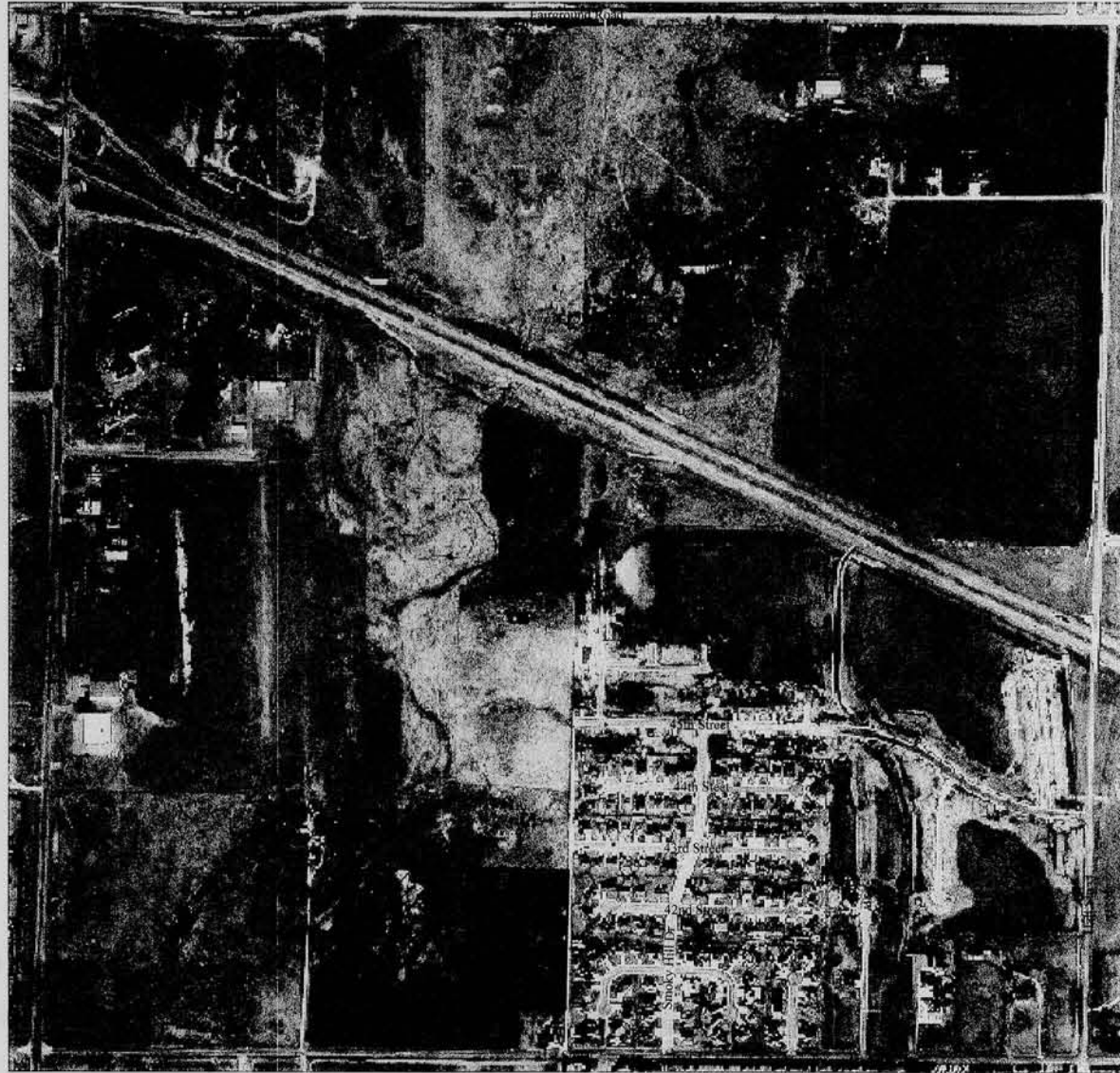


REPLAT OF KING'S GATE FIRST ADDITION

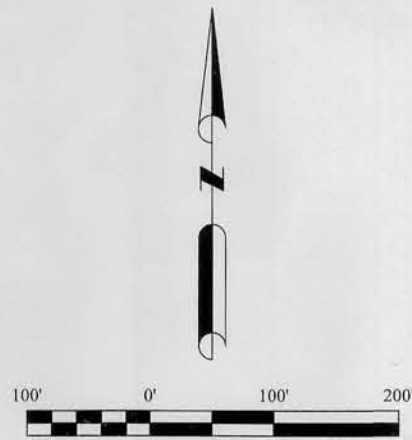
to the City of Hays, Ellis County, Kansas

Vicinity Map
Not to Scale



CURVE DATA:

Curve	Radius	Arc Length	Delta Angle	Chord Length	Chord Bearing
A	100.00'	54.17'	31°02'13"	53.51'	N 16°25'29" E
B	100.00'	101.38'	58°05'17"	97.10'	N 60°59'14" E
C	100.00'	158.85'	91°00'53"	142.67'	S 44°27'41" E
D	100.00'	155.31'	88°59'07"	140.16'	S 45°32'20" W
E	100.00'	155.31'	88°59'07"	140.16'	S 45°32'20" W



- LEGEND:**
- △ Section Corner
 - Found 1/2" Rebar w/Ribbon
 - Set 1/2" Rebar w/Cap
 - "CHRISTEN LS 1367"
 - Section Line
 - Property Line
 - Access Control
 - Drainage Easement
 - Utility Easement
 - Building Setback

APPROVALS:
This plat, King's Gate First Addition, has been submitted to and approved by the Hays Area Planning Commission this 19th day of April, 2010.

Louis J. Coplan
CHAIRMAN
Barbara J. Green
SECRETARY

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 13th day of May, 2010.

Christina J. Howell
MAYOR

ATTEST: *Sarah Wing* City Clerk
J.P. Bird



LEGAL DESCRIPTION:
A tract of land located in the Southwest Quarter (SW/4) of Section Twenty (20), Township Thirteen (13) South, Range Eighteen (18) West of the 6th Principal Meridian, Ellis County, Kansas, more particularly described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of Section 20, Township 13 South, Range 18 West; Thence on an assumed bearing of North 89 degrees 58 minutes 07 seconds West along the South line of said Section 20 a distance of 239.50 feet to the Point of Beginning; Thence continuing on the last described course a distance of 707.49 feet; Thence North 00 degrees 54 minutes 04 seconds East a distance of 524.07 feet; Thence North 45 degrees 06 minutes 04 seconds East a distance of 90.62 feet; Thence North 01 degrees 32 minutes 50 seconds West a distance of 355.60 feet; Thence South 89 degrees 58 minutes 07 seconds East a distance of 901.34 feet to the East line of the Southwest Quarter of said Section 20; Thence South 01 degrees 02 minutes 46 seconds West along said East line a distance of 704.11 feet; Thence North 89 degrees 58 minutes 07 seconds West a distance of 239.50 feet; Thence South 01 degrees 02 minutes 46 seconds West a distance of 239.50 feet to the Point of Beginning. Said tract less 41st Street right-of-way contains 17.907 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 Lots, Blocks, Streets, Drives, Courts, and Easements, the same to be known as "King's Gate First Addition", in Hays, Kansas. The Streets, Drives, and Courts 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.

Covenant Builders Inc.
By *Katherine E. Burnett*
Katherine E. Burnett, President
&
By *Dan H. Meckenstock*
Dan H. Meckenstock

GREENSPACE:
Greenspace as shown on this plat and not heretofore dedicated to and for public use is hereby dedicated.

STREETS & EASEMENTS:
Streets, drives and courts as shown on this plat and not heretofore dedicated to and for public use are hereby dedicated.
Utility 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 water lines, sanitary sewer lines, 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".
Drainage easements are hereby dedicated for public use, as drainage easement right-of-way, which are shown as lying between the dashed lines in widths indicated and as set forth on this plat.



NOTARY CERTIFICATE:
State of Kansas, County of Ellis, ss:
Be it remembered that on this 9 day of June, 2010, before me, a Notary Public in and for said County and State, came Katherine E. Burnett, President of Covenant Builders 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.
Melinda Beck
Notary Public
My Commission Expires: 8/21/10

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.
Approved this 8th day of June, 2010.



NOTARY CERTIFICATE:
State of Kansas, County of Ellis, ss:
Be it remembered that on this 9 day of June, 2010, before me, a Notary Public in and for said County and State, came Dan H. Meckenstock, 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.
Darrell E. Christen
Notary Public
My Commission Expires: 12-9-12

SURVEYOR'S CERTIFICATE:
I, Darrell E. Christen, Registered Land Surveyor #1367 in the State of Kansas, do hereby certify that this plat is true and correct to the best of my knowledge and belief.



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 10 day of June, 2010, in Book Cal. #2 Page 440.
Rebecca George REGISTER OF DEEDS
Martha Miller DEPUTY



Plat + Deed - Bk: 744 Pg: 440
Resol. #2010-015 - Bk: 744 Pg: 447
Resol. #2010-016 - Bk: 744 Pg: 448

Covenant Builders Inc.
2916 Indian Trail
Hays, KS 67601

ADVANCED LAND SURVEYING
& DRAFTING
PO Box 27 Hays, KS 67601 Office: (785) 650-0139 Fax: (785) 650-0189

Sheet: 1 of 1 Project #: 09-106
Drawn: JMM Scale: 1" = 100'
Approved: DEC Date: 4/15/10