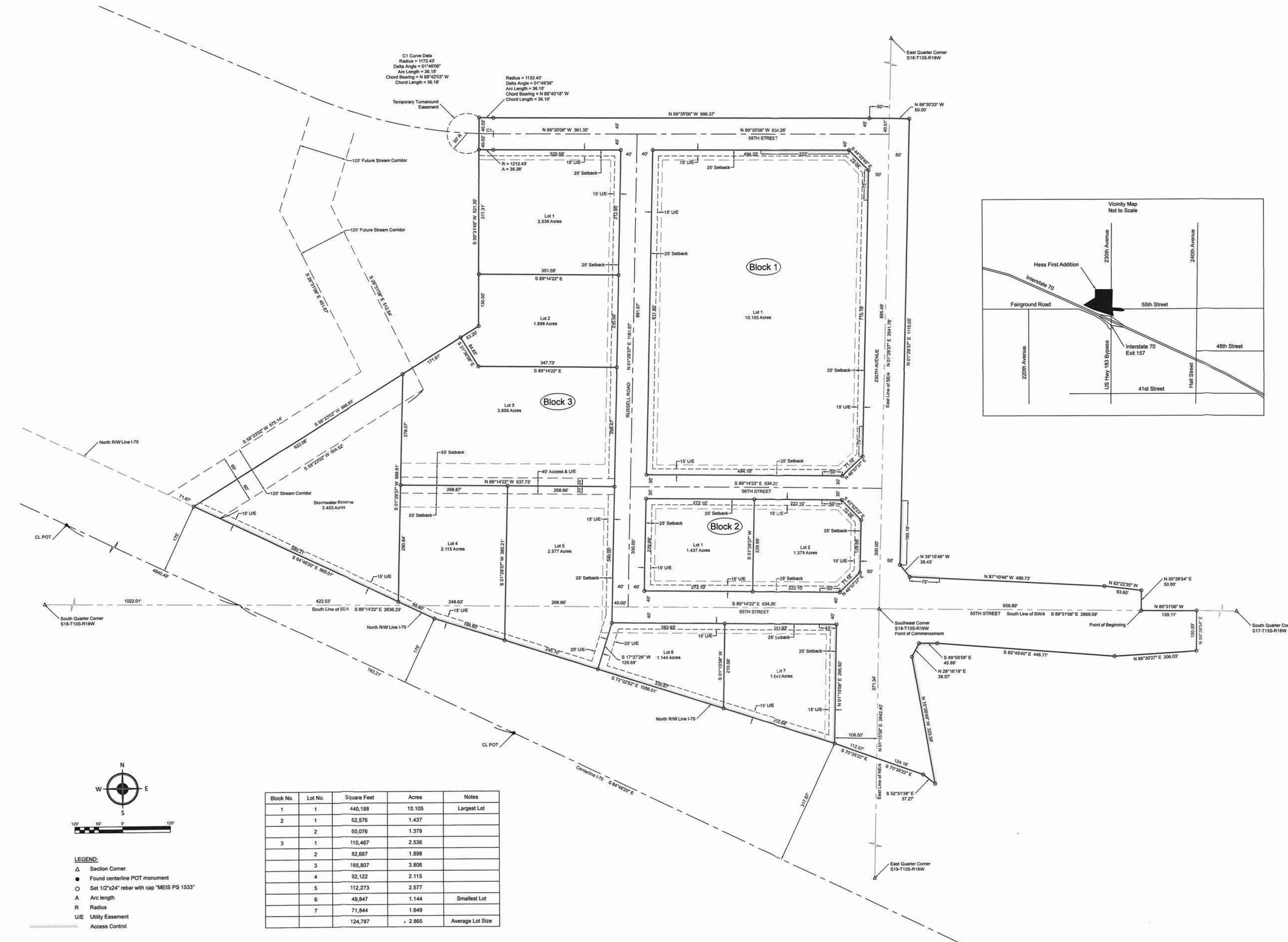


Final Plat of HESS FIRST ADDITION

to the City of Hays, Ellis County, Kansas



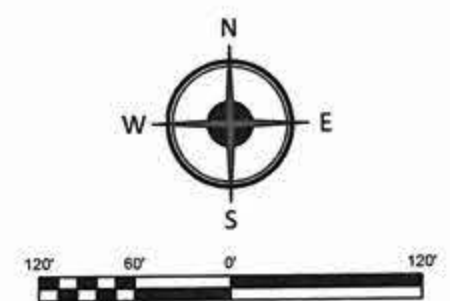
Block No.	Lot No.	Square Feet	Acres	Notes
1	1	440,188	10.105	Largest Lot
2	1	82,576	1.437	
	2	60,076	1.379	
3	1	110,467	2.536	
	2	82,667	1.898	
	3	165,807	3.806	
	4	92,122	2.115	
	5	112,273	2.577	
	6	49,847	1.144	Smallest Lot
	7	71,844	1.649	
		124,787	2.865	Average Lot Size

- SURVEY NOTES:**
- All bearings shown are grid, Kansas State Plane North Zone NAD83 (2011)
 - Elevations based on GNSS static observations processed using NGS OPUS. All elevations are NAVD83 Geoid 12B. Project control point is a 3/8" rebar driven into rocky ground. N: 216228.51 E: 926990.70 El: 2155.20
 - Description closure precision = 1:360,390, closure error distance = 0.021 feet, closure error bearing = S 50° 18' 32" E, description acreage = 45.075 acres.
 - Stormwater Reserve to be maintained by the property owners within the subdivision
 - Any improvements within the Stream Corridor must be approved by the City of Hays

LEGAL DESCRIPTION:

A tract of land in the Southwest Quarter of Section 17, the Southeast Quarter of Section 18, the Northeast Quarter of Section 19 and the Northwest Quarter of Section 20, Township 13 South, Range 18 West of the 6th Principal Meridian, Ellis County, Kansas, described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 18, Township 13 South, Range 18 West; Thence South 89 degrees 31 minutes 06 seconds East, along the South line of the Southwest Quarter of Section 17, a distance of 658.89 feet to the Point of Beginning; Thence North 00 degrees 28 minutes 54 seconds East, a distance of 50.00 feet to the current North line of 55th Street; Thence North 83 degrees 22 minutes 35 seconds West, a distance of 93.60 feet; Thence North 87 degrees 10 minutes 46 seconds West, a distance of 489.73 feet; Thence North 39 degrees 15 minutes 46 seconds West, a distance of 38.43 feet; Thence North 01 degrees 29 minutes 37 seconds East, parallel with the West line of the Southwest Quarter