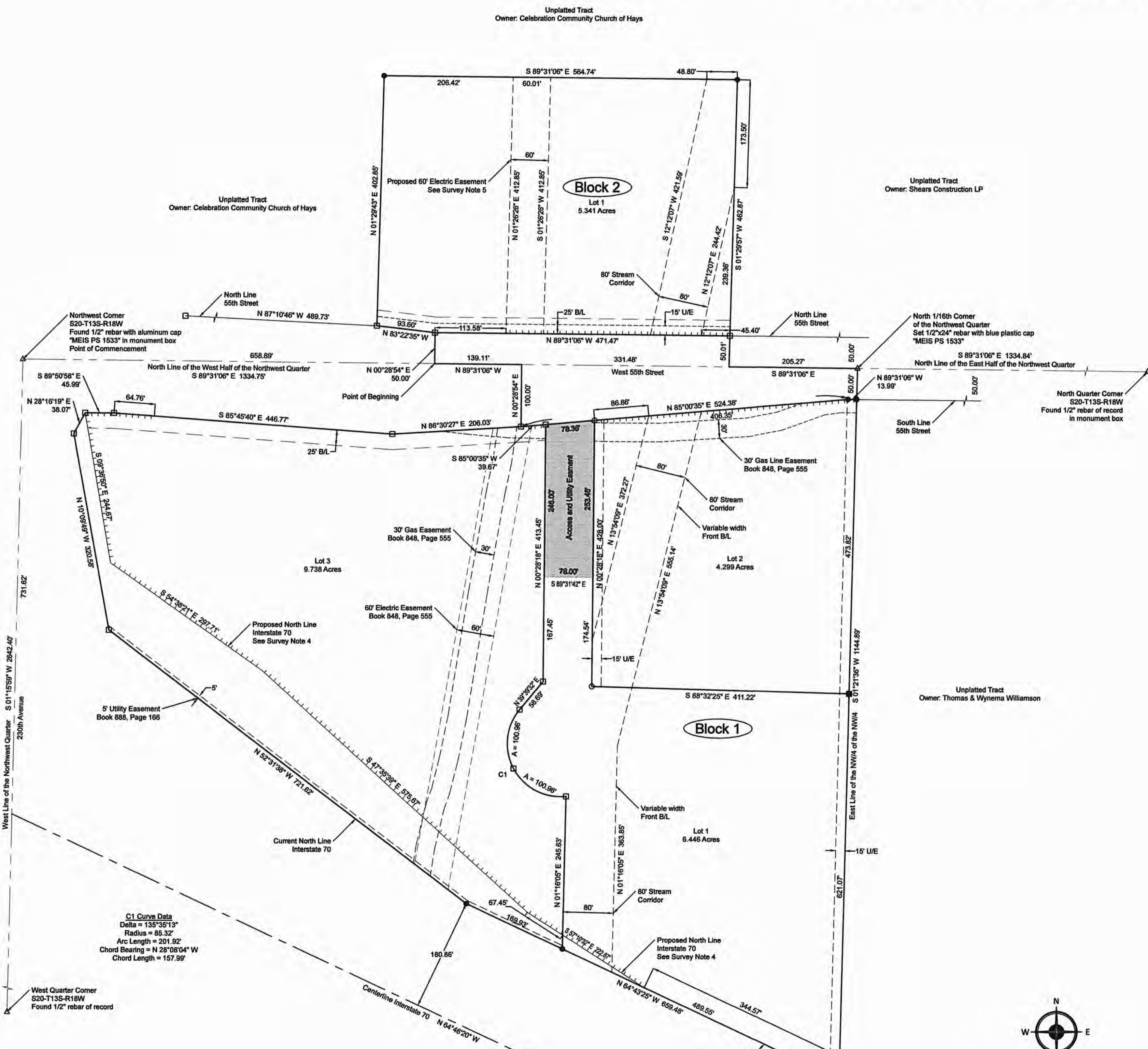
Rebecca Herzog
Rebecca Herzog, Register of Deeds



Resolution # 2023-015, filed for record in Book 1036, Page 611

Plat & Dedication documents filed for record in Book 1036, Page 605

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|---|---|---|
| BBJ, LLC 11118 W. Kellogg St. Wichita, KS 67209 | DRIGGS DESIGN GROUP, PA Surveying Engineering Planning 10117 Downing Avenue, Hays, Kansas 67801 www.driggsdesign.com (785) 621-4280 | Project No: 2023-078 Date: 07-17-2023 Scale: 1" = 100' Sheet No: 1 of 1 Drawn By: AJW |
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SURVEY NOTES:

- All bearings shown are grid, Kansas State Plane North Zone NAD83 (2011)
- Description closure precision = 1:298,705, closure error distance = 0.019 feet, closure error bearing = 5'28"02'45" E, description acreage = 27.280 acres.
- A portion of Lot 1, Block 1 is included in and subject to a Community Improvement District recorded in Book 845, Page 381. Limits of the Community Improvement District are not shown on this plat.
- Location of the proposed north line of I-70 is based on legal descriptions provided by KDOT for right-of-way acquisition on Project No. 183-26 KA-5608-01, dated 2023. The location of the north line of I-70 could change after this plat is complete and should be verified via plans and deeds. Access control will be based on the final location of the north line of I-70 as created by plans and deeds.
- Midwest Energy has an overhead power line crossing Lot 1, Block 2 that is currently covered by a blanket easement described in Book 255, Page 443. Midwest Energy and the owner are working on an agreement to define the location and the width of the electric easement to facilitate future development of Lot 1, Block 2. The proposed easement shown on this plat does not create a new easement, release an existing easement or define the exact location or width that the interested parties may agree to in the future, it is simply a placeholder to put future owners on notice.

| Block No. | Lot No. | Square Feet | Acres | Notes |
|-----------|---------|-------------|-------|------------------|
| 1 | 1 | 280,785 | 6.446 | |
| 1 | 2 | 187,251 | 4.299 | Smallest Lot |
| 1 | 3 | 424,193 | 9.738 | Largest Lot |
| 2 | 1 | 232,650 | 5.341 | |
| | | 281,221 | 6.456 | Average Lot Size |

AREA NOTE: All lot sizes shown are based on the current north line of I-70