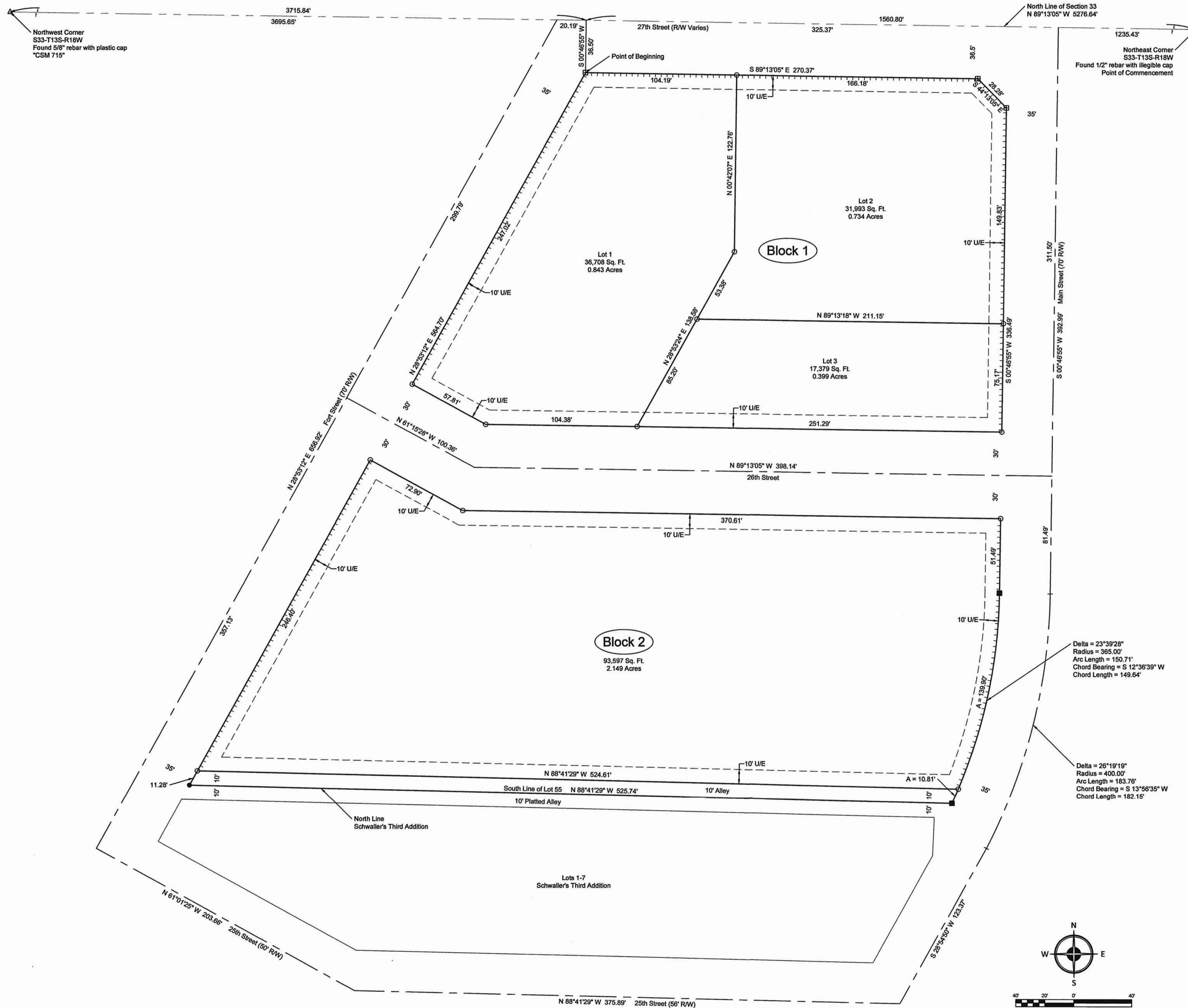


# Final Plat of 27th AND MAIN STREET ADDITION

being a replat of a portion of Lots 54 and 55, Lebold Allen and Company's Addition, to the City of Hays, Ellis County, Kansas

