

# 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"

- LEGEND:**
- ▲ Section Corner
  - Found 1/2" rebar - origin unknown
  - Found 1/2" rebar with plastic cap "TRUDER RLS 918"
  - Found "x" 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:**
- Field work completed April 28, 2023.
  - All bearings shown are grid, Kansas State Plane North Zone NAD83 (2011).
  - Description closure precision = 1:901,719.2, closure error distance = 0.00462 feet, closure error bearing = N 71°25'09" E, description acreage = 24.246 acres, less 0.118 acre exception tract for a total acreage of 24.128 acres.
  - The exception tract shown on this survey is not included in the Final Plat of the Grove.
  - All distances shown on curves are arc lengths.

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	1,058	0.242	29	5,631	0.129		
2	2	9,855	0.226	2-11	6,110	0.140	30	8,640	0.198		
3	3	9,820	0.225	12	6,031	0.138	Reserve A	119,184	2.736		
4	4	11,823	0.271	13	9,818	0.225					
5	1	11,691	0.268	14	13,159	0.302					
2	2	10,131	0.233	15	8,304	0.191					
3	3	10,120	0.232	16	6,094	0.140					
4	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					

**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 710.89 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 88 degrees 05 minutes 26 seconds West, along the North line of the tract described in Book 189, Page 430, a measured distance of 1185.00 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 (989.76 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 230.00 feet; Thence North 88 degrees 59 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 Northwest Quarter, a measured distance of 242.35 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, wells, 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.

**APPROVALS:**  
This plat of The Grove has been submitted to and approved by the Hays Area Planning Commission this 18<sup>th</sup> day of September, 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 12<sup>th</sup> day of October, 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 16<sup>th</sup> day of January, 2024.  
*Bobbi Dreiling*, Bobbi Dreiling, County Clerk

**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.  
*Doug Williams*, Notary Public  
My Commission Expires: 5/15/27

**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 2, Page 505.  
*Rebecca Herzog*, Rebecca Herzog, Register of Deeds

**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.  
*Kurt Tachanz*, PS 1737

**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 Herman, 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.  
*Edward Herman*, Notary Public  
My Commission Expires: 5/15/27

**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.  
*Patricia Hammerschmidt*, Notary Public  
My Commission Expires: 5/15/27

**DRIGGS DESIGN GROUP, PA**  
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Project No: 2023-072  
Date: 11-07-2023  
Scale: 1" = 80'  
Sheet No: 1 of 1  
Drawn By: DV