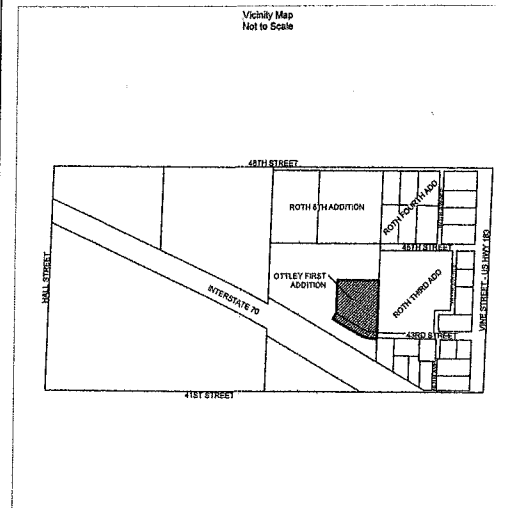
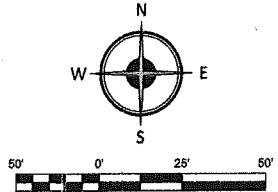
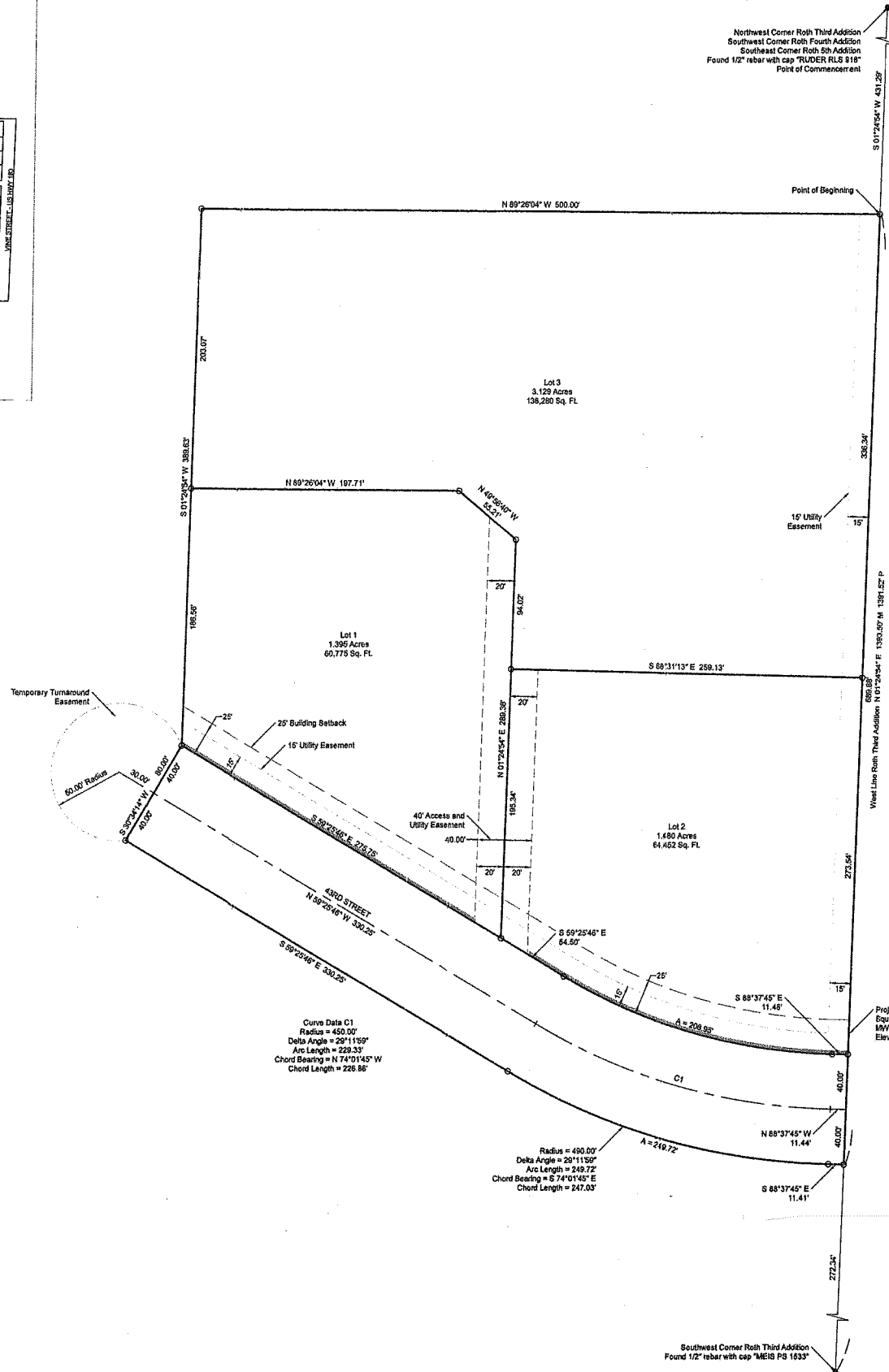


