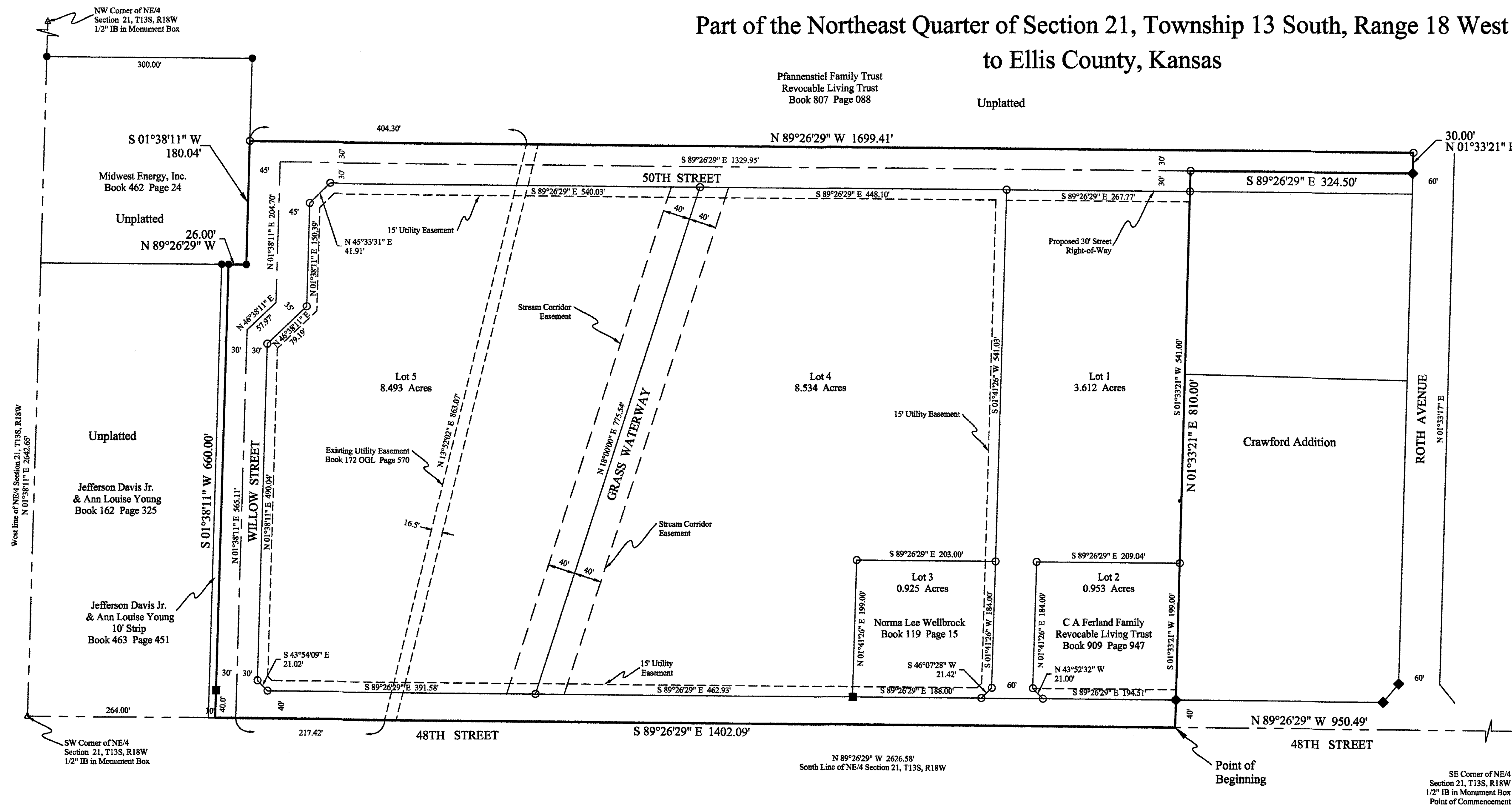
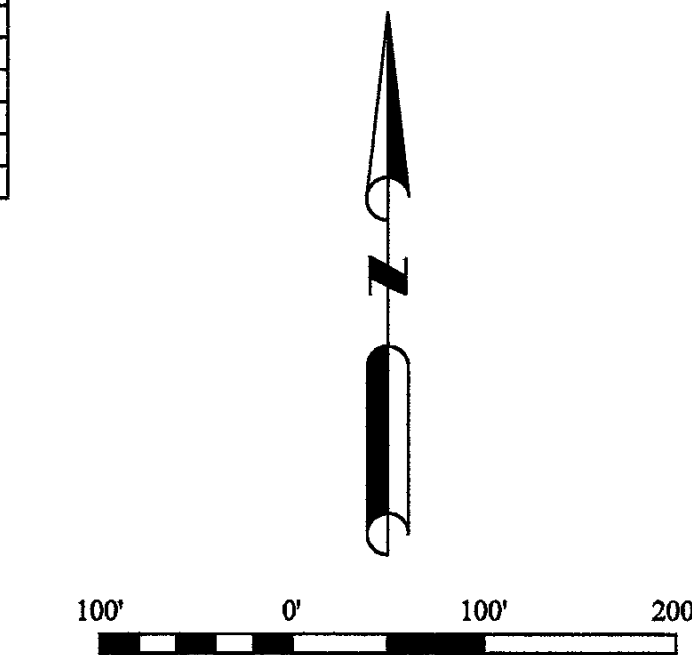
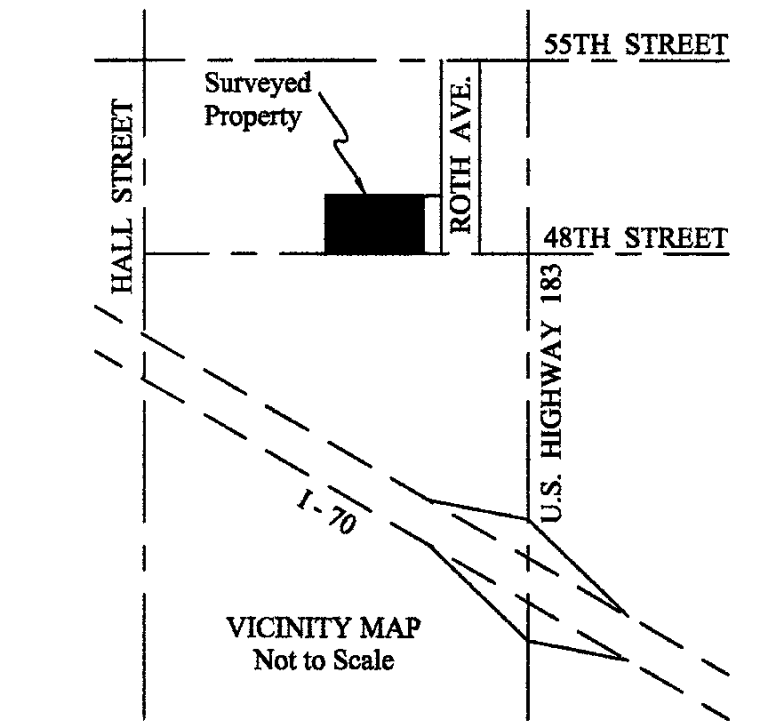


