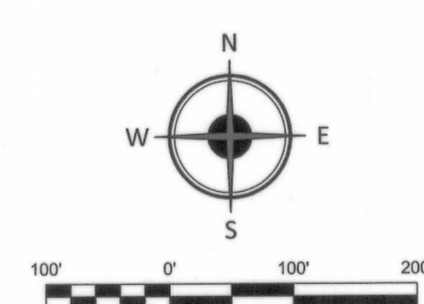


# PLAT OF HEART OF AMERICA SECOND ADDITION TO THE CITY OF HAYS, ELLIS COUNTY, KANSAS



**LEGEND:**  
 ▲ Section Corner  
 ● Found monument - see plat for description  
 ○ Set 1/2"x24" rebar with cap "MEIS PS 1533"



**APPROVALS:**

This plat, Heart of America Second Addition, has been submitted to and approved by the Hays Area Planning Commission this 18th day of April, 2016

*Paul S. Dulleger*, Chairperson  
*Mitha S. Whalen*, Secretary

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 27th day of October, 2016

*Shirley M. ...*, Mayor

**ATTEST:**  
*Brenda Kitchen*, City Clerk  
*[Signature]*, Attorney for the City of Hays



**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 "Heart of America Second Addition", in the City of Hays, Ellis County, Kansas. The Streets 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.

Heart of America Development Corporation  
*Pat Parke*, Pat Parke, President  
11/15/2016, Date

**NOTARY CERTIFICATE:**

State of Kansas, County of Ellis, ss:  
 Be it remembered that on this 15th day of November, 2016, before me, a Notary Public in and for said County and State, came Pat Parke, President of Heart of America Development Corporation, 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.

*Linda K. Biferman*, Notary Public

My Commission Expires: 11/21/19

**TRANSFER:**

Entered on transfer record this 18th day of November, 2016

*Ismael Madaw*, 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 18th day of November, 2016 in Book 22, Page 481



*Rebecca Anger*, Register of Deeds  
*Pamela Gassett*, Deputy  
 Consent to Annex... Records - BK: 701 PG: 814

**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 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".

**SURVEY NOTES:**

- Bearings based on the West line of the Southwest Quarter of Section 1 being South 01°25'47" West
- When Heart of America First Addition was platted, the surveyor based his North line of the Southwest Quarter on a line from the West Quarter Corner to the East Quarter Corner. I recovered the stone at the center of the section, this is why my North line of the Southwest Quarter differs from the previous subdivision plat.
- Description closure precision = 1:735389, closure error distance = 0.006 feet, closure error bearing = S 05°00'48" W, description acreage = 15.899 acres.

**LEGAL DESCRIPTION:**

A tract of land in the Southwest Quarter of Section 1, Township 14 South, Range 18 West of the 6th Principal Meridian, Ellis County, Kansas, described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of Section 1, Township 14 South, Range 18 West; Thence on an assumed bearing of South 01 degrees 25 minutes 47 seconds West along the West line of the Southwest Quarter of Section 1 a distance of 738.72 feet; Thence South 89 degrees 16 minutes 58 seconds East a distance of 82.02 feet to the Point of Beginning, said point being on the East line of Commerce Parkway, said point also being the Southwest corner of Heart of America First Addition; Thence South 01 degrees 25 minutes 49 seconds West along the East line of Commerce Parkway a distance of 332.84 feet to the Northwest corner of the Army Reserve Addition; Thence South 88 degrees 34 minutes 13 seconds East along the North line of the Army Reserve Addition a distance of 1101.40 feet to the Northeast corner of the Army Reserve Addition; Thence North 01 degrees 25 minutes 47 seconds East, parallel with the West line of the Southwest Quarter of Section 1, a distance of 346.54 feet; Thence South 89 degrees 16 minutes 58 seconds East a distance of 158.52 feet; Thence North 01 degrees 25 minutes 47 seconds East, parallel with the West line of the Southwest Quarter of Section 1, a distance of 691.53 feet; Thence North 89 degrees 24 minutes 11 seconds West, parallel with the North line of the Southwest Quarter of Section 1, a distance of 298.51 feet to the East line of the tract described in Book 808, Page 478; Thence South 01 degrees 25 minutes 47 seconds West, parallel with the West line of the Southwest Quarter of Section 1 and along the East line of the tract described in Book 808, Page 478, a distance of 160.89 feet to the Southeast corner of the tract described in Book 808, Page 478; Thence North 89 degrees 16 minutes 58 seconds West along the South line of the tract described in Book 808, Page 478, a distance of 211.50 feet to the Northeast corner of Heart of America First Addition; Thence South 01 degrees 25 minutes 47 seconds West, parallel with the West line of the Southwest Quarter of Section 1 and along the East line of Heart of America First Addition, a distance of 530.01 feet to the Southeast corner of Heart of America First Addition; Thence North 89 degrees 16 minutes 58 seconds West along the South line of Heart of America First Addition a distance of 750.00 feet to the Point of Beginning.

**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 4 day of August, 2016

**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  
 Date 08-04-2016

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| Heart of America Development Corporation<br>PO Box 25<br>Hays, KS 67801 | <b>DRIGGS DESIGN GROUP, PA</b><br>Surveying Engineering Planning<br>James Meis, PS 1533<br>2819 Plaza Avenue, Hays, Kansas 67801<br>jmeis@driggsdesign.com (785) 650-9864 | Project No: 2015-090<br>Date: 07-28-2016<br>Scale: 1" = 100'<br>Sheet No: 1 of 1<br>Drawn By: JM |
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