

# PLAT OF 46TH STREET FIRST ADDITION HAYS, KANSAS

**LEGAL DESCRIPTION:**

A tract of land situated in the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section 20, Township 13 South, Range 18 West of the Sixth Principal Meridian in Ellis County, Kansas and more particularly described as follows:  
Beginning at the Southwest Corner of the Southeast Quarter (SE 1/4) of Section 20, Township 13 South, Range 18 West; THENCE on an assumed bearing of North 01 degrees 02 minutes 46 seconds East along the West line of the Southeast Quarter (SE 1/4) of Section 20 a distance of 919.60 feet to the point of beginning; THENCE continuing on the last described course a distance of 1719.18 feet to the Northwest corner of the Southeast Quarter (SE 1/4) of said Section 20; THENCE on a bearing of North 89 degrees 54 minutes 40 seconds East along the North line of the Southeast Quarter (SE 1/4) of said Section 20 a distance of 713.98 feet; THENCE on a bearing of South 00 degrees 05 minutes 20 seconds East a distance of 180.00 feet; THENCE on a bearing of South 89 degrees 54 minutes 40 seconds West a distance of 27.41 feet; THENCE on a bearing of South 01 degrees 02 minutes 46 seconds West a distance of 617.82 feet; THENCE on a bearing of North 88 degrees 57 minutes 14 seconds West a distance of 520.00 feet; THENCE on a bearing of South 01 degrees 02 minutes 46 seconds West a distance of 120.00 feet; THENCE on a bearing of South 88 degrees 57 minutes 14 seconds East a distance of 530.00 feet; THENCE on a bearing of South 01 degrees 02 minutes 46 seconds West a distance of 436.21 feet; THENCE on a curve to the right having a radius of 935.00 feet and a chord bearing of South 12 degrees 17 minutes 44 seconds West, a curve distance of 367.15 feet; THENCE on a curve to the left having a radius of 865.00 feet and a chord bearing of South 22 degrees 47 minutes 45 seconds West, a curve distance of 22.61 feet; THENCE on a bearing of North 88 degrees 57 minutes 14 seconds West a distance of 74.57 feet; THENCE on a curve to the right having a radius of 935.00 feet and a chord bearing of North 21 degrees 58 minutes 37 seconds East, a curve distance of 51.17 feet; THENCE on a curve to the left having a radius of 865.00 feet and a chord bearing of North 12 degrees 17 minutes 44 seconds East, a curve distance of 339.66 feet; THENCE on a bearing of North 01 degrees 02 minutes 46 seconds East a distance of 366.21 feet; THENCE on a bearing of North 88 degrees 57 minutes 14 seconds West a distance of 600.00 feet; THENCE on a bearing of South 01 degrees 02 minutes 46 seconds West a distance of 745.00 feet; THENCE on a bearing of North 88 degrees 57 minutes 14 seconds West a distance of 30.00 feet to the point of beginning. Said tract contains 15.958 acres.

**STREETS & EASEMENTS:**

Streets, drives, and circles 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 Esm't."

**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, Blocks, Streets, Drives, Circles and Easements, the same to be known as "46th Street First Addition", in Hays, Kansas. The Streets, Drives and Circles 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.

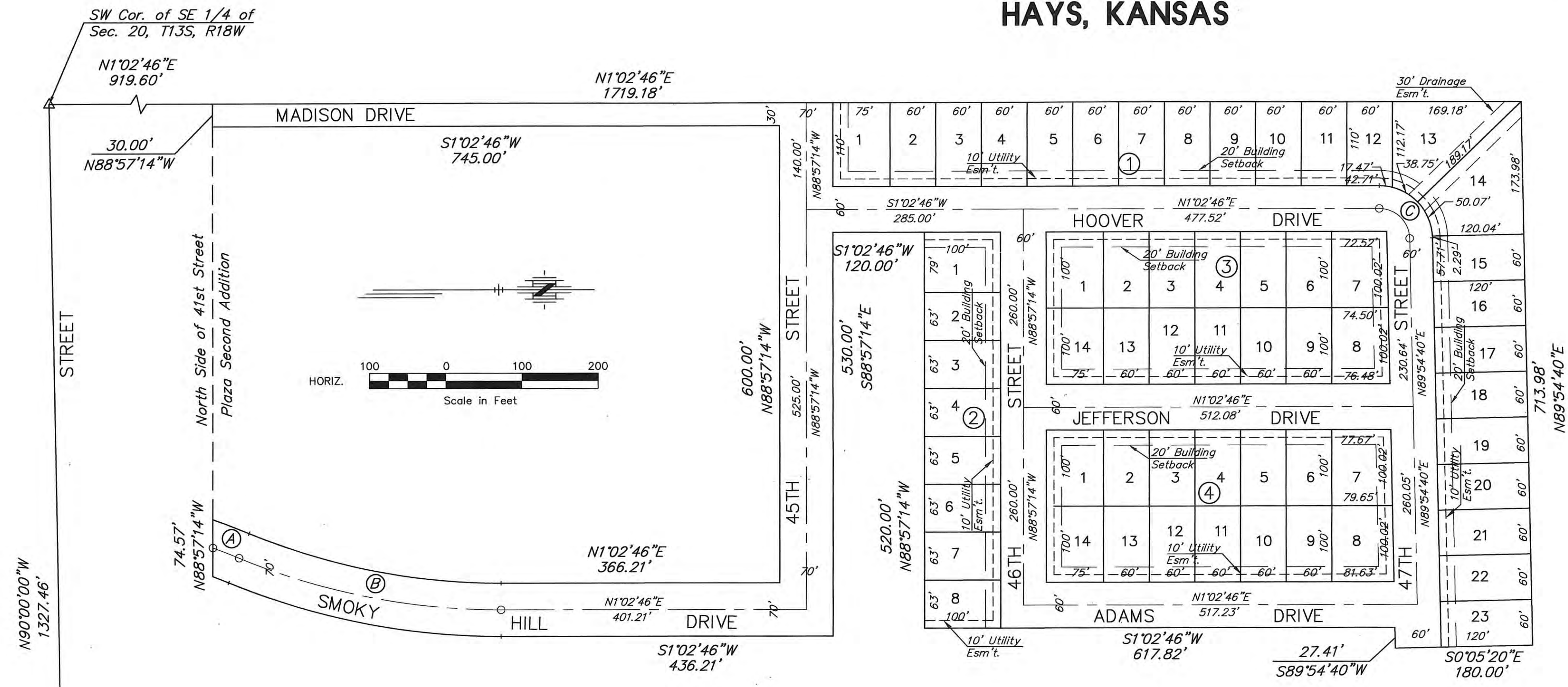
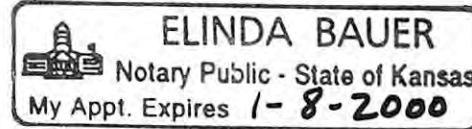
**NOTARY CERTIFICATE:**

