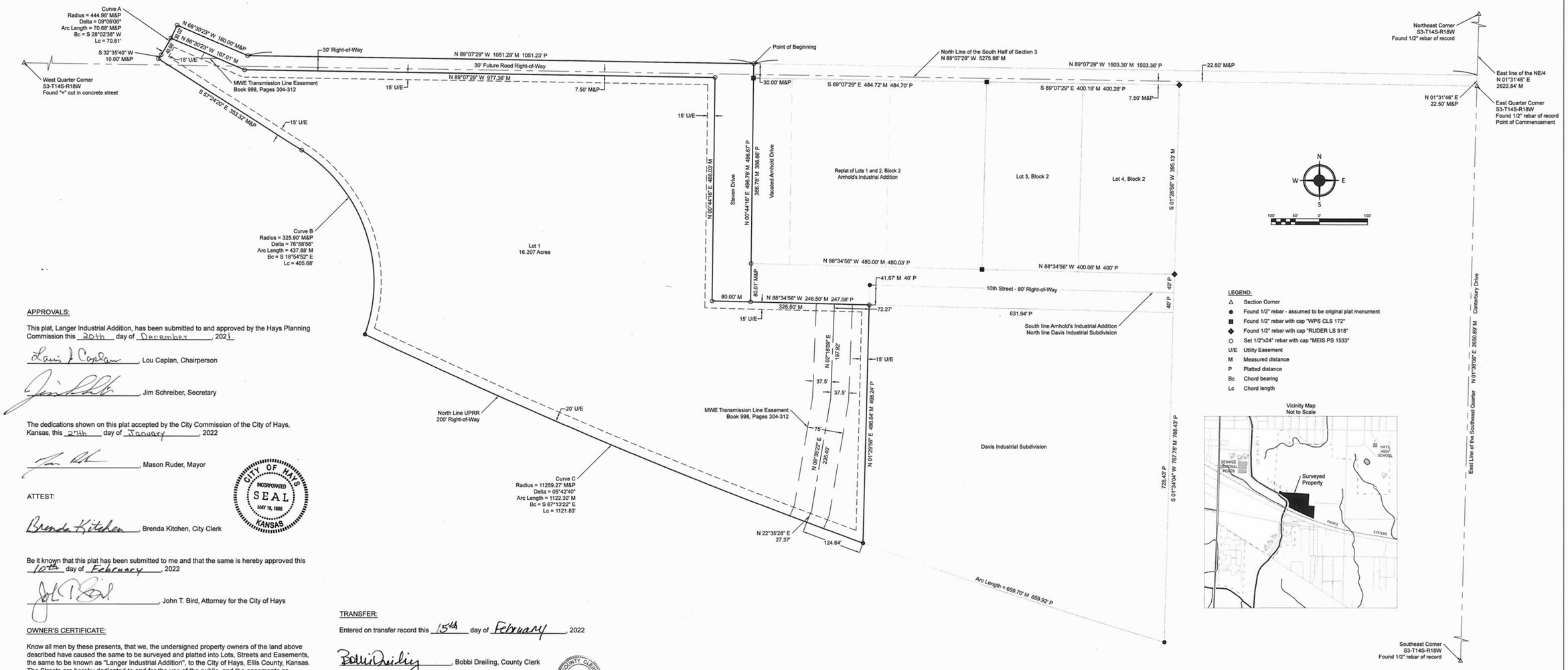
PLAT OF

LANGER INDUSTRIAL ADDITION

BEING A REPLAT OF A PORTION OF ARNHOLD'S INDUSTRIAL ADDITION
IN THE EAST HALF OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 18 WEST, TO THE CITY OF HAYS, ELLIS COUNTY, KANSAS



LEGEND:

- △ Section Corner
- ● Found 1/2" rebar - assumed to be original plat monument
- ■ Found 1/2" rebar with cap "WPS CLS 172"
- ◆ Found 1/2" rebar with cap "RUDER LS 918"
- ○ Set 1/2"x24" rebar with cap "MEIS PS 1533"
- U/E Utility Easement
- M Measured distance
- P Platted distance
- Bc Chord bearing
- Lc Chord length

Vicinity Map
Not to Scale

APPROVALS:

This plat, Langer Industrial Addition, has been submitted to and approved by the Hays Planning Commission this 20th day of December, 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 27th day of January, 2022

Mason Ruder, Mayor

ATTEST:

Brenda Kitchen, Brenda Kitchen, City Clerk

CITY OF HAYS INCORPORATED SEAL MAY 18, 1885 KANSAS

Be it known that this plat has been submitted to me and that the same is hereby approved this 10th day of February, 2022

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 "Langer Industrial 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.

