



## **HAYS AREA PLANNING COMMISSION**

**City Hall, 1507 Main Street, Hays, KS**

**Monday, September 15, 2025 – 4:00PM**

### **AGENDA**

**1. CALL TO ORDER BY CHAIRMAN.**

**2. CONSENT AGENDA.**

A. Minutes of the meeting of August 18, 2025

*Action: Consider approval of the minutes of the August 18, 2025, meeting*

B. Citizen Comments (on non-agenda items)

**3. PUBLIC HEARING ITEMS. None.**

**4. NON-PUBLIC HEARING ITEMS.**

A. Final Plat of Smoky Hill Plains Addition

*Action: Consider approving the Final Plat of Smoky Hill Plains Addition*

**5. AGENDA ITEMS/COMMUNICATIONS.**

A. Project Updates

B. Planning Commissioner Comments

i. Opportunity for Planning Commissioners to ask questions of staff or initiate topics for discussion

**6. ADJOURNMENT.**

**DRAFT**  
**HAYS AREA PLANNING COMMISSION**  
**CITY HALL COMMISSION CHAMBERS**  
**August 18, 2025**

**1. CALL TO ORDER BY CHAIRMAN:**

The Hays Area Planning Commission met for their regularly scheduled meeting on Monday, August 18, 2025, at 4:00 p.m. in the Commission Chambers at City Hall. Vice Chairman Jim Schreiber called the meeting to order.

**Roll Call:**

**Present:** Jim Schreiber, Bernie Gribben, Dustin Schlaefli and Brian Garrett

**Absent:** Matthew Wheeler, Mike Vitztum and Joseph Boeckner

City staff in attendance: Jesse Rohr, Director of Public Works, Curtis Deines, Superintendent of Planning and Development, Kate Armstrong, Planning Technician, and Ashley Kinderknecht, Administrative Assistant.

**2. CONSENT AGENDA:**

**A. Minutes:** Jim Schreiber asked if there were any changes to the July 21, 2025, Hays Area Planning Commission meeting minutes. There were none.

**Motion:** Bernie Gribben moved, Dustin Schlaefli seconded the motion to approve the minutes from the July 21, 2025, meeting.

**Vote: AYES**

Jim Schreiber, Bernie Gribben, Dustin Schlaefli and Brian Garrett

**B. Citizen Comments:** There were no citizen comments.

**3. PUBLIC HEARING ITEMS:** None.

**4. NON-PUBLIC HEARING ITEMS:**

**A. Preliminary Plat of Smoky Hill Plains Addition**

Curtis Deines provided a PowerPoint presentation regarding an application that has been submitted for the Preliminary Plat of the Smoky Hill Plains Addition, which will replat the former DK Ranch and undeveloped Columbine Drive lots into 52 lots. This is the first step needed to change the existing development plats. In addition to replatting the project will require annexation adjustments and will likely be developed in phases. Stormwater management will be addressed through quality and quantity control measures integrated throughout the development.

Approximately 18 acres of the western half of DK Ranch Addition will be vacated. The eastern half of DK Ranch and the west half of Columbine will be replatted into Smoky Hill

Plains Addition. The property not included in the plat will remain outside city limits and remain unplatted. The development is designed to have two points of access from Columbine Dr. and the drainage way from north to south of the property will serve as greenspace. Street access to future 33<sup>rd</sup> St. improvements at the north end of the development will also be provided. There will be a multi-use path incorporated from 33<sup>rd</sup> St. south along Columbine to 27<sup>th</sup> St. utilizing the stormwater drainage area/greenspace for the location of the path. City utilities are in the area and will be extended for development. The Utility Advisory Committee met on August 5<sup>th</sup> and had no issues with the development.

Jim Schreiber asked for the relation of this plat to the 183 bypass. Mr. Deines stated that the bypass is just west of the plat and there will not be a connection point to the platted property at this time, but part of the plat does allow for 33<sup>rd</sup> St. to go in. Public Works Director Jesse Rohr stated that there is a 70ft right-of-way that goes all the way to the bypass, that will remain in place. He stated that KDOT would not allow any other connections to the bypass except for 33<sup>rd</sup> St. Mr. Deines stated that the property to the west is all floodplain so it will not be suitable for development. Dustin Schlaefli asked about the property highlighted in the southwest. Jesse Rohr stated that property will not be a part of this plat and was originally a stormwater reserve area and will likely be vacated. Brian Garrett asked if there would be access from 27<sup>th</sup> St. Mr. Deines stated that there would not.