State of Kansas, County of Ellis, ss:  
Be it remembered that on this 19<sup>th</sup> day of December 1997, before me, a Notary Public in and for said County and State, came James Desbien, President of Western Plains Service Corp. 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.

By James Desbien, President  
Western Plains Service Corporation

Elinda Bauer  
Notary Public

My Commission Expires: 1-8-2000



C CURVE DATA				
CURVE	Δ	R	T	Lc
(A)	2°21'03"	900.00'	18.47'	36.93'
(B)	22°29'55"	900.00'	179.01'	353.41'
(C)	88°51'54"	40.00'	39.22'	62.04'

**APPROVALS:**  
This plat, 46th Street First Addition, has been submitted to and approved by the Hays Planning Commission this 26<sup>th</sup> day of November, 1997.

Larry Gould  
CHAIRMAN  
Due Baldwin  
SECRETARY

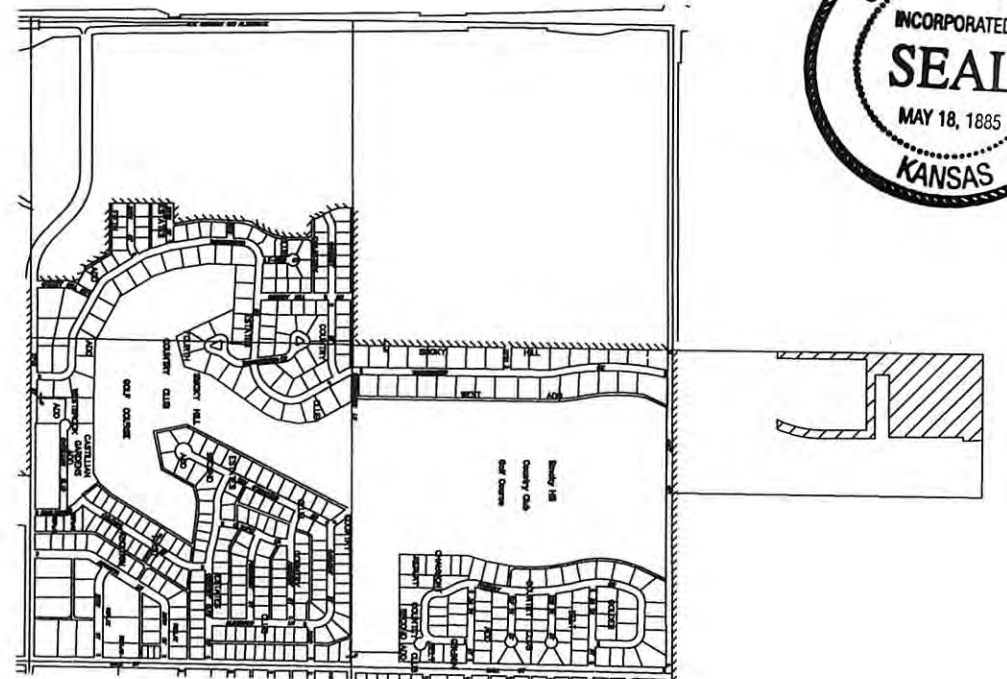


The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 13 day of Nov., 1997.

James E. Clark  
City Clerk

ATTEST: Carol Ann Grotke, City Clerk

John T. Bird, Attorney for the City of Hays



**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 31 day of December, 1997 in Book Plat 46th, Page 357.

Rene Ann Ruff  
REGISTER OF DEEDS  
Phet-Heidi - 411-211  
Reslt 411-219

DEPUTY 20<sup>00</sup>

**SURVEYOR'S CERTIFICATE:**  
I, Harvey Ruder, a Registered Land Surveyor in the State of Kansas, do hereby certify this Plat to be true and correct to the best of my knowledge.

Harvey Ruder  
Harvey Ruder  
11-14-97  
Date



PROJECT NAME: WFS, 1st Time Buyer, Prelim. Plat  
DRAWN BY: R. 97226, Design\3rd\1-1.dwg  
LAST EDIT DATE: 9-24-97 doc  
PROJECT NO.: 97-326