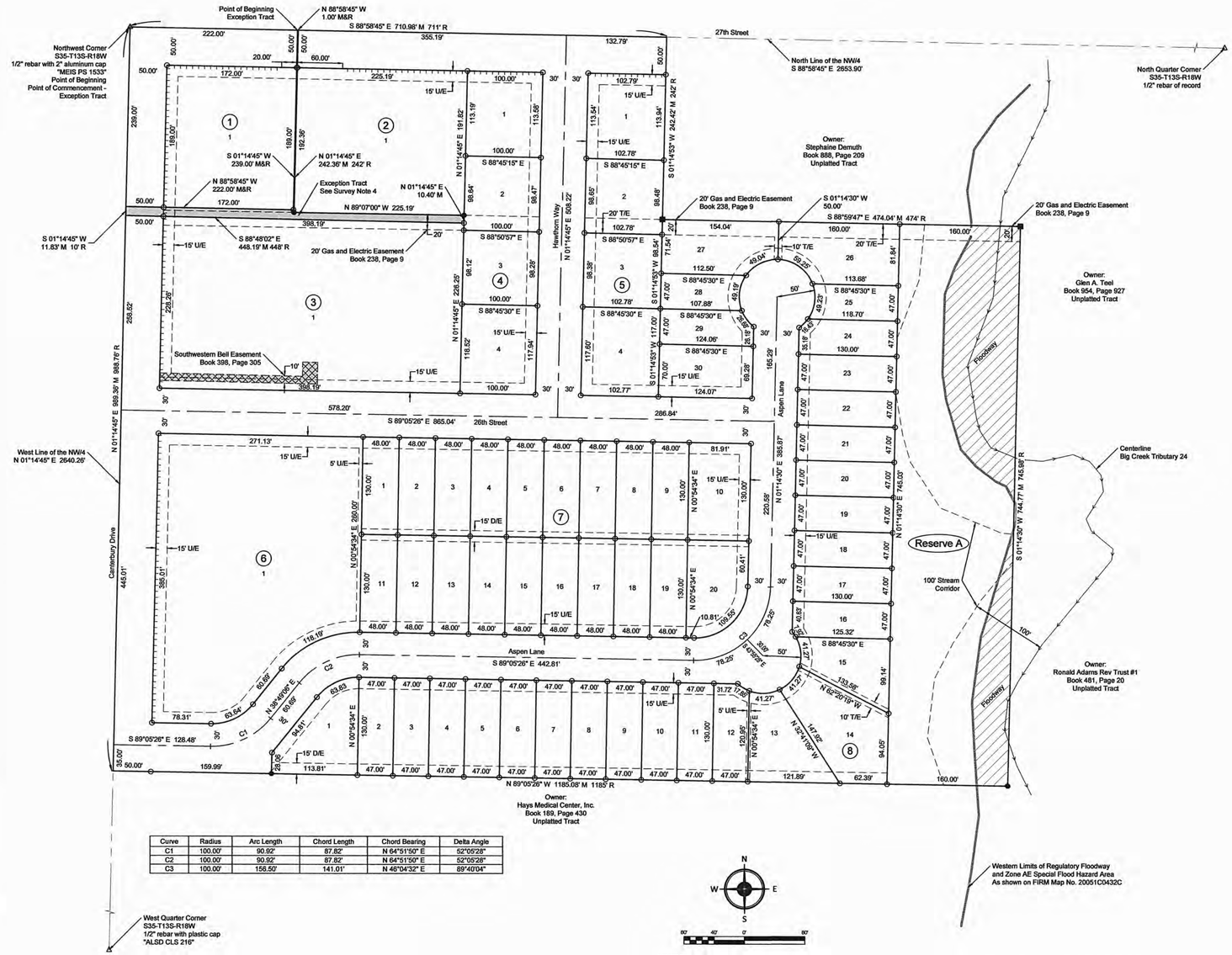
Final Plat of
THE GROVE
A Planned Development to the City of Hays, Ellis County, Kansas



Curve	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	100.00'	90.92'	87.82'	N 64°51'50" E	52°05'28"
C2	100.00'	90.92'	87.82'	N 64°51'50" E	52°05'28"
C3	100.00'	156.50'	141.01'	N 46°04'32" E	89°40'04"

