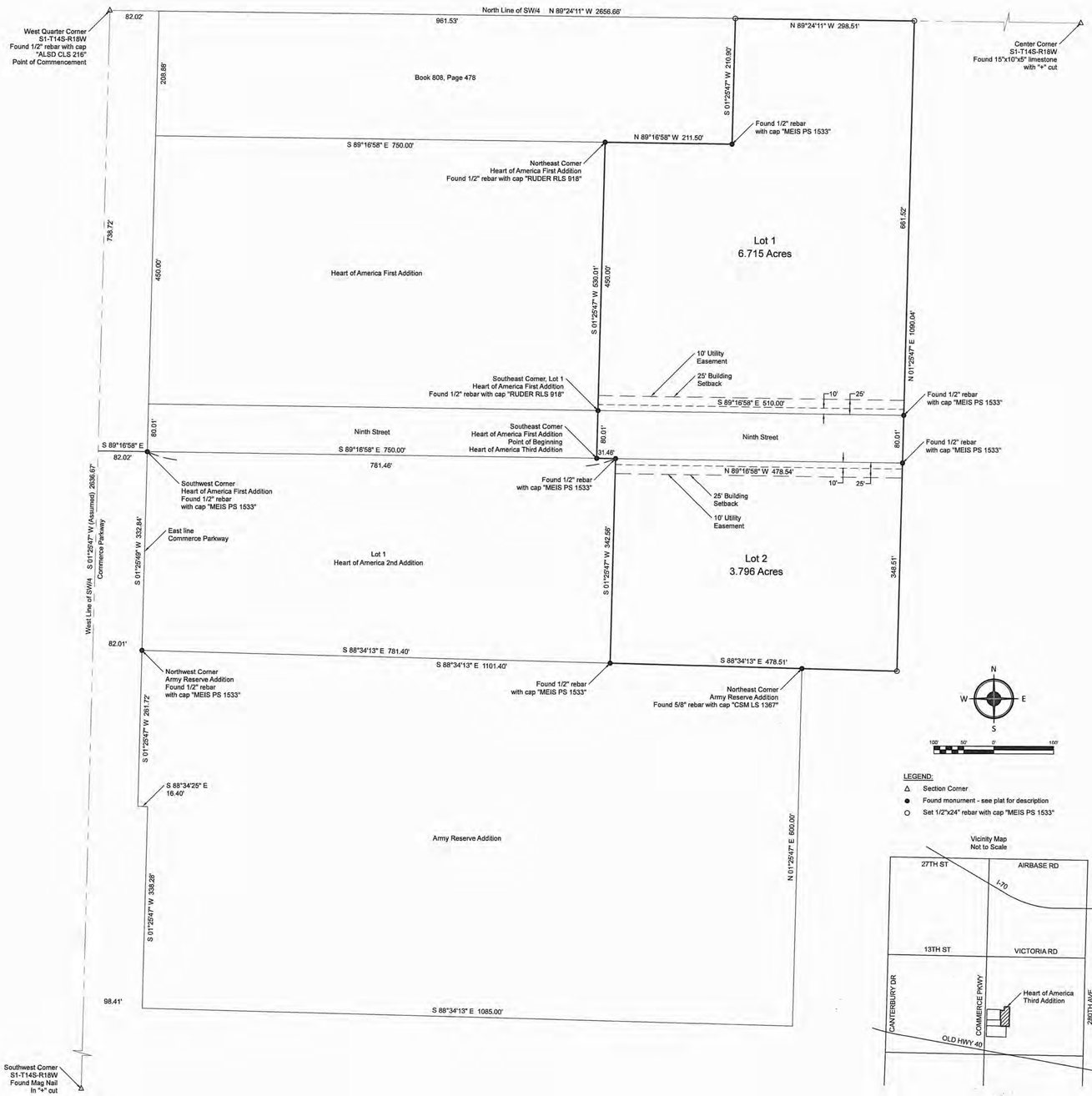
PLAT OF

HEART OF AMERICA THIRD ADDITION

BEING A REPLAT OF A PORTION OF HEART OF AMERICA SECOND ADDITION
ALONG WITH A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 18 WEST, TO THE CITY OF HAYS, ELLIS COUNTY, KANSAS



APPROVALS:

This plat, Heart of America Third Addition, has been submitted to and approved by the Hays Planning Commission this 15th day of November, 2021

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

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 7th day of January, 2022

John T. Bird, John T. Bird, 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 Third Addition", to 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

Nathan Legleiter, President

1/12/2022, Date

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 12 day of January, 2022, before me, a Notary Public in and for said County and State, came Nathan Legleiter, 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.

Doug Williams, Notary Public

My Commission Expires: 3-4-2024

DOUG WILLIAMS
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 3-4-24

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 Third Addition", to 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.

James W. Aubel

12 Jan 2022, Date

Maraci G. Aubel by James W. Aubel, her Attorney-in-Fact

her Attorney-in-Fact

12 Jan 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 James W. Aubel and James W. Aubel, Attorney-in-Fact for Maraci G. Aubel, husband and wife, 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.

Tammie Fischer, Notary Public

TAMMIE FISCHER
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 3-25-2022

My Commission Expires: 3-25-2022

TRANSFER:

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

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 27 day of January, 2022 in Book Cab. # 2, Page 498

Rebecca Herzog, Rebecca Herzog, Register of Deeds

Resolution # 2022-001, filed for record in Book 1004, Page 755

Plat & Dedication documents filed for record in Book 1004, Page 750

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:

1. Bearings based on the West line of the Southwest Quarter of Section 1 being South 01°25'47" West
2. 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 final Plat of Heart of America First Addition.
3. Description closure precision = 1:529857, closure error distance = 0.006 feet, closure error bearing = S 66°10'55" W, description acreage = 11.448 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 Southwest corner of Heart of America First Addition; Thence continuing South 89 degrees 16 minutes 58 seconds East, a distance of 750.00 feet to the Point of Beginning, said point being the Southeast corner of Heart of America First Addition; Thence continuing South 89 degrees 16 minutes 58 seconds East, a distance of 31.46 feet to the Northeast corner of Lot 1, Heart of America Second Addition; Thence South 01 degrees 25 minutes 47 seconds West, parallel with the West line of the Southwest Quarter of Section 1, a distance of 342.56 feet to the Southeast corner of Lot 1, Heart of America Second Addition; Thence South 88 degrees 34 minutes 13 seconds East, a distance of 478.51 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 1090.04 feet to the North line of the Southwest Quarter of Section 1; Thence North 89 degrees 24 minutes 11 seconds West, along the North line of the Southwest Quarter of Section 1, a distance of 298.51 feet to the Northeast corner 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, a distance of 210.90 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 Point of Beginning.

REVIEW SURVEYOR'S CERTIFICATE:

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. Ohlde, LICENSED, LS-1367, 1-13-2022, KANSAS, PROFESSIONAL SURVEYOR

Approved this 13th day of January, 2022

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, 01-11-2022, KANSAS, PROFESSIONAL SURVEYOR

James Meis, PS 1533

Heart of America Development Corporation PO Box 25 Hays, KS 67601	**DRIGGS DESIGN GROUP, PA** Surveying Engineering Planning James Meis, PS 1533 1017 Downing Avenue, Hays, Kansas 67601 jmeis@driggsdesign.com (785) 621-4280	Project No: 2021-165 Date: 12-22-2021 Scale: 1" = 100' Sheet No: 1 of 1 Drawn By: DV