of Section 17, a distance of 1115.05 feet; Thence North 88 degrees 30 minutes 23 seconds West, a distance of 50.00 feet to the East line of the Southeast Quarter of Section 18; Thence North 89 degrees 35 minutes 06 seconds West, a distance of 996.37 feet; Thence on a curve to the right, having a radius of 1132.43 feet, an arc length of 36.10 feet; Thence on a curve to the left, having a radius of 1132.43 feet, an arc length of 36.10 feet; Thence South 00 degrees 31 minutes 49 seconds West, a distance of 521.35 feet; Thence South 58 degrees 23 minutes 02 seconds West, a distance of 846.89 feet to the North line of Interstate 70; Thence South 64 degrees 46 minutes 20 seconds East, along the North line of Interstate 70, a distance of 669.01 feet; Thence South 72 degrees 32 minutes 52 seconds East, along the North line of Interstate 70, a distance of 1056.01 feet; Thence South 70 degrees 35 minutes 22 seconds East, along the North line of Interstate 70, a distance of 112.07 feet to the East line of the Northeast Quarter of Section 19; Thence continuing South 70 degrees 35 minutes 22 seconds East, along the North line of Interstate 70, a distance of 124.16 feet; Thence South 52 degrees 31 minutes 38 seconds East, along the North line of Interstate 70, a distance of 37.27 feet; Thence North 10 degrees 09 minutes 49 seconds West, a distance of 320.58 feet; Thence North 28 degrees 16 minutes 19 seconds East, a distance of 38.07 feet; Thence South 89 degrees 50 minutes 58 seconds East, a distance of 45.99 feet; Thence South 85 degrees 45 minutes 40 seconds East, a distance of 446.77 feet; Thence North 86 degrees 30 minutes 27 seconds East, a distance of 206.03 feet to the current South line of 55th Street; Thence North 00 degrees 28 minutes 54 seconds East, a distance of 100.00 feet to the South line of the Southwest Quarter of Section 17; Thence North 89 degrees 31 minutes 06 seconds West, along the South line of the Southwest Quarter of Section 17, a distance of 139.11 feet to the Point of Beginning. Said tract contains 45.075 acres more or less.