# Final Plat of OTTLEY FIRST ADDITION

to the City of Hays, Ellis County, Kansas



Northwest Corner Roth Third Addition  
Southwest Corner Roth Fourth Addition  
Southeast Corner Roth 5th Addition  
Found 1/2" rebar with cap "RUDER RLS 818"  
Point of Commencement



**LEGEND:**  
● Found monument - see plat for description  
○ Set 1/2"x24" rebar with cap "MEIS PS 1533"  
P Platted distance shown on Roth Third Addition  
M Measured distance this survey  
Access Control

**APPROVALS:**

This plat, Otteley First Addition, has been submitted to and approved by the Hays Area Planning Commission this 18th day of December, 2018.

*Paul B. Billington*, Chairperson  
*Matthew S. Wheeler*, Secretary

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 25th day of January, 2018.

*Paul D. Michael*, Mayor

ATTEST:  
*Brenda Kitchin*, City Clerk  
*Mark Otteley*, Attorney for the City of Hays



**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 "Otteley First Addition", in 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.

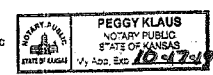
MAO Investments L.L.C., a Kansas limited liability company

*Mark Otteley*, Mark Otteley, President  
02-01-2018 Date

**NOTARY CERTIFICATE:**

State of Kansas, County of Ellis, ss:  
Be it remembered that on this 15th day of February, 2018 before me, a Notary Public in and for said County and State, came Mark Otteley, President of MAO Investments 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.

*Peggy Klaus*, Notary Public



My Commission Expires: 10-17-19

**TRANSFER:**

Entered on transfer record this 16th day of February, 2018.  
*Donna J. McPhee*, 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 16th day of February, 2018 in Book Cab # 2, Page 484.

*Rebecca Hergert*, Register of Deeds  
Resol. # 2018-003  
Records. BK: 924 Pg: 24  
Plat + Dedic. Records.  
BK: 924 Pg: 26

**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".

**SURVEY NOTES:**

- 1. Bearings are assumed and based on the West line of Roth Third Addition to the City of Hays being S 01°24'54" W
- 2. Description closure precision = 1:376,711, closure error distance = 0.006 feet, closure error bearing = S 08°20'07" E, description acreage = 7.052 acres.

**LEGAL DESCRIPTION:**

A tract of land in the Southeast Quarter of Section 21, Township 13 South, Range 18 West of the 6th Principal Meridian, Ellis County, Kansas, described as follows:

Commencing at the Northwest corner of Roth Third Addition to the City of Hays; Thence on an assumed bearing of South 01 degrees 24 minutes 54 seconds West, along the West line of Roth Third Addition, a distance of 431.29 feet to the Point of Beginning; Thence North 69 degrees 26 minutes 04 seconds West, a distance of 500.00 feet; Thence South 01 degrees 24 minutes 54 seconds West, parallel with the West line of Roth Third Addition, a distance of 369.53 feet; Thence South 30 degrees 34 minutes 14 seconds West, a distance of 60.00 feet; Thence South 59 degrees 25 minutes 46 seconds East, a distance of 330.25 feet; Thence on a curve to the left, having a radius of 450.00 feet, an arc length of 249.72 feet, a chord bearing of South 74 degrees 01 minutes 45 seconds East and a chord length of 247.03 feet; Thence South 88 degrees 37 minutes 45 seconds East, a distance of 11.41 feet to the West line of Roth Third Addition; Thence North 01 degrees 24 minutes 54 seconds East, along the West line of Roth Third Addition, a distance of 689.88 feet to the Point of Beginning.

**REVIEW SURVEYOR'S CERTIFICATE:**

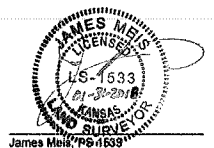
State of Kansas, County of Ellis, ss:  
I hereby certify that the review of this plat was found to be in compliance with the requirements of K.S.A. 58-2005.



Approved this 31st day of January, 2018

**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  
Date: 01-31-2018

Mark Otteley MAO Investments	<b>DRIGGS DESIGN GROUP, PA</b> Surveying Engineering Planning James Meis, PS 1533 2519 Plaza Avenue, Hays, Kansas 67601 jmeis@driggsdesign.com (785) 650-9664	Project No: 2017-068 Date: 11-09-2017 Scale: 1" = 50' Sheet No: 1 of 1 Drawn By: JM
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