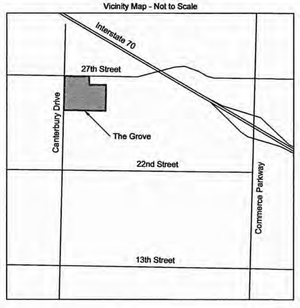
Block	Lot	Square Feet	Acres	Block	Lot	Square Feet	Acres	Block	Lot	Square Feet	Acres
1	1	32,508	0.746		10	11,770	0.270	8	26	11,997	0.275
2	1	43,258	0.993		11-19	6,110	0.140		27	10,422	0.239
3	1	90,491	2.077		20	10,635	0.244		28	4,990	0.115
4	1	11,339	0.260	8	1	10,558	0.242		29	5,631	0.129
	2	9,855	0.226		2-11	6,110	0.140		30	8,640	0.198
	3	9,820	0.225		12	6,031	0.138	Reserve A		119,184	2.736
	4	11,823	0.271		13	9,818	0.225				
5	1	11,691	0.268		14	13,159	0.302				
	2	10,131	0.233		15	8,304	0.191				
	3	10,120	0.232		16	6,094	0.140				
	4	12,055	0.277		17-23	6,110	0.140				
6	1	91,204	2.094		24	6,036	0.139				
7	1-9	6,110	0.140		25	5,271	0.121				

LEGEND:

- △ Section Corner
- ● Found 1/2" rebar - origin unknown
- ■ Found 1/2" rebar with plastic cap "RUDER RLS 918"
- □ Found "+" in concrete with drill hole set by LS 918
- ○ Set 1/2"x24" rebar with plastic cap "MEIS PS 1533"
- M Measured
- R Record
- U/E Utility Easement
- D/E Drainage Easement
- T/E Public Trail Access Easement
- # Lot or Site Number
- (#) Block Number
- Access Control

SURVEY NOTES:

1. Field work completed April 28, 2023.
2. All bearings shown are grid, Kansas State Plane North Zone NAD83 (2011).
3. Description closure precision = 1:901,719.2, closure error distance = 0.00482 feet, closure error bearing = N 71°25'08" E, description acreage = 24.246 acres, less 0.118 acre exception tract for a total acreage of 24.128 acres.
4. The exception tract shown on this survey is not included in the Final Plat of the Grove.
5. All distances shown on curves are arc lengths.



LEGAL DESCRIPTION:

A tract of land in the Northwest Quarter of Section 35, Township 13 South, Range 18 West of the 6th Principal Meridian, Ellis County, Kansas, described as follows by James Meis, PS 1533, on May 19, 2023:

Beginning at the Northwest corner of Section 35, Township 13 South, Range 18 West; Thence South 88 degrees 58 minutes 45 seconds East, along the North line of the Northwest Quarter, a measured distance of 710.98 feet (711 feet record); Thence South 01 degrees 14 minutes 53 seconds West, along the West line of the tract described in Book 888, Page 209, a measured distance of 242.42 feet (242 feet record); Thence South 88 degrees 59 minutes 47 seconds East, along the South line of the tract described in Book 888, Page 209, a measured distance of 474.04 feet (474 feet record); Thence South 01 degrees 14 minutes 30 seconds West, along the West line of the tracts described in Book 954, Page 927 and Book 481, Page 20, a measured distance of 744.77 feet (745.98 feet record); Thence North 89 degrees 05 minutes 26 seconds West, along the North line of the tract described in Book 189, Page 430, a measured distance of 1185.08 feet (1185 feet record) to the West line of the Northwest Quarter; Thence North 01 degrees 14 minutes 45 seconds East, along the West line of the Northwest Quarter, a measured distance of 989.36 feet (988.76 feet record) to the Point of Beginning. Said tract contains 24.246 acres more or less.

LESS

A tract of land in the Northwest Quarter of Section 35, Township 13 South, Range 18 West of the 6th Principal Meridian, Ellis County, Kansas, described as follows by James Meis, PS 1533, on May 19, 2023:

Commencing at the Northwest corner of Section 35, Township 13 South, Range 18 West; Thence South 88 degrees 58 minutes 45 seconds East, along the North line of the Northwest Quarter, a distance of 222.00 feet to the Point of Beginning; Thence South 01 degrees 14 minutes 45 seconds West, along the East line of the tract described in Book 111, Page 721, and parallel with the West line of the Northwest Quarter, a distance of 239.00 feet; Thence North 88 degrees 58 minutes 45 seconds West, along the South line of the tract described in Book 111, Page 721, and parallel with the North line of the Northwest Quarter, a distance of 222.00 feet to the West line of the Northwest Quarter; Thence South 01 degrees 14 minutes 45 seconds West, along the West line of the Northwest Quarter, a measured distance of 11.83 feet (10 feet record); Thence South 88 degrees 48 minutes 02 seconds East, along the North line of the tracts described in Book 114, Page 575 and Book 131, Page 516, a measured distance of 448.19 feet (448 feet record); Thence North 01 degrees 14 minutes 45 seconds East, along the West line of the tract described in Book 125, Page 359, and parallel with the West line of the Northwest Quarter, a distance of 10.40 feet; Thence North 89 degrees 07 minutes 00 seconds West, along the South line of the tract described in Book 110, Page 489, a distance of 225.19 feet; Thence North 01 degrees 14 minutes 45 seconds East, along the West line of the tract described in Book 110, Page 489, and parallel with the West line of the Northwest Quarter, a measured distance of 242.36 feet (242 feet record) to the North line of the Northwest Quarter; Thence North 88 degrees 58 minutes 45 seconds West, along the North line of the Northwest Quarter, a distance of 1.00 feet to the Point of Beginning. Said tract contains 0.118 acres more or less.

