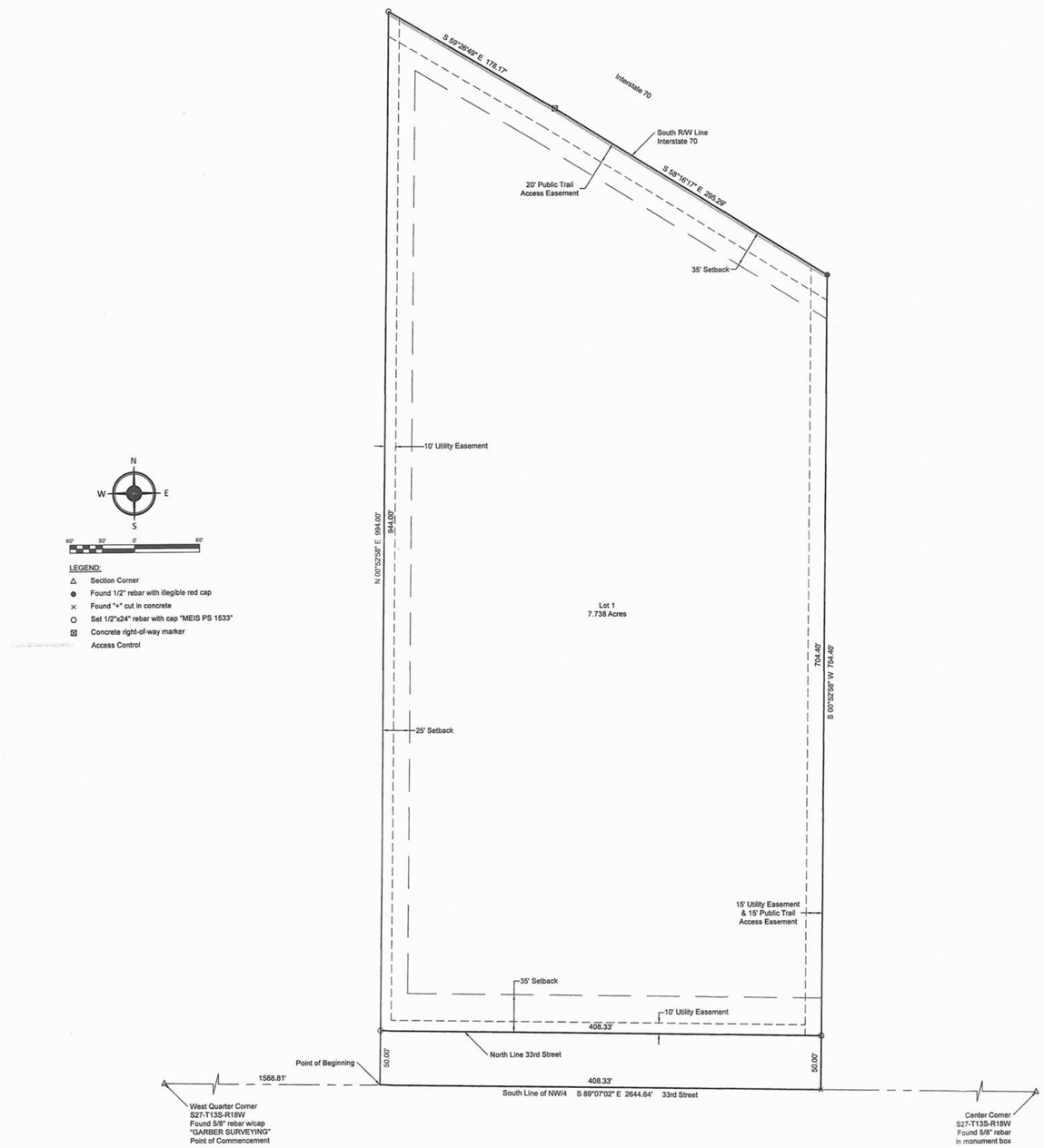
Final Plat of
V & E FIRST ADDITION
to the City of Hays, Ellis County, Kansas



LEGEND:

- △ Section Corner
- ● Found 1/2" rebar with illegible red cap
- × Found "+" cut in concrete
- ○ Set 1/2"x24" rebar with cap "MEIS PS 1533"
- ⊠ Concrete right-of-way marker
- Access Control