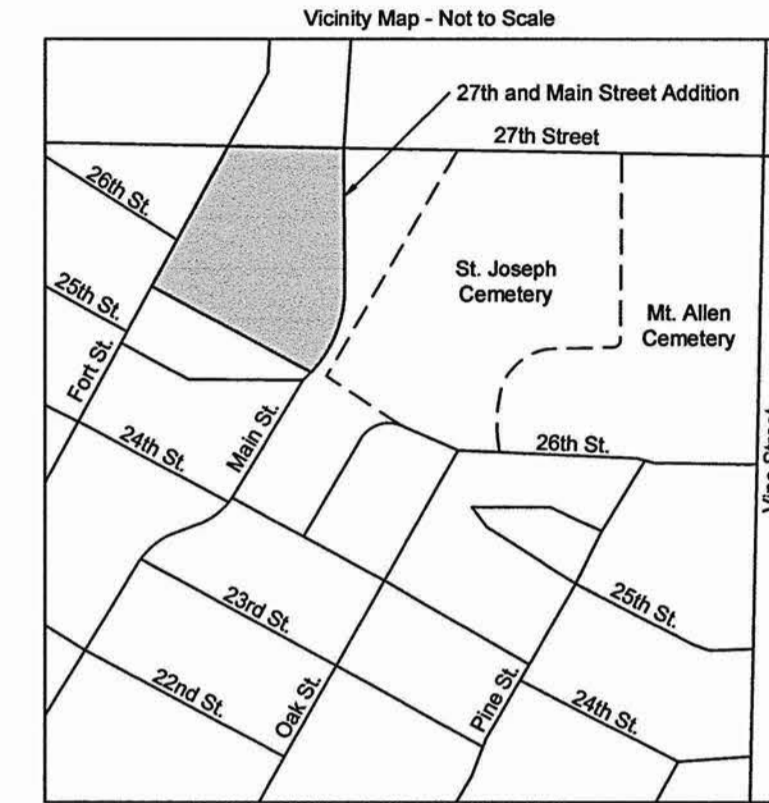


**SURVEY NOTES:**

- All bearings and distances shown are grid, Kansas State Plane North Zone NAD83 (2011)
- Description closure precision = 1:355,069, closure error distance = 0.005 feet, closure error bearing = N 53°05'53" E, description acreage = 4.836 acres
- In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interests not shown on this plat shall be vacated as to use and as to title, upon filing or recording of this plat

**LEGEND:**

- △ Section Corner
- Found 1/2" rebar - origin unknown
- BB Found "x" cut in concrete sidewalk
- Found 1/2" rebar with plastic cap "MEIS PS 1533"
- Set 1/2"x24" rebar with plastic cap "MEIS PS 1533"
- A Arc Length
- RW Right-of-Way
- U/E Utility Easement
- Access Control



**STREET AND EASEMENTS:**

The street and alley 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 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".

**LEGAL DESCRIPTION:**

A tract of land in the Northeast Quarter (NE1/4) of Section Thirty-three (33), Township Thirteen (13) South, Range Eighteen (18) West of the 6th P.M., Ellis County, Kansas, and also being a portion of Lots Fifty-four (54) and Fifty-five (55), LEBOLD ALLEN AND COMPANY'S ADDITION to Hays City, now the City of Hays, Ellis County, Kansas, described as follows by James Meis, PS 1533, on July 6, 2023:

Commencing at the Northeast corner of Section 33, Township 13 South, Range 18 West; Thence North 89 degrees 13 minutes 05 seconds West, along the North line of the Northeast Quarter, a distance of 1560.80 feet; Thence South 00 degrees 46 minutes 55 seconds West, a distance of 36.50 feet to the South line of 27th Street and the Point of Beginning; Thence South 89 degrees 13 minutes 05 seconds East, along the South line of 27th Street, a distance of 28.28 feet; Thence South 00 degrees 46 minutes 55 seconds West, along the West line of Main Street, a distance of 335.49 feet; Thence on a curve to the right, along the West line of Main Street, having a radius of 365.00 feet, an arc length of 150.71 feet, a chord bearing of South 12 degrees 36 minutes 39 seconds West and a chord length of 149.64 feet; Thence North 88 degrees 41 minutes 29 seconds West, along the North line of Schwallier's Third Addition, a distance of 525.74 feet; Thence North 28 degrees 53 minutes 12 seconds East, along the East line of Fort Street, a distance of 564.70 feet to the Point of Beginning. Said tract contains 4.836 acres.

**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, Alley, Lots, Blocks and Easements, the same to be known as "27th and Main Street Addition", to the City of Hays, Ellis County, Kansas. The street and alley are 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.

City of Hays, Kansas

*Shaun Musil*  
Shaun Musil, Mayor

August 13, 2024, Date

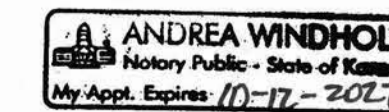
**NOTARY CERTIFICATE:**

State of Kansas, County of Ellis, ss:

Be it remembered that on this 15th day of August, 2024, before me, a Notary Public in and for said County and State, came Shaun Musil, Mayor of the City of Hays, Kansas, 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.

*Andrea Windholz*  
Andrea Windholz, Notary Public

My Commission Expires: 10-12-2027



**APPROVALS:**

This plat of 27th and Main Street Addition has been submitted to and approved by the Hays Area Planning Commission this 17th day of June, 2024

*Matthew Wheeler*  
Matthew Wheeler, Chairperson

*Joseph Boeckner*  
Joseph Boeckner, Secretary

The dedications shown on this plat are accepted by the City Commission of the City of Hays, Kansas, this 25 day of July, 2024

*Shaun Musil*  
Shaun Musil, Mayor

**ATTEST:**

*Brenda Kitchen*  
Brenda Kitchen, City Clerk

*Donald Hoffman*  
Donald Hoffman, Attorney for the City of Hays



**TRANSFER:**

Entered on transfer record this 21 day of August, 2024

*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 22 day of August, 2024 in Book Cab #2 Page 506

*Rebecca Herzog*  
Rebecca Herzog, Register of Deeds

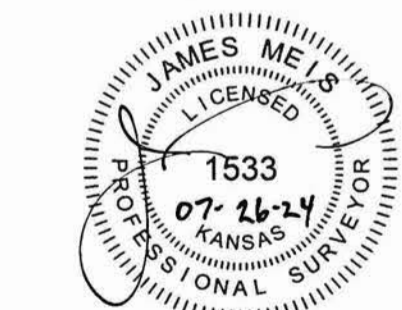


Resolution # 2024-016, filed for record in Book 1046, Page 697

Plat & Dedication documents filed for record in Book 1046, Page 692

**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.

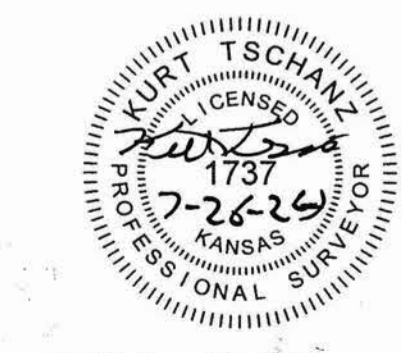


James Meis, PS 1533

**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, PS 1737

City of Hays PO Box 490 Hays, KS 67601	<b>DRIGGS DESIGN GROUP, PA</b> Surveying Engineering Planning 1017 Downing Avenue, Hays, Kansas 67601 www.driggsdesign.com (785) 621-4280	Project No: 2024-056 Date: 07-25-2024 Scale: 1" = 40' Sheet No: 1 of 1 Drawn By: DV
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