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 Streets, Blocks, Reserves and Easements, the same to be known as "The Grove", a Planned Development 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.

Reserve A is platted for open space, berms, landscaping, irrigation, signs, monuments, sidewalks (public and private), fences/walls, lighting, conveyance of cross-lot drainage, and utilities confined by easement (platted or otherwise separate instrument). Reserve A is also platted for drainage facilities, including but not limited to drainage structures and treatment or detention facilities. Portions of Reserve A are 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. Said public trail access easement shall be limited to 20 feet in width, 10 feet on each side of the trail as constructed. Portions of Reserve A, as shown on the accompanying plat, are subject to a Stream Corridor Overlay District. All activities in the Stream Corridor Overlay District must be approved by the City of Hays Public Works Department.

Grow Hays, Inc.

Doug Williams

Doug Williams, Executive Director

November 16, 2023, Date

NOTARY CERTIFICATE:

State of KANSAS, County of ELLIS, ss:

Be it remembered that on this 16 day of NOVEMBER, 2023, before me, a Notary Public in and for said County and State, came Doug Williams, Executive Director of Grow Hays, 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.

, Notary Public

My Commission Expires: 5/15/27

ERNESTINE SLY
Notary Public, State of Kansas
My Appointment Expires
5/15/27

Hays Medical Center, Inc.

Edward Herrman

Edward Herman, CEO

12/18/2023, Date

NOTARY CERTIFICATE:

State of KANSAS, County of ELLIS, 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 Edward Herrman, CEO of Hays Medical Center, 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.

, Notary Public

My Commission Expires: 5/15/27

ERNESTINE SLY
Notary Public, State of Kansas
My Appointment Expires
5/15/27

McGinnis Revocable Trust No. 1

Patricia Hammerschmidt

Patricia Hammerschmidt, Trustee

11.17.2023, Date

NOTARY CERTIFICATE:

State of KANSAS, County of ELLIS, ss:

Be it remembered that on this 17 day of NOVEMBER, 2023, before me, a Notary Public in and for said County and State, came Patricia Hammerschmidt, Trustee of the McGinnis Revocable Trust No. 1, 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.

, Notary Public

My Commission Expires: 5/15/27

ERNESTINE SLY
Notary Public, State of Kansas
My Appointment Expires
5/15/27

STREETS AND EASEMENTS:

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

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", and for moving or detaining storm water run-off over, under and along the strips marked "Drainage Easement".

Public trail access easements are hereby dedicated for public use 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.

APPROVALS:

This plat of The Grove has been submitted to and approved by the Hays Area Planning Commission this 18th day of September, 2023

Louis J. Caplan, Chairperson

Jim Schreiber, Secretary

The dedications shown on this plat are accepted by the City Commission of the City of Hays, Kansas, this 12th day of October, 2023

Shaun Musil, Mayor

CITY OF HAYS INCORPORATED SEAL MAY 16, 1885 KANSAS

ATTEST:

Brenda Kitchen, Brenda Kitchen, City Clerk

Donald Hoffman, Attorney for the City of Hays

TRANSFER:

Entered on transfer record this 8th day of January, 2024

Bobbi Dreiling, Bobbi Dreiling, County Clerk

COUNTY CLERK ELLIS COUNTY, KANSAS SEAL

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 15 day of February, 2024 in Book Deb. 2, Page 505

Rebecca Herzog, Rebecca Herzog, Register of Deeds

REGISTER OF DEEDS SEAL ELLIS COUNTY, KANSAS

Resolution # 2023-019, filed for record in Book 1037, Page 940

Plat & Dedication documents filed for record in Book 1037, Page 931

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 1533 11-7-23 KANSAS PROFESSIONAL SURVEYOR

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.

KURT TSCHANZ LICENSED 1737 11-7-23 KANSAS PROFESSIONAL SURVEYOR

Approved this 7th day of November, 2023

Kurt Tschanz, PS 1737

Grow Hays, Inc. 219 W 10th Street Hays, KS 67601	**DRIGGS DESIGN GROUP, PA** Surveying Engineering Planning 1017 Downing Avenue, Hays, Kansas 67601 www.driggsdesign.com (785) 621-4280	Project No: 2023-072 Date: 11-07-2023 Scale: 1" = 80' Sheet No: 1 of 1 Drawn By: DV