- LEGEND:**
- △ Section Corner
 - Found centerline POT monument
 - Set 1/2"x24" rebar with cap "MEIS PS 1533"
 - A Arc length
 - R Radius
 - UE Utility Easement
 - Access Control

Final Plat of HESS FIRST ADDITION

to the City of Hays, Ellis County, Kansas

LEGAL DESCRIPTION:

A tract of land in the Southwest Quarter of Section 17, the Southeast Quarter of Section 18, the Northeast Quarter of Section 19 and the Northwest Quarter of Section 20, Township 13 South, Range 18 West of the 6th Principal Meridian, Ellis County, Kansas, described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 18, Township 13 South, Range 18 West; Thence South 89 degrees 31 minutes 06 seconds East, along the South line of the Southwest Quarter of Section 17, a distance of 658.89 feet to the Point of Beginning; Thence North 00 degrees 28 minutes 54 seconds East, a distance of 50.00 feet to the current North line of 55th Street; Thence North 83 degrees 22 minutes 35 seconds West, a distance of 93.60 feet; Thence North 87 degrees 10 minutes 46 seconds West, a distance of 489.73 feet; Thence North 39 degrees 15 minutes 46 seconds West, a distance of 38.43 feet; Thence North 01 degrees 29 minutes 37 seconds East, parallel with the West line of the Southwest Quarter of Section 17, a distance of 1115.05 feet; Thence North 88 degrees 30 minutes 23 seconds West, a distance of 50.00 feet to the East line of the Southeast Quarter of Section 18; Thence North 89 degrees 35 minutes 06 seconds West, a distance of 986.37 feet; Thence on a curve to the right, having a radius of 1132.43 feet, an arc length of 36.10 feet, a chord bearing of North 88 degrees 40 minutes 18 seconds West and a chord length of 36.10 feet; Thence South 00 degrees 31 minutes 49 seconds West, a distance of 521.35 feet; Thence South 58 degrees 23 minutes 02 seconds West, a distance of 846.89 feet to the North line of Interstate 70; Thence South 64 degrees 46 minutes 20 seconds East, along the North line of Interstate 70, a distance of 699.01 feet; Thence South 72 degrees 32 minutes 52 seconds East, along the North line of Interstate 70, a distance of 1056.01 feet; Thence South 70 degrees 35 minutes 22 seconds East, along the North line of Interstate 70, a distance of 112.07 feet to the East line of the Northeast Quarter of Section 19; Thence continuing South 70 degrees 35 minutes 22 seconds East, along the North line of Interstate 70, a distance of 124.16 feet; Thence South 52 degrees 31 minutes 38 seconds East, along the North line of Interstate 70, a distance of 37.27 feet; Thence North 10 degrees 09 minutes 49 seconds West, a distance of 320.58 feet; Thence North 28 degrees 16 minutes 19 seconds East, a distance of 38.07 feet; Thence South 89 degrees 50 minutes 58 seconds East, a distance of 45.99 feet; Thence South 85 degrees 45 minutes 40 seconds East, a distance of 446.77 feet; Thence North 86 degrees 30 minutes 27 seconds East, a distance of 205.03 feet to the current South line of 55th Street; Thence North 00 degrees 28 minutes 54 seconds East, a distance of 100.00 feet to the South line of the Southwest Quarter of Section 17; Thence North 89 degrees 31 minutes 06 seconds West, along the South line of the Southwest Quarter of Section 17, a distance of 139.11 feet to the Point of Beginning. Said tract contains 45.075 acres more or less.