Mr. Deines provided options for the Planning Commission to consider. The plat meets the requirements of the current subdivision regulations regarding lot size, setbacks, and specific utility requirements. Staff recommends approving the Preliminary Plat and submitting the Final Plat when ready.

**Motion:** Brian Garrett made a Motion to approve the Preliminary Plat of the Smoky Hill Plains Addition as submitted; Dustin Schlaefli seconded.

**Vote: AYES**

Jim Schreiber, Bernie Gribben, Dustin Schlaefli and Brian Garrett

**5. AGENDA ITEMS/COMMUNICATIONS**

**A. Project Updates:** Jesse Rohr updated the Planning Commissioners of the projects taking place throughout the city.

**B. Planning Commissioner Comments:** None.

**6. ADJOURNMENT:** Jim Schreiber adjourned the meeting at 4:20 p.m.  
Submitted by Ashley Kinderknecht, Administrative Assistant



## **Hays Area Planning Commission**

# **Agenda Memo**

**Agenda Item:** Smoky Hill Plains Addition Final Plat

**Type of Review:** Consider Final Plat of Smoky Hill Plains Addition

**Presented By:** Curtis W. Deines, Planning & Development Superintendent

**Date Prepared:** September 8, 2025

**Agenda Date:** September 15, 2025

### **Summary**

An application has been submitted for the Final Plat of the Smoky Hill Plains Addition, which will replat the former DK Ranch and undeveloped Columbine Drive lots into 52 lots. The project will require replatting and annexation adjustments and will likely be developed in phases. Stormwater management will be addressed through quality and quantity control measures integrated throughout the development. Because the Final Plat meets the requirements of the current subdivision regulations regarding lot size, setbacks, and specific utility requirements, staff recommends approval.

### **Background**

An application has been submitted for the Final Plat of the Smoky Hill Plains Addition. The property is owned by Sing Along Ranch LLC and BJKT LLC.

The current plat of the area is the DK Ranch Addition, a large lot development that was platted in 2013, but never developed. The property was sold and is now being replatted into a more efficient residential subdivision. The owner also purchased the adjacent undeveloped lots along the west side of Columbine Dr. The Smoky Hill Plains Addition Final Plat also includes these lots.

### **Discussion**

Approximately 18 acres of the western half of DK Ranch Addition will be vacated. The eastern half of DK Ranch and the west half of Columbine will be replatted into Smoky Hill Plains Addition. The property not included in the plat will remain outside city limits and remain unplatted.

The development is designed to have 2 points of access from Columbine Dr. and also have green space for the drainage way from north to south along the east edge of the property. Street access to future 33<sup>rd</sup> St. improvements at the north end of the development will also be provided.

There will be a multi-use path incorporated from 33<sup>rd</sup> St south along Columbine to 27<sup>th</sup> St utilizing the storm water drainage area/green space for the location of the trail.

City utilities are in the area and will be extended for development. Stormwater management will be taken care of with quality and quantity control measures throughout the development.

### **Options**

- Approve the Final Plat as submitted
- Request further changes or considerations to the Final Plat
- Do not approve the Final Plat

### **Recommendation**

Because the Final Plat meets the requirements of the current subdivision regulations regarding lot size, setbacks, and specific utility requirements, staff recommends approval.