# HERITAGE HEIGHTS ADDITION

Part of the Northeast Quarter of Section 21, Township 13 South, Range 18 West  
to Ellis County, Kansas



Lot No.	Square Feet	Acres	Notes
1	157,339	3.612	
2	41,513	0.953	
3	40,293	0.925	Smallest Lot
4	371,741	8.534	Largest Lot
5	196,168	4.503	Average Lot Size



- LEGEND:**
- △ Section Corner
  - Set 1/2"x24" rebar w/cap "CHRISTEN PS 1367"
  - Found 1/2" rebar w/cap "BIEKER RLS 754"
  - ◆ Found 5/8" rebar w/cap "CSM LS 715"
  - Found 1/2" rebar w/cap "RUDER LS 918"

**NOTES:**  
Survey completed on August 24th, 2019  
Basis of Bearings as shown are grid, Kansas State Plane North Zone NAD83 (2011)  
Scale Factor (CAF) = 0.99981183  
Description closure precision = 1:274817, closure error distance = 0.02 feet, closure error azimuth = 5°21'55"

**LEGAL DESCRIPTION:**  
That part of the Northeast Quarter of Section 21, Township 13 South, Range 18 West, of the Sixth Principal Meridian, Ellis County, Kansas, as described by Darrell E. Christen, PS 1367, on January 30th, 2023, and more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of Section 21, Township 13 South, Range 18 West; Thence on an assumed bearing of North 89 degrees 26 minutes 29 seconds West along the South line of said Northeast Quarter a distance of 950.49 feet to the Southwest corner of Crawford Addition, said point is also the Point of Beginning; Thence North 01 degrees 33 minutes 21 seconds East along the West line of Crawford Addition a distance of 810.00 feet to the Northwest corner of Crawford Addition; Thence South 89 degrees 26 minutes 29 seconds East along the North line of Crawford Addition a distance of 324.50 feet to the Northeast corner of Crawford Addition, said point is also the West right-of-way of Roth Avenue; Thence North 01 degrees 33 minutes 21 seconds East along the West right-of-way of Roth Avenue a distance of 30.00 feet; Thence North 89 degrees 26 minutes 29 seconds West a distance of 1699.41 feet to a point on the East line of a Tract recorded in Book 462 Page 24; Thence South 01 degrees 38 minutes 11 seconds West a distance of 180.04 feet to the Southeast corner of said Tract recorded in Book 462 Page 24; Thence North 89 degrees 26 minutes 29 seconds West a distance of 26.00 feet to the Northeast corner of a Tract recorded in Book 463 Page 451; Thence South 01 degrees 38 minutes 11 seconds West along the East line of said Tract recorded in Book 463 Page 451 a distance of 660.00 feet to the South line of the Southeast Quarter of said Section 21; Thence South 89 degrees 26 minutes 29 seconds East along the said Southeast Quarter a distance of 1402.09 feet to the Point of Beginning. Said Tract contain 27.139 acres.

