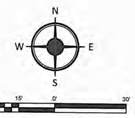
Final Plat of
El Charro Addition
in the Southwest Quarter of Section 2, Township 14 South, Range 18 West, Ellis County, Kansas



LEGEND:

- ● Found 1/2" rebar - origin unknown
- ○ Found 1/2"x24" rebar with cap "MEIS PS 1533"
- □ Set 1/2"x24" rebar with cap "MEIS PS 1533"

U/E Utility easement

Lot No.	Square Feet	Acres	Notes
1	47,785	1.097	Largest Lot
2	7,771	0.178	Smallest Lot
3	15,969	0.367	
4	13,751	0.316	
	21,319	0.490	Average Lot Size

LEGAL DESCRIPTION: Parent Tract from Book 523, Pages 296-297

A tract of land located in the South Half of the Southwest Quarter (S/2 SW/4) of Section Two (2), Township Fourteen (14) South, Range Eighteen (18) West of the 6th P.M., described as follows:

Beginning at a point on the South line where the right of way of U.S. Highway 40 intersects the East line of a public road between Sections Two (2) and Three (3) in Township Fourteen (14) South, Range Eighteen (18) West; Thence in a Southeasterly direction along the South right of way line of U.S. Highway 40 a distance of 208.44 feet; Thence South on a line parallel with the West line of said Section Two (2), 209 feet; Thence in a Southeasterly direction parallel to the South right of way line of U.S. Highway 40 a distance of 209 feet; Thence South on a line parallel with the West line of said Section Two (2), 208.44 feet; Thence Northwesterly along a line parallel with the South right of way of U.S. Highway 40 a distance of 417.44 feet to the East line of a public road between Section Two (2) and Three (3) in said Township Fourteen (14) South, Range Eighteen (18) West; Thence North on the East line of said public road 427.44 feet to the Point of beginning.

LEGAL DESCRIPTION: El Charro Addition

A tract of land in the Southwest Quarter of Section 2, Township 14 South, Range 18 West of the Sixth Principal Meridian, Ellis County, Kansas, described as follows by James Meis, PS 1533:

Commencing at the Southwest Corner of the Southwest Quarter of Section 2, Township 14 South, Range 18 West; Thence North 01 degrees 38 minutes 11 seconds East, along the West line of the Southwest Quarter, a distance of 906.87 feet; Thence South 88 degrees 21 minutes 49 seconds, a distance of 20.00 feet to the intersection of the East line of Canterbury Drive and the South line of Old Highway 40 and the Point of Beginning; Thence Southeasterly along the South line of Old Highway 40 on an arc to the left having a radius of 11,396.07 feet, an arc length of 208.49 feet, a chord bearing South 77 degrees 40 minutes 51 seconds East and a chord length of 208.49 feet; Thence South 01 degrees 38 minutes 15 seconds West, a distance of 415.57 feet; Thence on an arc to the right having a radius of 11,805.35 feet, an arc length of 208.23 feet, a chord bearing North 78 degrees 03 minutes 19 seconds West and a chord length of 208.22 feet to the East line of Canterbury Drive; Thence North 01 degrees 38 minutes 11 seconds East, along the East line of Canterbury Drive and parallel with the West line of the Southwest Quarter, a distance of 416.95 feet to the Point of Beginning. Said tract contains 1.958 acres more or less and is subject to any easements or rights-of-way of record.

SURVEY NOTES:

1. All bearings shown are grid, Kansas State Plane North Zone NAD83 (2011)
2. Description closure precision = 1:100,996.7 closure error distance = 0.01237 feet, closure error bearing = N47°42'32"W, description acreage = 1.958 acres.

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 LICENSED PS-1533 01-11-2023 KANSAS PROFESSIONAL SURVEYOR

James Meis, PS 1533 — Date 01-11-2022

REVIEW SURVEYOR'S CERTIFICATE:

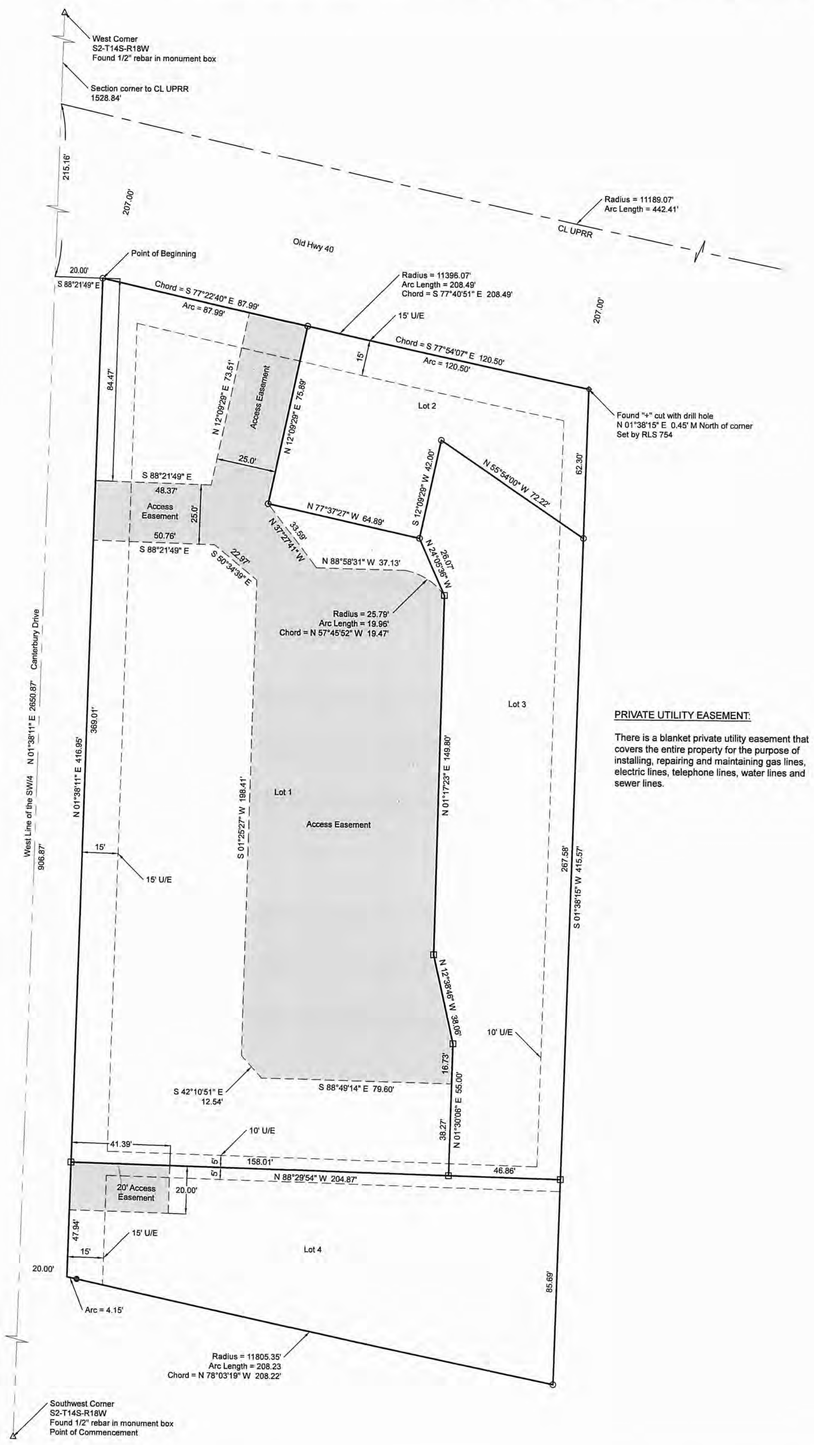
State of Kansas, County of Ellis, ss:

I hereby certify that the review of this plat was found to be in compliance with the requirements of K.S.A. 58-2005.

DARRELL E. CHRISTEN LICENSED LS-1367 01-13-2022 KANSAS LAND SURVEYOR

Approved this 13th day of January, 2022

Darrell E. Christen, PS 1367



PRIVATE UTILITY EASEMENT:

There is a blanket private utility easement that covers the entire property for the purpose of installing, repairing and maintaining gas lines, electric lines, telephone lines, water lines and sewer lines.

STREETS AND EASEMENTS:

The access easements, as reflected upon the subdivision plat, have not been dedicated to the public for public access nor have they been accepted by Ellis County or the City Hays, Kansas as public improvements. The streets, streetlights, traffic control devices, sidewalks and other improvements that are within the access easements shall be maintained by the owners within the subdivision. The access easements 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 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".

In addition to the public utility easements dedicated on this plat, a blanket utility easement is hereby dedicated by and for the owners of all lots within El Charro Addition to maintain and repair existing utilities.