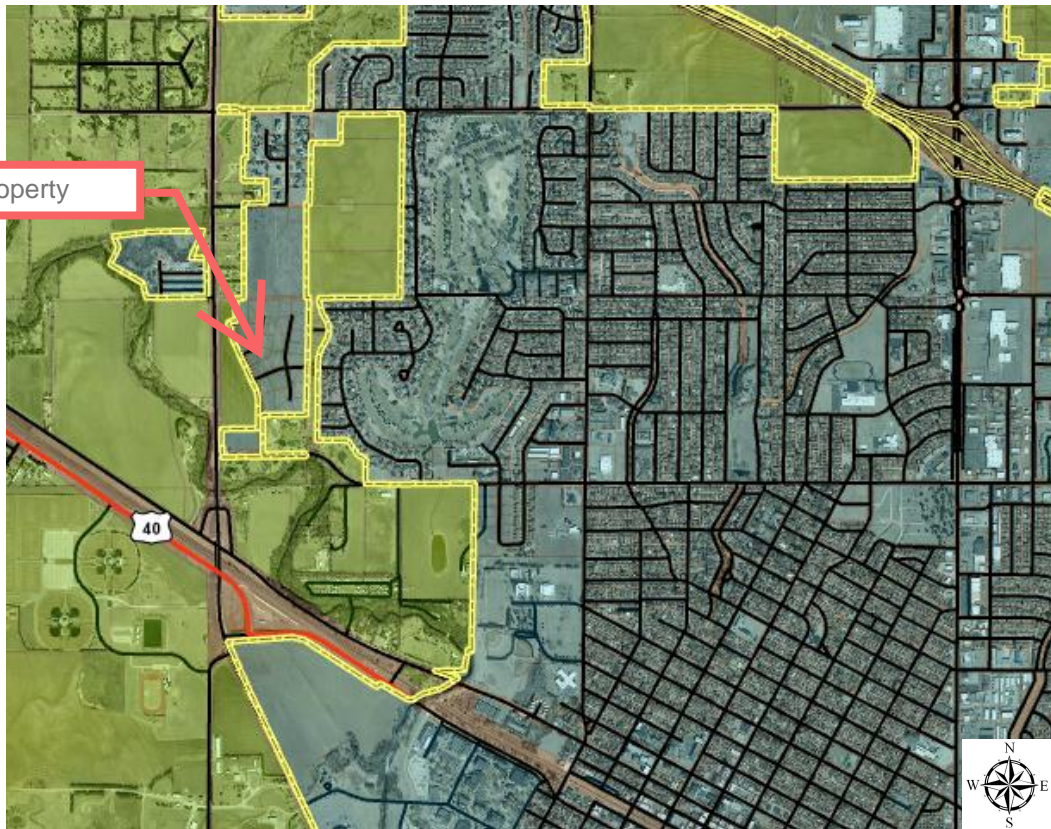
### **Action Requested**

Motion to approve the Final Plat of the Smoky Hill Plains Addition as submitted.

### **Supporting Documentation**

Visuals  
Final Plat  
Final Plat Check List  
Application

Subject Property



Replat Area of DK Ranch



Columbine will be included in the replat








A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 18 WEST OF THE 6TH P.M.,  
ELLIS COUNTY, KANSAS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 18 WEST OF THE 6TH P.M.,  
ELLIS COUNTY, KANSAS



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°36'42" W(M)	69.84'(M) 70°(P2)
L2	S 32°41'59" W(M)	73.79'(P2&M)
L3	S 01°35'47" W(M)	69.25'(M)
L4	S 88°24'20" E(M)	110.00'(M)
L5	S 84°34'18" E(M)	71.85'(M)
L6	S 59°14'28" E(M)	45.43'(M)
L7	S 31°46'02" E(M)	45.43'(M)
L8	S 04°17'37" E(M)	45.43'(M)
L9	N 19°41'15" E(M)	63.08'(M)
L10	N 24°43'13" E(M)	74.75'(M)
L11	N 35°23'26" E(M)	97.73'(M)
L12	S 11°00'00" W(M)	83.98'(M)
L13	S 08°42'52" W(M)	84.51'(M)
L14	S 04°47'02" W(M)	75.14'(M)
L15	S 01°35'13" W(M)	95.89'(M)
L16	N 01°35'38" E(M)	99.99'(M)
L17	N 31°22'24" W(M)	83.37'(M)
L18	N 32°41'59" E(M)	73.79'(M)
L19	N 01°35'47" E(M)	39.25'(M)



