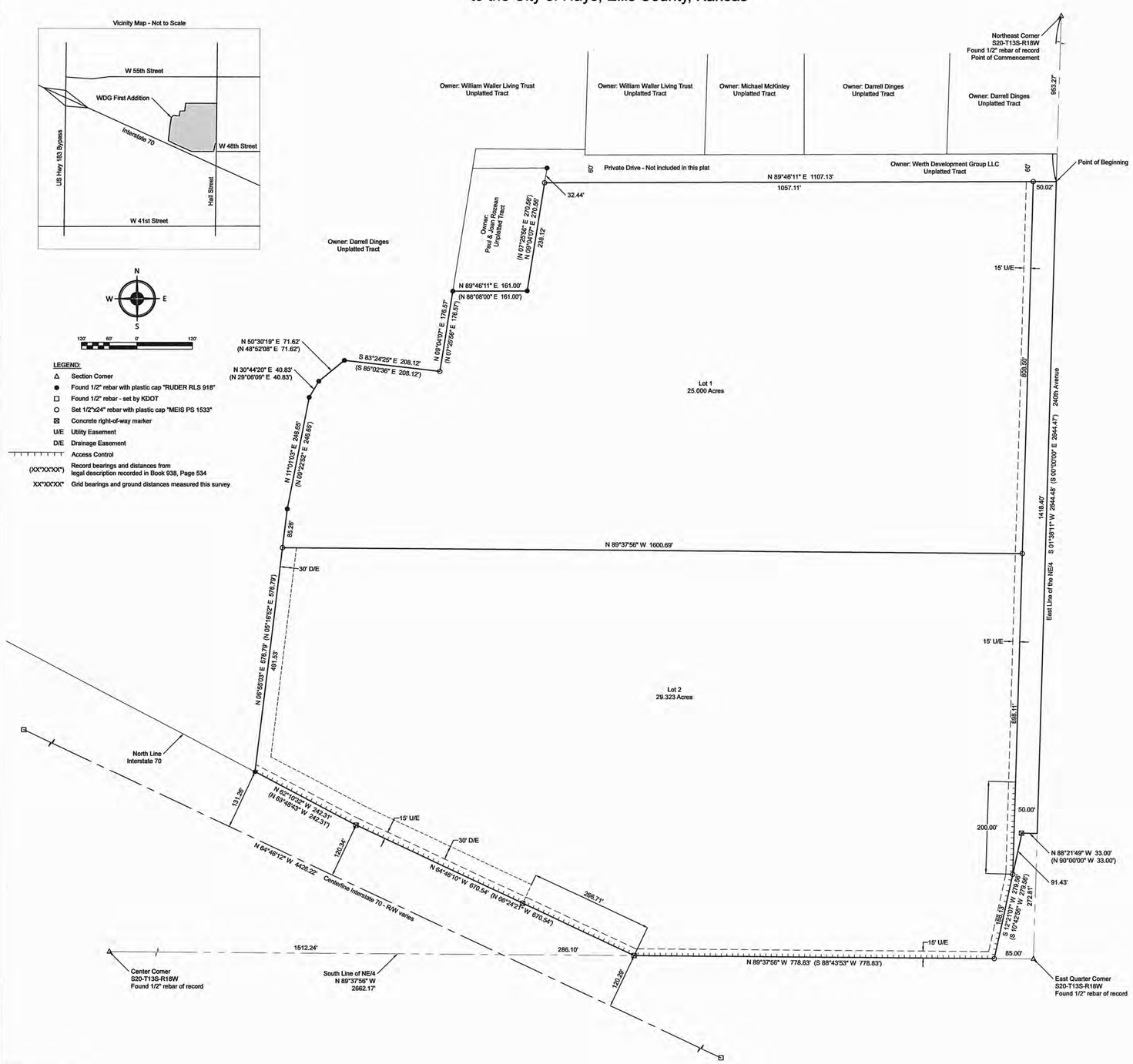
Final Plat of
WDG FIRST ADDITION
to the City of Hays, Ellis County, Kansas

Vicinity Map - Not to Scale



N
W E
S
120' 60' 0' 120'

LEGEND:

△	Section Corner
●	Found 1/2" rebar with plastic cap "RUDER RLS 918"
□	Found 1/2" rebar - set by KDOT
○	Set 1/2"x24" rebar with plastic cap "MEIS PS 1533"
⊠	Concrete right-of-way marker
U/E	Utility Easement
D/E	Drainage Easement
	Access Control
(XX°XX'XX")	Record bearings and distances from legal description recorded in Book 938, Page 534
XX°XX'XX"	Grid bearings and ground distances measured this survey

SURVEY NOTES:

1. All bearings shown are grid, Kansas State Plane North Zone NAD83 (2011)
2. All bearings from Legal Description, listed in deed recorded in Book 938, Page 534, are based on the East line of the Northeast Quarter of Section 20 being South 00°00'00" East
3. Description closure precision = 1:902,114.7, closure error distance = 0.0069 feet, closure error bearing = S 35°54'18" E, description acreage = 55.968 acres.