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, Streets and Easements, the same to be known as "El Charro Addition", to Ellis County, Kansas. The streets are hereby dedicated to and for the use of the public, and 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.

We, the undersigned owners of the land shown on this plat and designated herein as "El Charro Addition" do hereby grant a non-exclusive access and utility easement, as shown on this plat, to Ellis County, Kansas, and those who may now or hereafter hold franchise under said County. The access and utility easements, as shown on this plat, allows the employees or agents of Ellis County or the City of Hays, Kansas, employees of utilities operating under franchise to Ellis County or the City of Hays, Kansas, 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 easements 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 easements. The maintenance of private street improvements shall not be the responsibility of Ellis County or the City of Hays, Kansas.

El Charro Enterprises, L.L.C.

Carol S. Dolezal, Member

Joe F. Dolezal, Member

Jan 12, 2022 Date

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 12th day of January, 2022, before me, a Notary Public in and for said County and State, came Carol S. Dolezal and Joe F. Dolezal, being the only members of El Charro Enterprises, L.L.C., to me personally known to be the same persons 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.

Isaac A. Vasquez, Notary Public

ISAACA VASQUEZ NOTARY PUBLIC STATE OF KANSAS My App. Exp. 9-11-22

My Commission Expires: 9-11-22

Rooks County Holdings EC, LLC

SRM

Steven R. Mongeau, Sole Member

01.19.2022 Date

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 19th day of January, 2022, before me, a Notary Public in and for said County and State, came Steven R. Mongeau, Sole Member of Rooks County Holdings EC, LLC, to me personally known to be the same persons 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.

Vicki L. Novotny, Notary Public

My Commission Expires: March 11, 2022

VICKI L. NOVOTNY State of Kansas My Appt. Exp. 3-11-2022

Ol' 40 Express LLC

Elizabeth Smith, Member

Gary Sanger, Member

1-13-22 Date

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

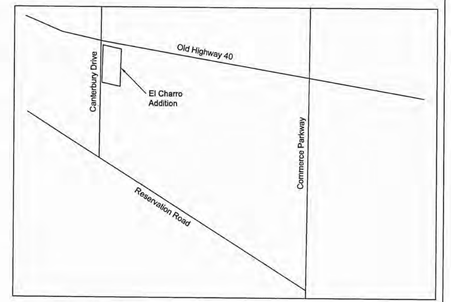
Be it remembered that on this 13th day of January, 2022, before me, a Notary Public in and for said County and State, came Elizabeth Smith and Gary Sanger, being the only members of Ol' 40 Express, LLC, to me personally known to be the same persons who executed the foregoing instrument of writing and 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.

Tammi Legleiter, Notary Public

TAMMI LEGLEITER NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 10/24/23

My Commission Expires: 10/24/23

Vicinity Map
Not to Scale



APPROVALS:

This plat of El Charro Addition has been submitted to and approved by the Hays Area Planning Commission this 18th day of August, 2021

Lacie J Caplan, Lou Caplan, Chairperson

Jim Schreiber, Secretary

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 10th day of January, 2022

Mason Ruder, Mayor

CITY OF HAYS INCORPORATED SEAL MAY 18, 1885 KANSAS

ATTEST:

Brenda Kitchen, Brenda Kitchen, City Clerk

Be it known that this plat has been submitted to me and that the same is hereby approved this 11th day of January, 2022

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

TRANSFER:

Entered on transfer record this 26th day of January, 2022

Bobbi Dreiling, Bobbi Dreiling, County Clerk

COUNTY CLERK SEAL ELLIS COUNTY, KANSAS

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 January, 2022 in Book Vol. #2, Page 497

Rebecca Herzog, Rebecca Herzog, Register of Deeds

REGISTER OF DEEDS SEAL ELLIS COUNTY, KANSAS

Resolution # 2022-002, filed for record in Book 1004, Page 748

Plat & Dedication documents filed for record in Book 1004, Page 741

El Charro Enterprises Rooks County Holdings EC Ol' 40 Express	**DRIGGS DESIGN GROUP, PA** Surveying Engineering Planning James Meis, PS 1533 1017 Downing Avenue, Hays, Kansas 67601 jmeis@driggsdesign.com (785) 650-9864	Project No: 2021-080 Date: 12-22-2021 Scale: 1" = 30' Sheet No: 1 of 1 Drawn By: DV