LEGEND	
	SECTION CORNER FOUND
	MONUMENT FOUND
	SECTION CORNER SET, 1/2"x24" REBAR W/ KVE CLS20" CAP
	MONUMENT SET, 1/2"x24" REBAR W/ KVE CLS20" CAP
	RIGHT OF WAY MONUMENT FOUND 4"x4" CONCRETE POST

(M) MEASURED BEARING AND DISTANCE

(GLO) DISTANCE PER GLO REFERENCE REPORT

(P1) BEARING AND DISTANCE PER  
PLAT OF DK RANCH, HAYS,  
KANSAS

(P2) DISTANCE PER PLAT OF  
COUNTRY CLUB ESTATES SIXTH  
ADDITION, ELLIS COUNTY,  
KANSAS

(S1) DISTANCE PER KDOT PROJECT  
NO. 183A-26 K-2939-01  
DATED 1993

① LOT NUMBER

— BOUNDARY OF PLAT

———— LOT LINE

— CENTER LINE

— — EASEMENT LINE

OUTER ZONE STREAM  
CORRIDOR SETBACK 30'

////, RESTRICTED ACCESS

**PRELIMINARY**



**KAW VALLEY ENGINEERING**

PROJECT:  
SMOKY HILL WEST ADDITION  
SECTION 29, T-13-S, R-18-W  
ELLIS COUNTY, KANSAS 67601

PREPARED FOR:  
DONALD K TILLMAN  
2708 STERNBERG DR  
HAYS, KANSAS 67601

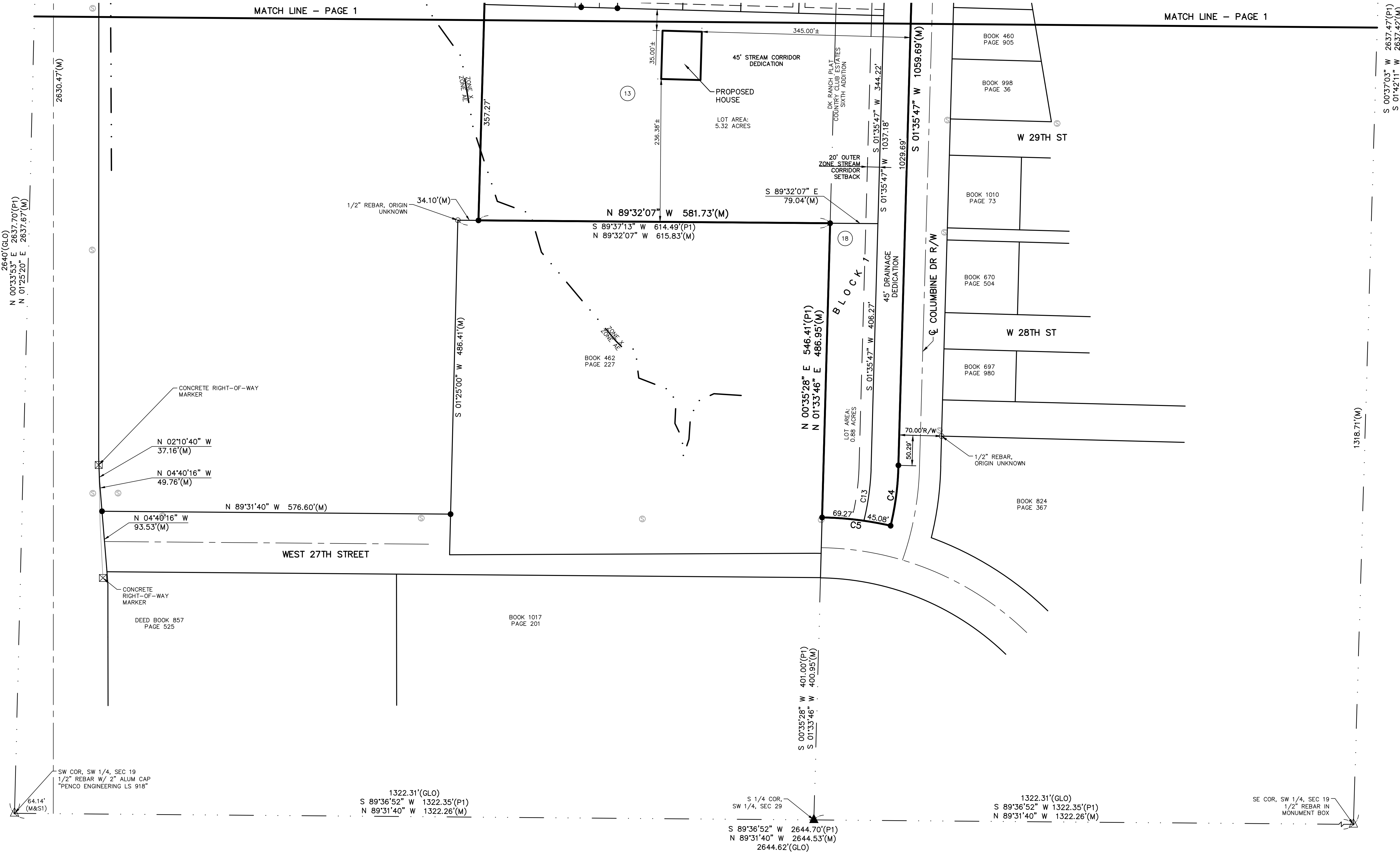
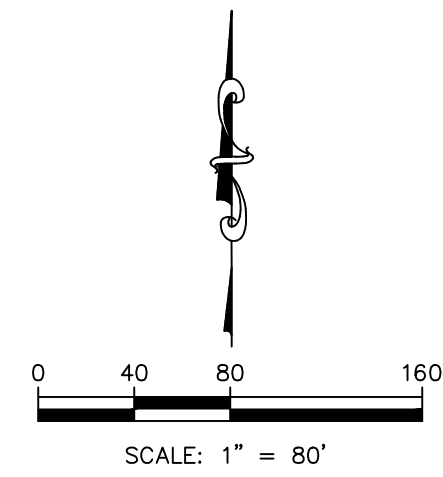
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY  
KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26