**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 "Heritage Heights 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.

**APPROVALS:**  
This plat, Heritage Heights Addition to Ellis County, Kansas, has been submitted to and approved by the Hays Area Planning Commission this 16<sup>th</sup> day of JANUARY, 2023

Louis J. Caplan Louis J. Caplan, Chairperson  
Jim Schreiber Jim Schreiber, Secretary  
Mason Ruder Mason Ruder, Mayor  
Brenda Kitchen Brenda Kitchen, City Clerk  
Donald F. Hoffman Donald F. Hoffman, City Attorney

Pfannenstiel Family Trust dated September 29, 2011  
Doris M. Ferland, Carolyn A. Ferland and Agnes Mae Mendenhall, Trustees:  
Doris M. Ferland  
Doris M. Ferland, Trustee

**NOTARY CERTIFICATE:**  
State of Kansas, County of Ellis, ss:  
Be it remembered that on this 16<sup>th</sup> day of MARCH, 2023, before me, a Notary Public to and for said County and State, came Doris M. Ferland, as Trustee of the Pfannenstiel Family Trust dated September 29, 2011, 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  
My Commission Expires 8-18-24

Michael R. Downing  
Notary Public

**NOTARY CERTIFICATE:**  
State of Kansas, County of Ellis, ss:  
Be it remembered that on this 16<sup>th</sup> day of MARCH, 2023, before me, a Notary Public to and for said County and State, came Carolyn A. Ferland, as Trustee of the Pfannenstiel Family Trust dated September 29, 2011, 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  
My Commission Expires 8-18-24

Michael R. Downing  
Notary Public

Agnes Mae Mendenhall  
Agnes Mae Mendenhall, Trustee

**NOTARY CERTIFICATE:**  
State of Kansas, County of Ellis, ss:  
Be it remembered that on this 10<sup>th</sup> day of MARCH, 2023, before me, a Notary Public to and for said County and State, came Agnes Mae Mendenhall, as Trustee of the Pfannenstiel Family Trust dated September 29, 2011, 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  
My Commission Expires 8-18-24

Norma Lee Wellbrock  
Norma Lee Wellbrock

**NOTARY CERTIFICATE:**  
State of Kansas, County of Ellis, ss:  
Be it remembered that on this 16<sup>th</sup> day of MARCH, 2023, before me, a Notary Public to and for said County and State, came Norma Lee Wellbrock, single person, 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  
My Commission Expires 8-18-24

Michael R. Downing  
Notary Public

C A Ferland Family Revocable Living Trust dated April 17, 2017  
Carolyn A. Ferland, Trustee:  
Carolyn A. Ferland  
Carolyn A. Ferland, Trustee

**NOTARY CERTIFICATE:**  
State of Kansas, County of Ellis, ss:  
Be it remembered that on this 16<sup>th</sup> day of MARCH, 2023, before me, a Notary Public to and for said County and State, came Carolyn A. Ferland, as Trustee of the C A Ferland Family Revocable Living Trust, dated April 17, 2017, 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  
My Commission Expires 8-18-24

Bobbi Dreiling  
Bobbi Dreiling, County Clerk

**RECORDED:**  
State of Kansas, County of Ellis,  
This is to certify that this instrument was filed for record in the Register of Deeds Office on the 20 day of MARCH, 2023, in Cabinet 2, Page 501.  
Rebecca Herzog Rebecca Herzog, Register of Deeds  
Resolution # 2023-006, filed for record in Book 1024 Page 578  
Plat and Dedication documents filed for record in Book 1024 Page 572

Michael R. Downing  
Notary Public

Bobbi Dreiling  
County Clerk

Rebecca Herzog  
Register of Deeds

**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.

James Meis  
James Meis, PS 1533

Approved this 21<sup>st</sup> day of February, 2023

**SURVEYOR'S CERTIFICATE:**  
I, Darrell E. Christen, Professional Surveyor #1367 in the State of Kansas, certify that the survey shown on this plat was made by me or under my direct supervision on 21 day of February, 2023. This plat is true and correct to the best of my knowledge and belief.

Darrell E. Christen  
Darrell E. Christen, PS-1367  
Professional Surveyor

Darrell E. Christen  
Kansas Reg. No. 1367