SURVEY NOTES:

1. All bearings shown are grid, Kansas State Plane North Zone NAD83 (2011)
2. Project bench mark is a "+" cut on the North rim of a sanitary sewer manhole near the Southeast property corner. Elevation = 2043.41 NAVD88
3. Description closure precision = 1:2,251,019, closure error distance = 0.001 feet, closure error bearing = S 68°56'54" E, description acreage = 8.207 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 08-20-2020 KANSAS PROFESSIONAL SURVEYOR

James Meis, PS 1533 — Date: 08-20-2020

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 8-21-2020 LS-1367 KANSAS SURVEYOR

Approved this 21 day of August, 2020

Darrell E. Christen, PS 1367

LEGAL DESCRIPTION:

A tract of land in the Northwest Quarter of Section 27, Township 13 South, Range 18 West of the 6th Principal Meridian, Ellis County, Kansas, described as follows:

Commencing at the Southwest corner of the Northwest Quarter of Section 27, Township 13 South, Range 18 West; Thence South 89 degrees 07 minutes 02 seconds East, along the South line of the Northwest Quarter, a distance of 1588.81 feet to the Point of Beginning; Thence North 00 degrees 52 minutes 58 seconds East, a distance of 994.00 feet to the South line of Interstate 70; Thence South 59 degrees 26 minutes 49 seconds East, along the South line of Interstate 70, a distance of 178.17 feet; Thence South 58 degrees 16 minutes 17 seconds East, along the South line of Interstate 70, a distance of 295.29 feet; Thence South 00 degrees 52 minutes 58 seconds West, a distance of 754.40 feet to the South line of the Northwest Quarter; Thence North 89 degrees 07 minutes 02 seconds West, along the South line of the Southwest Quarter, a distance of 408.33 feet to the Point of Beginning. Said tract contains 8.207 acres more or less.

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 "V & E 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 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.

V & E Properties, LP

Verlin Pfannenstiel
Laine's, Inc., General Partner
Verlin Pfannenstiel, President

8-20-20, Date

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

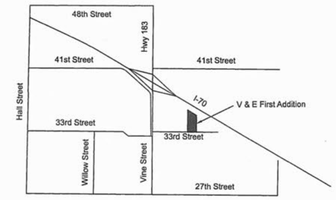
Be it remembered that on this 20th day of August, 2020, before me, a Notary Public in and for said County and State, came Verlin Pfannenstiel, President of V & E Properties, LP, Laine's, Inc., General Partner, a Kansas limited partnership, to me personally known to be the same person who executed the 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.

Marva J. Willhoft, Notary Public

My Commission Expires: 12/22/21

NOTARY PUBLIC - State of Kansas MARVA J. WILLHOFT My Appt. Exp. 12/22/21

Vicinity Map
Not to Scale



PUBLIC TRAIL ACCESS EASEMENT:

The North 20 feet and the East 15 feet of Lot 1, are hereby dedicated for public use, as a public trail access easement, for the purpose of all forms of non-motorized transportation together with motorized emergency, law enforcement, and service vehicles, and for construction, operation, use, maintenance, repair, modification, and replacement from time to time of improvements related thereto.

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".

APPROVALS:

This plat of V & E First Addition has been submitted to and approved by the Hays Area Planning Commission this 20th day of July, 2020

Paul Phillips, Chairperson

Jim Schreiber, Secretary

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 13th day of August, 2020

Shaun Musil, Mayor

CITY OF HAYS INCORPORATED SEAL MAY 18, 1885 KANSAS

ATTEST:

Brenda Kitchen, Brenda Kitchen, City Clerk

John T. Bird, Attorney for the City of Hays

TRANSFER:

Entered on transfer record this 9th day of September, 2020

Donna J. Maskus, 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 9th day of September, 2020 in Book Cab #2 Page 492

Rebecca Herzog, Register of Deeds

REGISTER OF DEEDS SEAL ELLIS COUNTY, KANSAS

Resolution #2020-015, filed for record in Book 974, Page 520

Plat & Dedication documents filed for record in Book 974, Page 516

V & E Properties, LP 2510 General Hays Rd Hays, KS 67601	**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: 2020-008 Date: 08-18-2020 Scale: 1" = 60' Sheet No: 1 of 1 Drawn By: KMT