<b>E24D3756</b>
DRAWN BY <b>ZEK</b>
CHECKED BY <b>LR</b>
CFN <b>3756PLAT</b>
SHEET <b>1 OF 3</b>



FINAL PLAT OF  
**SMOKY HILL PLAINS ADDITION**  
**ELLIS COUNTY, KANSAS**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 18 WEST OF THE 6TH P.M.,  
ELLIS COUNTY, KANSAS



**LOT TABULATION:**  
TOTAL LOT NUMBER: 52  
SMALLEST LOT: 0.21 ACRES  
AVERAGE LOT: 0.43 ACRES  
LARGEST LOT: 5.32 ACRES



FINAL PLAT OF

# SMOKY HILL PLAINS ADDITION

## ELLIS COUNTY, KANSAS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 18 WEST OF THE 6TH P.M.,  
ELLIS COUNTY, KANSAS

**OWNER'S CERTIFICATE:**

STATE OF KANSAS, COUNTY OF ELLIS

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROPRIETOR, SING ALONG RANCH OWNS THE LAND DESCRIBED IN THE PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALL STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC, AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS AND SEWER PIPES OR REQUIRED DRAINAGE CHANNELS OR STRUCTURES UNDER OR UPON THE AREAS MARKED FOR EASEMENTS ON THIS PLAT IS HEREBY GRANTED.

DEDICATED OR RESERVING ALL PARCELS OF LAND ON THE FINAL PLAT AND INTENDED FOR ANY PUBLIC OR PRIVATE USE, INCLUDING THOSE PARCELS WHICH ARE INTENED FOR THE EXCLUSIVE USE OF THE THE LOT OWNERS OF THE SUBDIVISION, THEIR LICENSEES, VISITORS, TENNANTS AND SERVANTS.

GIVEN UNDER MY HAND AT \_\_\_\_\_, KANSAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.

SING ALONG RANCH, LLC

BY: \_\_\_\_\_  
JILLAYNE M TILLMAN,  
MEMBER, SING ALONG RANCH, LLC

**OWNER'S CERTIFICATE:**

STATE OF KANSAS, COUNTY OF ELLIS

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROPRIETOR, BJKT LLC OWNS THE LAND DESCRIBED IN THE PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALL STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC, AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS AND SEWER PIPES OR REQUIRED DRAINAGE CHANNELS OR STRUCTURES UNDER OR UPON THE AREAS MARKED FOR EASEMENTS ON THIS PLAT IS HEREBY GRANTED.

