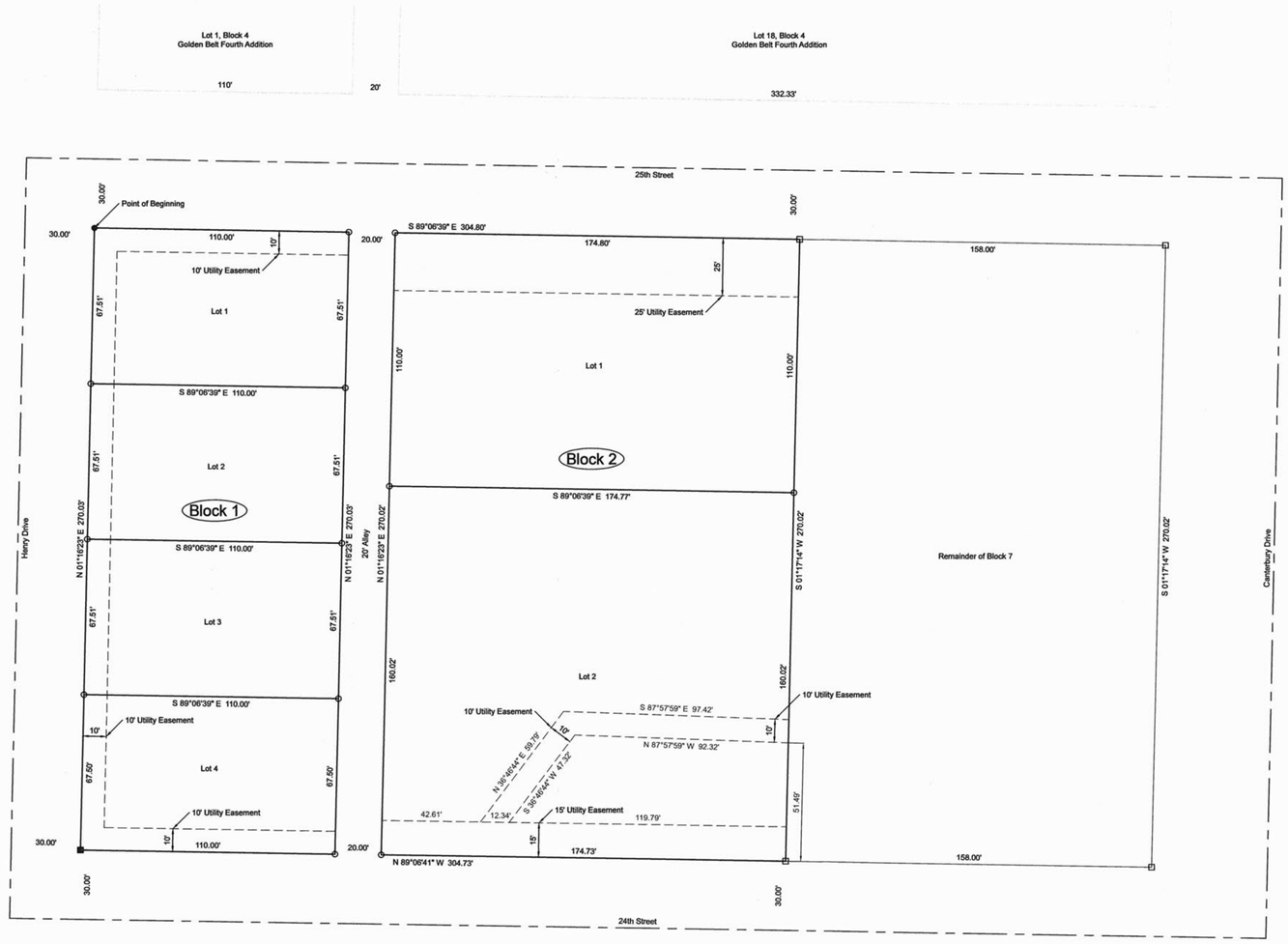
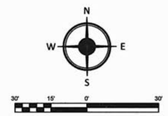
Final Plat of
KCWI ADDITION

Being a Replat of a Portion of Block 7, Golden Belt Fourth Addition to the City of Hays, Ellis County, Kansas



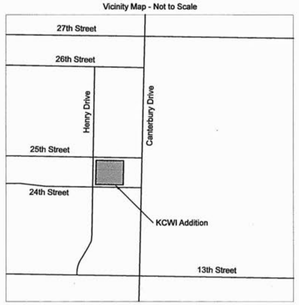


LEGEND:

- ● Found 1/2" rebar set by LS 1074
- ■ Found 1/2" rebar with plastic cap "BEIKER RLS 754"
- □ Found 1/2" rebar with plastic cap "MEIS PS 1533"
- ○ Set 1/2"x24" rebar with plastic cap "MEIS PS 1533"

Lot	Acres	Square Feet
1	0.170	7,426
2	0.170	7,426
3	0.170	7,426
4	0.170	7,425
5	0.441	19,227
6	0.642	27,964

Vicinity Map - Not to Scale



LEGAL DESCRIPTION:

A portion of Block 7, Golden Belt Fourth Addition to the City of Hays, Ellis County, Kansas, described as follows by James Meis, PS 1533 on May 31, 2022:

Beginning at the Northwest corner of Block 7, Golden Belt Fourth Addition; Thence South 89 degrees 06 minutes 39 seconds East, along the North line of Block 7, a distance of 304.80 feet; Thence South 01 degrees 17 minutes 14 seconds West, parallel with the East line of Block 7, a distance of 270.02 feet to the South line of Block 7; Thence North 89 degrees 06 minutes 41 seconds West, along the South line of Block 7, a distance of 304.73 feet to the Southwest corner of Block 7; Thence North 01 degrees 16 minutes 23 seconds East, along the West line of Block 7, a distance of 270.03 feet to the Point of Beginning.

ALLEY AND EASEMENTS:

The alley 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".

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 Alley, Blocks, Lots and Easements, the same to be known as "KCWI Addition", to the City of Hays, Ellis County, Kansas. 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.

KC Western Investments, LLC

Kelly L. Koenke, Member

10/11/23, Date

Chandler S. Schumacher, Member

10-11-23, Date

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 11th day of October, 2023, before me, a Notary Public in and for said County and State, came Kelly L. Koenke, Member of KC Western Investments, LLC, 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.

Isabella Skolout, Notary Public

ISABELLA SKOLOUT
Notary Public
State Of Kansas
My App. Exp. 8/3/2027

My Commission Expires: August 3 2027

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 11th day of October, 2023, before me, a Notary Public in and for said County and State, came Chandler S. Schumacher, Member of KC Western Investments, LLC, 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.

Isabella Skolout, Notary Public

ISABELLA SKOLOUT
Notary Public
State Of Kansas
My App. Exp. 8/3/2027

My Commission Expires: August 3, 2027

SURVEY NOTES:

1. All bearings shown are grid, Kansas State Plane North Zone NAD83 (2011)
2. Description closure precision = 1:140,255, closure error distance = 0.0082 feet, closure error bearing = S 24°40'03" W, description acreage = 1.889 acres.

APPROVALS:

This plat of KCWI Addition has been submitted to and approved by the Hays Area Planning Commission this 28th day of August, 2023

Louis J. Caplan, Louis J. Caplan, Chairperson

Jim Schreiber, Secretary

The dedications shown on this plat are accepted by the City Commission of the City of Hays, Kansas, this 2nd day of November, 2023

Shaun Musil, Mayor

CITY OF HAYS INCORPORATED SEAL MAY 10, 1895 KANSAS

ATTEST:

Brenda Kitchen, Brenda Kitchen, City Clerk

Donald Hoffman, Attorney for the City of Hays

TRANSFER:

Entered on transfer record this 21 day of November, 2023

Bobbi Dreiling, Bobbi Dreiling, County Clerk

COUNTY CLERK SEAL ELLIS COUNTY, KANSAS

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 21 day of November, 2023 in Book Cab. 2, Page 502

Rebecca Herzog, Rebecca Herzog, Register of Deeds

REGISTER OF DEEDS SEAL ELLIS COUNTY, KANSAS

Resolution # 2023-018, filed for record in Book 1034, Page 939

Plat & Dedication documents filed for record in Book 1034, Page 934

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 1533 10-10-23 KANSAS PROFESSIONAL SURVEYOR

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 TSCHANZ LICENSED 1737 10-10-23 KANSAS PROFESSIONAL SURVEYOR

Approved this 10th day of October, 2023

Kurt Tschanz, PS 1737

KC Western Investments, LLC
PO Box 187
Hays, KS 67601

DRIGGS DESIGN GROUP, PA
Surveying Engineering Planning
1017 Downing Avenue, Hays, Kansas 67601
www.driggsdesign.com (785) 621-4280

Project No: 2023-104
Date: 08-01-2023
Scale: 1" = 30'
Sheet No: 1 of 1
Drawn By: KMT