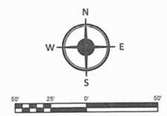
Final Plat of

KING'S GATE SECOND ADDITION

to the City of Hays, Ellis County, Kansas

Lot No.	Square Feet	Acres	Notes
1	13,427	0.308	
2	9,541	0.219	
3	9,541	0.219	
4	9,541	0.219	
5	9,541	0.219	
6	9,541	0.219	
7	9,541	0.219	
8	15,002	0.344	
9	12,926	0.297	
10	21,653	0.497	Largest Lot
11	17,542	0.403	
12	11,116	0.255	
13	11,879	0.273	
14	10,960	0.252	
15	9,098	0.209	
16	8,965	0.206	Smallest Lot
17	8,965	0.206	Smallest Lot
18	8,965	0.206	Smallest Lot
19	8,965	0.206	Smallest Lot
20	8,965	0.206	Smallest Lot
21	8,965	0.206	Smallest Lot
22	12,617	0.290	
	11,239	0.258	Average Lot Size

C1 Curve Data
Radius = 100.00'
Delta Angle = 47°35'24"
Arc Length = 83.05'
Chord Bearing = N 24°42'05" E
Chord Length = 80.69'



LEGEND:

- △ Section Corner
- ● Found 1/2" rebar with ribbon
- ■ Found 1/2" rebar with cap "CHRISTEN LS 1367"
- □ Found 1/2" rebar with cap "RUDER RLS 918"
- ○ Set 1/2" rebar with cap "MEIS PS 1533"

SURVEY NOTES:

1. Bearings based on the Replat of King's Gate First Addition, recorded at the Ellis County Register of Deeds Office.
2. Project bench mark is a square cut on the Northwest corner of storm sewer inlet box near the Southeast property corner. Elevation = 2045.28 NAVD88
3. Description closure precision = 1:500,898, closure error distance = 0.005 feet, closure error bearing = S 34°10'13" W, description acreage = 7.053 acres

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 KANSAS 01-26-2021 PROFESSIONAL SURVEYOR

James Meis, PS 1533 — Date: 01-26-2021

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.

DARRELL E. CHRISTEN LICENSED LS-1367 1-26-2021 KANSAS LAND SURVEYOR

Approved this 26 day of January, 2021

Darrell E. Christen, PS 1367

LEGAL DESCRIPTION:

A tract of land in the Southwest Quarter (SW/4) of Section Twenty (20), Township Thirteen (13) South, Range Eighteen (18) West of the 6th P.M., Ellis County, Kansas, described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of Section 20, Township 13 South, Range 18 West; Thence on an assumed bearing of North 89 degrees 58 minutes 07 seconds West along the South line of said Section 20, a distance of 946.99 feet to the Point of Beginning; Thence continuing along the last described course a distance of 349.21 feet; Thence North 00 degrees 54 minutes 23 seconds East a distance of 662.35 feet; Thence North 48 degrees 29 minutes 53 seconds East a distance of 424.09 feet; Thence South 89 degrees 58 minutes 07 seconds East a distance of 84.00 feet; Thence South 01 degrees 32 minutes 50 seconds East a distance of 355.60 feet; Thence South 45 degrees 06 minutes 04 seconds West a distance of 90.62 feet; Thence South 00 degrees 54 minutes 23 seconds West a distance of 524.07 feet to the Point of Beginning.

OWNER'S CERTIFICATE:

Know all men by these presents, that we, the undersigned property owner(s) 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 "King's Gate 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 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.

Covenant Land & Developing Inc.

Katherine E. Burnett, President

Feb 16, 2021, Date

NOTARY CERTIFICATE:

State of Pennsylvania, County of Cumberland, ss:

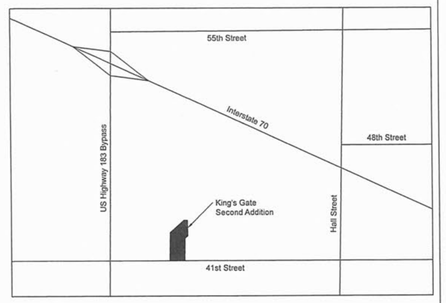
Be it remembered that on this 16 day of February, 2021, before me, a Notary Public in and for said County and State, came Katherine E. Burnett, President of Covenant Land & Developing Inc., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal, the day and year above written.

Notary Public

Commonwealth of Pennsylvania - Notary Seal BETHANY BOSSERMAN - Notary Public Adams County My Commission Expires Mar 13, 2022 Commission Number 1328546

My Commission Expires: 03/13/2022

Vicinity Map
Not to Scale



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 and drainage 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", and for moving or detaining storm water run-off over, under and along the strips marked "Drainage Easement".

APPROVALS:

This plat of King's Gate Second Addition has been submitted to and approved by the Hays Area Planning Commission this 21st day of December, 2020

Paul E. Phillips, Paul Phillips, Chairperson

Jim Schreiber, Secretary

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 28th day of January, 2021

Sandy Jacobs, Mayor

CITY OF HAYS INCORPORATED SEAL MAY 18, 1886 KANSAS

ATTEST:

Brenda Kitchen, Brenda Kitchen, City Clerk

John T. Bird, Attorney for the City of Hays

TRANSFER:

Entered on transfer record this 25th day of February, 2021

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 25th day of February, 2021 in Book Cab. 2, Page 495

Rebecca Herzog, Rebecca Herzog, Register of Deeds

REGISTER OF DEEDS SEAL ELLIS COUNTY, KANSAS

Resolution # 2021-002, filed for record in Book 985, Page 386

Plat & Dedication documents filed for record in Book 985, Page 387

Covenant Land & Developing Inc. 215 E Lauer Lane Camp Hill, PA 17011	**DRIGGS DESIGN GROUP, PA** Surveying Engineering Planning James Meis, PS 1533 1017 Downing Avenue, Hays, Kansas 67601 jmeis@driggsdesign.com (785) 650-9864	Project No: 2020-107 Date: 11-17-2020 Scale: 1" = 50' Sheet No: 1 of 1 Drawn By: JW