DEDICATED OR RESERVING ALL PARCELS OF LAND ON THE FINAL PLAT AND INTENDED FOR ANY PUBLIC OR PRIVATE USE, INCLUDING THOSE PARCELS WHICH ARE INTENED FOR THE EXCLUSIVE USE OF THE THE LOT OWNERS OF THE SUBDIVISION, THEIR LICENSEES, VISITORS, TENNANTS AND SERVANTS.

GIVEN UNDER MY HAND AT \_\_\_\_\_, KANSAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.

BJKT, LLC

\_\_\_\_\_  
JILLAYNE M TILLMAN,  
MEMBER, BJKT LLC

**NOTARY CERTIFICATE:**

STATE OF KANSAS, COUNTY OF ELLIS, SS:

BY:

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME \_\_\_\_\_ 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 PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

**CITY COMMISSION CERTIFICATE:**

THE DEDICATIONS SHOWN ON THIS PLAN ACCEPTED BY THE CITY COMMISSION OF THE CITY OF HAYS, KANSAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
SANDY JACOBS, MAYOR

ATTEST: \_\_\_\_\_  
JAMI BREIT, CITY CLERK

**HAYS CITY PLANNING COMMISSION CERTIFICATE:**

THIS PLAT OF \_\_\_\_\_ ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE HAYS AREA PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
CHAIRPERSON, MATTHEW WHEELER

\_\_\_\_\_  
SECRETARY, JOSEPH BOECKNER

**REGISTER OF DEEDS CERTIFICATE:**

STATE OF KANSAS, COUNTY OF ELLIS

PAGE \_\_\_\_\_

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 IN BOOK \_\_\_\_\_

\_\_\_\_\_  
REGISTER OF DEEDS

\_\_\_\_\_  
DEPUTY

**COUNTY CLERK AND CITY CLERK CERTIFICATE:**

STATE OF KANSAS, ELLIS COUNTY, SS:

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONJUNCTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL AT HAYS, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

\_\_\_\_\_  
BOBBI L DREILING, COUNTY CLERK

\_\_\_\_\_  
JAMI BREIT, CITY CLERK

**SPECIAL ASSESSMENTS CERTIFICATE:**

STATE OF KANSAS, COUNTY OF ELLIS, SS:

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT HAYS, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
BOBBI L DREILING, COUNTY CLERK