Thomas D. Arnhold, a/k/a Thomas Dean Arnhold

2/3/22, Date

Joleen M. Arnhold, Joleen M. Arnhold

2/3/22, Date

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 3rd day of February, 2022, before me, a Notary Public in and for said County and State, came Thomas D. Arnhold, a/k/a Thomas Dean Arnhold, and Joleen M. Arnhold, husband and wife, to me personally known to be the same persons 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.

Evann Shelton, Notary Public

Evann Shelton
Notary Public, State of Kansas
My Commission Expires:
1/21/23

My Commission Expires: 1/21/23

TRANSFER:

Entered on transfer record this 15th day of February, 2022

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 15 day of February, 2022 in Book Cab. #2, Page 499

REGISTER OF DEEDS SEAL ELLIS COUNTY, KANSAS

Rebecca Herzog, Rebecca Herzog, Register of Deeds

Resolution # 2022-003, filed for record in Book 1005, Page 576

Plat & Dedication documents filed for record in Book 1005, Page 571

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".

All streets, lots, blocks, and easements previously dedicated by the Plat of Arnhold's Industrial Addition and contained within the limits of this Plat of Langer Industrial Addition are hereby vacated.

LEGAL DESCRIPTION:

A portion of Arnhold's Industrial Addition being located in the East Half of Section 3, Township 14 South, Range 18 West of the 6th Principal Meridian, Ellis County, Kansas, described as follows by James Meis, PS 1533 on November 3, 2021:

Commencing at the Northeast corner of the Southeast Quarter of Section 3, Township 14 South, Range 18 West; Thence North 01 degrees 31 minutes 46 seconds East, along the East line of the Northeast Quarter, a distance of 22.50 feet to the Northeast corner of Arnhold's Industrial Addition; Thence North 89 degrees 07 minutes 29 seconds West, along the North line of Arnhold's Industrial Addition, a distance of 1503.30 feet to the Point of Beginning, said point being the intersection of the North line of Arnhold's Industrial Addition and the West line of Arnhold Drive extended North; Thence continuing North 89 degrees 07 minutes 29 seconds West, along the North line of Arnhold's Industrial Addition, a distance of 1051.29 feet; Thence North 66 degrees 30 minutes 23 seconds West, along the North line of Arnhold's Industrial Addition, a distance of 160.00 feet; Thence on a non-tangent curve to the right, along the West line of Arnhold's Industrial Addition, having a radius of 444.96 feet an arc length of 70.68 feet a chord bearing of South 28 degrees 02 minutes 38 seconds West and a chord length of 70.61 feet; Thence South 32 degrees 35 minutes 40 seconds West, along the West line of Arnhold's Industrial Addition, a distance of 10.00 feet; Thence South 57 degrees 24 minutes 20 seconds East, along the South line of Arnhold's Industrial Addition, a distance of 353.32 feet; Thence on a curve to the right, along the South line of Arnhold's Industrial Addition, having a radius of 325.90 feet an arc length of 437.88 feet a chord bearing of South 18 degrees 54 minutes 52 seconds East and a chord length of 405.68 feet; Thence on a non-tangent curve to the left, along the South line of Arnhold's Industrial Addition, having a radius of 11259.27 feet an arc length of 1122.30 feet a chord bearing of South 67 degrees 13 minutes 22 seconds East and a chord length of 1121.83 feet; Thence North 01 degrees 29 minutes 56 seconds East, along the East line of Arnhold's Industrial Addition, a distance of 496.64 feet to the South line of 10th Street; Thence North 88 degrees 34 minutes 56 seconds West, along the South line of 10th Street, a distance of 246.50 feet to the intersection of the South line of 10th Street and the West line of Arnhold Drive extended South; Thence North 00 degrees 44 minutes 16 seconds East, along the extension of and the West line of Arnhold Drive, a distance of 496.79 feet to the Point of Beginning. Said tract contains 17.903 acres.

SURVEY NOTES:

1. All bearings shown are grid, Kansas State Plane North Zone NAD83 (2011)
2. Description closure precision = 1:1161518, closure error distance = 0.004 feet, closure error bearing = S 17°00'48" W, description acreage = 17.903 acres.

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. CHRISTIAN LICENSED LS-1367 KANSAS 2-02-2022 LAND SURVEYOR

Approved this 2nd day of February, 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 2-02-2022 KANSAS PROFESSIONAL SURVEYOR

James Meis, PS 1533

Langer Industrial	**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: 2021-176 Date: 12-23-2021 Scale: 1" = 100' Sheet No: 1 of 1 Drawn By: DV