STREETS AND EASEMENTS:

Streets as shown, and being labeled as 230th Avenue, 55th Street, 56th Street, 58th Street and Russell Road, on this plat and not heretofore dedicated to and for public use are hereby dedicated.

The access easements, as reflected upon the subdivision plat, have not been dedicated to the public for public access nor have they been accepted by the City as public improvements. The streets, streetlights, traffic control devices, sidewalks and other improvements shall be maintained by the property owners within the subdivision. The access easements shall always be open to emergency vehicles, public and private utility service personnel, the United States Postal Service, and governmental employees in pursuit of their official duties.

Utility 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 utility 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".

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 6 day of May, 2020

Darrell E. Christen, PS 1367

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

04-16-2020
Date

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 "Hess First Addition", to the City of Hays, Ellis County, Kansas. The Streets are hereby dedicated to and for the use of the public, and 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.

We, the undersigned owners of the land shown on this plat and designated herein as "Hess First Addition" do hereby grant a non-exclusive access and utility easement, as shown on this plat, to the City of Hays, Kansas, and those who may now or hereafter hold franchise under said City. The access and utility easements, as shown on this plat, allows the employees or agents of the City of Hays, employees of utilities operating under franchise to the City of Hays, Kansas, the licensees and guests of the owners of the subdivision to use the streets, streetlights, traffic control devices, sidewalks, other improvements and access and utility easements thereon shown.

The owners of lots served by the access easements within this Plat agree to release, indemnify, defend and hold harmless any governmental entity for damages to the private improvements within the access easements occasioned by the reasonable use thereof by the government entity for governmental purposes, and to release, indemnify, defend and hold harmless any governmental entity for damages arising from the condition of the access easements. The maintenance of private street improvements shall not be the responsibility of the City of Hays, Kansas.

Hess Land LLC, a Kansas limited liability company

Dan Hess, Dan Hess, President
5/15/2020, Date

Celebration Community Church of Hays, Kansas

Brant Rice, Brant Rice, President
5/14/2020, Date

BBJ, L.L.C., a Kansas limited liability company

Kenneth Doonan, Kenneth Doonan, President
6-24-20, Date

City of Hays

Shaun Musil, Shaun Musil, Mayor
7-6-2020, Date

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 15th day of May, 2020, before me, a Notary Public in and for said County and State, came Dan Hess, President of Hess Land LLC, a Kansas limited liability company, 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.

Carrie Legleiter, Notary Public

My Commission Expires: May 11, 2021



NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 14th day of May, 2020, before me, a Notary Public in and for said County and State, came Brant Rice, President of Celebration Community Church of Hays, Kansas, 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.

Roxann Zimmerman, Notary Public

My Commission Expires: 4/3/2021



NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 24th day of June, 2020, before me, a Notary Public in and for said County and State, came Kenneth Doonan, President of BBJ, L.L.C., a Kansas limited liability company, 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.

Steven R. Nelson, Notary Public

My Commission Expires: 02-10-2022



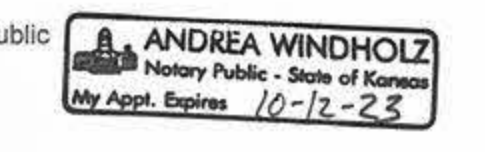
NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 6th day of July, 2020, before me, a Notary Public in and for said County and State, came Shaun Musil, Mayor of the City of Hays, 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.

Andrea Windholz, Notary Public

My Commission Expires: 10-12-23



APPROVALS:

This plat of Hess First Addition has been submitted to and approved by the Hays Area Planning Commission this 27th day of January, 2020

Bob Dillman, Chairman

Jim Platt, Secretary

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 12th day of March, 2020

Shaun Musil, Mayor

ATTEST:

Brenda Kitchen, City Clerk

Joe Bai, Attorney for the City of Hays



TRANSFER:

Entered on transfer record this 16th day of July, 2020

Donna G. Masterson, 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

16 day of July, 2020 in Book Cele # 2 Page 496-491

Rebecca Drugg, Register of Deeds

Resolution # 2020-007, filed for record in Book 970, Page 459

Plat & Dedication documents filed for record in Book 970, Page 450