STREET AND EASEMENTS:

The street as shown on this plat and not heretofore dedicated to and for public use is 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 utility 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" or "U/E", and for moving or detaining storm water run-off over, under and along the strips marked "Drainage Easement" or "D/E".

LEGAL DESCRIPTION:

A tract of land in the Northeast Quarter of Section 20, Township 13 South, Range 18 West of the 6th Principal Meridian, Ellis County, Kansas described as follows by James Meis, PS 1533, on July 21, 2023:

Commencing at the Northeast corner of the Northeast Quarter; Thence South 01 degrees 38 minutes 11 seconds West, along the East line of the Northeast Quarter, a distance of 953.27 feet to the Point of Beginning; Thence continuing South 01 degrees 38 minutes 11 seconds West, along the East line of the Northeast Quarter, a distance of 1418.40 feet; Thence North 88 degrees 21 minutes 49 seconds West, a distance of 33.00 feet; Thence South 12 degrees 21 minutes 07 seconds West, a distance of 279.56 feet to the South line of the Northeast Quarter; Thence North 89 degrees 37 minutes 56 seconds West, along the South line of the Northeast Quarter, a distance of 778.83 feet to the North line of Interstate 70; Thence North 64 degrees 46 minutes 10 seconds West, along the North line of Interstate 70, a distance of 670.54 feet; Thence North 62 degrees 10 minutes 32 seconds West, along the North line of Interstate 70, a distance of 242.31 feet; Thence North 06 degrees 55 minutes 03 seconds East, a distance of 576.79 feet; Thence North 11 degrees 01 minutes 03 seconds East, a distance of 246.65 feet; Thence North 30 degrees 44 minutes 20 seconds East, a distance of 40.83 feet; Thence North 50 degrees 30 minutes 19 seconds East, a distance of 71.62 feet; Thence South 83 degrees 24 minutes 25 seconds East, a distance of 208.12 feet; Thence North 09 degrees 04 minutes 07 seconds East, a distance of 176.57 feet; Thence North 89 degrees 46 minutes 11 seconds East, a distance of 161.00 feet; Thence North 09 degrees 04 minutes 07 seconds East, a distance of 238.12 feet; Thence North 89 degrees 46 minutes 11 seconds East, a distance of 1107.13 feet to the Point of Beginning.

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 Street, Lots and Easements, the same to be known as "WDG First Addition", to the City of Hays, Ellis County, Kansas. The street is hereby dedicated to and for the use of the public. 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. The drainage easements as indicated on the accompanying plat are hereby granted to the public for the purpose of moving or detaining storm water run-off.

Werth Development Group, LLC

Gregory Werth, Managing Member

11-21-23 Date

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 21st day of November, 2023, before me, a Notary Public in and for said County and State, came Gregory Werth, Managing Member of Werth Development Group, 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.

ALEX MICHAEL JOHNSON
Notary Public, State of Kansas
My Appointment Expires
11-9-25

Notary Public

My Commission Expires: 11-9-25

APPROVALS:

This plat of WDG First Addition has been submitted to and approved by the Hays Area Planning Commission this 18th day of September, 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 9th day of November, 2023

Shaun Musil, Mayor

CITY OF HAYS INCORPORATED SEAL MAY 18, 1885 KANSAS

ATTEST:

Brenda Kitchen, City Clerk

Donald Hoffman, Attorney for the City of Hays

TRANSFER:

Entered on transfer record this 8th day of December, 2023

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 08 day of December, 2023 in Book Cab. #2, Page 503

Rebecca Herzog, Register of Deeds

REGISTER OF DEEDS SEAL ELLIS COUNTY, KANSAS

Resolution # 2023-020, filed for record in Book 1035, Page 435

Plat & Dedication documents filed for record in Book 1035, Page 430

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 PROFESSIONAL SURVEYOR PS-1533 11-21-23 KANSAS

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 PROFESSIONAL SURVEYOR 1737 11-21-23 KANSAS

Approved this 21st day of November, 2023

Kurt Tschanz, PS 1737

Werth Development Group, LLC 1300 Vine Street Hays, KS 67601	**DRIGGS DESIGN GROUP, PA** Surveying Engineering Planning 1017 Downing Avenue, Hays, Kansas 67601 www.driggsdesign.com (785) 621-4280	Project No: 2023-061 Date: 09-11-2023 Scale: 1" = 120' Sheet No: 1 of 1 Drawn By: DTS