

Final Plat of
TALLGRASS 4TH ADDITION

Being a Replat of Block A; Lots 1 through 9, and Lot 16, Block B
in Tallgrass 2nd Addition
City of Hays, Ellis County, Kansas



LEGAL DESCRIPTION:
A tract of land in the Northeast Quarter of Section 35, Township 13 South, Range 18 West of the Sixth Principal Meridian, Ellis County, Kansas, as authored by Darrell E. Christen, PS 1367, on September 19, 2024, and more particularly described as follows:
Commencing at the Southwest Corner of the Northeast Quarter Section 35, Township 13 South, Range 18 West; Thence on a bearing of North 00 degrees 04 minutes 15 seconds East along the West line of said Northeast Quarter of said Section 35 a distance of 1132.64 feet to the Point of Beginning; Thence continuing North 00 degrees 04 minutes 15 seconds East along the West line of said Northeast Quarter a distance of 1421.89 feet to a point on the South Right-of-Way of Interstate 70; Thence North 89 degrees 55 minutes 45 seconds East along the said South Right-of-Way of Interstate 70 a distance of 206.90 feet; Thence continuing along the said South Right-of-Way of Interstate 70 a bearing of South 60 degrees 27 minutes 28 seconds East a distance of 762.34 feet; Thence South 00 degrees 14 minutes 22 seconds West a distance of 1197.26 feet; Thence North 89 degrees 55 minutes 45 seconds West a distance of 506.17 feet; Thence North 00 degrees 04 minutes 15 seconds East a distance of 146.27 feet; Thence on a non-tangent curve to the West, having a chord bearing of North 86 degrees 26 minutes 31 seconds West, a chord distance of 17.03 feet, a radius of 140.00 feet, and an arc length of 17.04 feet; Thence North 89 degrees 55 minutes 45 seconds West a distance of 220.90 feet to the Point of Beginning. Said Tract contains 27.697 acres more or less and is subject to any easements or rights-of-way of record.

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 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".

OWNER'S CERTIFICATE:
Know all men by these presents, that I/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 "Tallgrass 4th Addition", to 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.

OWNER'S CERTIFICATE:
Know all men by these presents, that I/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 "Tallgrass 4th Addition", to 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.

NOTARY CERTIFICATE:
State of Kansas, County of Ellis, ss:
Be it remembered that on this 15 day of April, 2025, before me, a Notary Public to and for said County and State, came Bryan Vonfeldt, Board President of Heart of America Development Corporation, Inc., 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.

NOTARY CERTIFICATE:
State of Kansas, County of Ellis, ss:
Be it remembered that on this 15 day of April, 2025, before me, a Notary Public to and for said County and State, came Bryan Vonfeldt, Board President of Heart of America Development Corporation, Inc., 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.

APPROVALS:
This plat, Tallgrass 4th Addition, has been submitted to and approved by the Hays Planning Commission this 10th day of December, 2024.
Matthew Wheeler, Chairperson
Joseph Boockner, Secretary

The Dedications shown on this plat are accepted by the City Commission of the City of Hays, Kansas, this 23rd day of January, 2025.
Sandy Jacobs, Mayor
Jami Breit, City Clerk
Donald F. Hoffman, Attorney for the City of Hays

TRANSFER:
Entered on transfer record this 28 day of April, 2025.
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 28 day of April, 2025, in Book 1057, Page 509.
Rebecca Herzog, Register of Deeds

REVIEW SURVEYOR:
This survey has been reviewed and approved for filing pursuant to KSA 58-205 for content only and is in compliance with this act. No other warranties are extended or implied.
2025-001, filed for record in Book 1056, Page 696.
Corr. Plat + Ded. filed for record in Book 1057, Page 423.
Surveyor's Affid. Filed for record Book 1057 Page 430.

SURVEYOR'S CERTIFICATE:
I, Darrell E. Christen, Professional Surveyor #1367 in the State of Kansas, certify that the survey shown on this plat was made by me or under my direct supervision on March 5th, 2025. This plat is true and correct to the best of my knowledge and belief.
Ronald W. Adams, L.S. Surveyor
Darrell E. Christen, L.S. Surveyor



Curve	Radius	Arc Length	Chord Bearing	Chord Length	Delta
C1	150.00'	235.62'	N 44°55'45" W	212.13'	90°00'00.7"
C2	100.00'	50.90'	N 14°30'44" W	50.36'	29°09'48.7"
C3	100.00'	50.90'	N 14°30'44" W	50.36'	29°09'48.7"
C4	60.00'	125.11'	N 59°48'24" E	103.65'	119°28'16.0"
C5	150.00'	235.62'	N 45°04'15" E	212.13'	90°00'00.7"
C6	80.00'	41.15'	N 14°48'24" E	40.70'	29°28'17.4"
C7	50.00'	78.54'	N 44°55'45" W	70.71'	90°00'00.7"
C8	80.00'	41.15'	N 14°48'24" E	40.70'	29°28'17.4"

NOTE:
Field work completed on October 10, 2024.
Basis of Bearings is the West line of the Northeast Quarter Section 35, T13S, R18W being North 00°04'15" East.
Description: closure precision = 1:2100318.1, closure error distance = .0022', closure error bearing = N 76°26'12" W, description acreage = 27.697 acres.
All distances shown on curves are arc lengths.
Property pins at all lot corners will be set after the construction of streets and utilities.

Block	Lot No.	Square Feet	Acres	Use
A	1	13,888	0.319	Residential
A	2	13,801	0.317	Residential
A	3	16,011	0.368	Residential
A	4	8,737	0.201	Residential
A	5	8,364	0.192	Residential
A	6	9,627	0.221	Residential
B	1	11,803	0.271	Residential
B	2	11,671	0.268	Residential
B	3	9,002	0.207	Residential
B	4	7,177	0.165	Residential
B	5	6,605	0.152	Residential
B	6-14	6,600	0.152	Residential
B	15	6,602	0.152	Residential
B	16	9,539	0.219	Residential
B	17	17,480	0.401	Residential
B	18	15,327	0.352	Residential
B	19	11,329	0.260	Residential
B	20-29	7,800	0.179	Residential
B	30	10,714	0.246	Residential
C	1	8,816	0.202	Residential
C	2	6,900	0.158	Residential
C	3	6,889	0.158	Residential
D	1	8,686	0.199	Residential
D	2	8,050	0.185	Residential
D	3-6	6,900	0.158	Residential
D	7	10,533	0.242	Residential
E	1	8,578	0.197	Residential
E	2	6,411	0.147	Residential
E	3	8,624	0.198	Residential
E	4	10,034	0.230	Residential
E	5	6,900	0.158	Residential
E	6	8,050	0.185	Residential
E	7	8,771	0.201	Residential
F	1	6,530	0.150	Residential
F	2	6,131	0.141	Residential
F	3	8,172	0.188	Residential
F	4	8,304	0.191	Residential
F	5	9,426	0.216	Residential
F	6-7	10,211	0.234	Residential
F	8	10,475	0.240	Residential
F	9	7,982	0.183	Residential
F	10	7,702	0.177	Residential
F	11	8,320	0.191	Residential
F	12	7,143	0.164	Residential
F	13	7,154	0.164	Residential
F	14	7,164	0.164	Residential
F	15	8,123	0.209	Residential
F	16	10,544	0.242	Residential