\_\_\_\_\_  
JAMI BREIT, CITY CLERK

**COUNTY CLERK CERTIFICATE:**

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_, COUNTY CLERK

**PROPERTY DESCRIPTION:**

A PORTION OF THE SOUTHWEST QUARTER SECTION 29, TOWNSHIP 13 SOUTH, RANGE 18 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELLIS COUNTY, KANSAS, BEING DESCRIBED BY LOREN REITER, PS 1762 APRIL 18, 2025 AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, S 89°31'02" E 747.97 FEET; THENCE S 01°35'47" W 35.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 33RD STREET AND THE POINT OF POINT OF BEGINNING; THENCE ON SAID RIGHT-OF-WAY LINE, S 89°31'02" E 580.77 FEET; THENCE S 01°33'46" W 55.04 FEET; THENCE S 89°36'01" E 137.10 FEET TO THE WEST RIGHT-OF-WAY LINE OF COLUMBINE DRIVE; THENCE ON SAID WEST RIGHT-OF-WAY LINE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 334.98 FEET AN ARC LENGTH OF 167.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S 17°05'28" E 165.28 FEET; THENCE CONTINUING ON SAID WEST RIGHT-OF-WAY LINE, S 31°22'24" E 77.62 FEET; THENCE CONTINUING ON SAID WEST RIGHT-OF-WAY LINE SOUTHERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 264.98 FEET AN ARC LENGTH OF 296.31 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S 00°39'42" W 281.11 FEET; THENCE CONTINUING ON SAID WEST RIGHT-OF-WAY LINE, S 32°41'59" W 73.79 FEET; THENCE CONTINUING ON SAID WEST RIGHT-OF-WAY LINE SOUTHERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 513.37 FEET AN ARC LENGTH OF 278.65 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S 17°08'46" W 275.24 FEET; THENCE CONTINUING ON SAID WEST RIGHT-OF-WAY LINE, S 01°35'47" W 1059.69 FEET; THENCE ON CONTINUING ON SAID WEST RIGHT-OF-WAY LINE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 465.00 FEET AN ARC LENGTH OF 100.94 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S 07°20'06" W 100.74 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 3 COUNTRY CLUB ESTATES SIXTH ADDITION; THENCE ON THE NORTH RIGHT-OF-WAY LINE OF 27TH STREET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 549.61 FEET AN ARC LENGTH OF 114.35 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N 89°07'17" W 114.15 FEET; THENCE N 01°33'46" E 486.95 FEET; THENCE N 89°32'07" W 581.73 FEET; THENCE N 01°35'47" E 1615.19 FEET TO THE POINT OF BEGINNING. CONTAINS 28.80 ACRES MORE OR LESS. ALL BEARINGS HEREIN ARE BASED ON AN ASSUMED BEARING OF S 89°31'02" E ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 29, TOWNSHIP 13 SOUTH, RANGE 18 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELLIS COUNTY, KANSAS. END OF DESCRIPTION.

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF S 89°31'02" W ON THE NORTH LINE SOUTHWEST QUARTER, SECTION 29, TOWNSHIP 13 SOUTH, RANGE 18 WEST OF THE SIXTH PRINCIPAL MERIDIAN ELLIS COUNTY, KANSAS.

**SURVEYOR'S NOTES:**

- A TITLE COMMITMENT FOR THE SURVEYED PARCEL WAS NOT PROVIDED BY CLIENT.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: UNPLATTED EASEMENTS, UNPLATTED BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER LINES OF THE SURVEYED PARCEL.
- THERE MAY BE STRUCTURES AND IMPROVEMENTS LOCATED ON THE SURVEYED PARCEL WHICH ARE NOT SHOWN HEREON.
- THIS CERTIFICATE OF SURVEY DOES NOT REPRESENT AN 'ALTA/NSPS LAND TITLE SURVEY.'
- SEE APPLICABLE COUNTY OF ELLIS CODES FOR CONDITIONS THAT MIGHT AFFECT THE DEVELOPMENT OF THIS SURVEYED PARCEL.
- BEARINGS AND DISTANCES SHOWN WERE MEASURED BY INSTRUMENT ON THE GROUND.

**FLOOD STATEMENT:**

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "AE" & "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 20051C0313C EFFECTIVE DATE JUNE 15, 2022.

**PLAT NOTES:**

- ALL BEARING AND DISTANCE WERE MEASURED BY INSTRUMENT ON THE GROUND
- ACCEPTANCE OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL NOT CONSTITUTE ACCEPTANCE OF MAINTENANCE RESPONSIBILITY. MAINTENANCE OF ALL SURFACE DRAINAGE SWALES AND CHANNELS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THE FINAL PLAT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- PURCHASE AND SUBSEQUENT IMPROVEMENT AND USE OF THE LOTS WITHIN THE SMOKY HILL PLAINS ADDITION SUBDIVISION SHALL BE SUBJECT TO AND REGULATED BY THE PROVISIONS OF THE SMOKY HILL PLAINS ADDITION COVENANTS SUBMITTED AND RECORDED SEPARATELY WITH THIS PLAT.
- USES AND ACTIVITIES PERMITTED IN THE OUTER ZONE:  
PAVED RECREATIONAL TRAILS.  
FENCES; PROVIDED HOWEVER, THAT SUCH FENCE MUST BE CONSTRUCTED SO AS NOT TO IMPEDE FLOODWATER.
- BLOCK 1, LOT 17, IS FOR DRAINAGE DETENTION PURPOSES.
- DRAINAGE DEDICATION'S ARE FOR ARE FOR STREAM CORRIDOR PURPOSES, AND IS TO RETAINED BY THE CITY OF HAYS

**SURVEYOR'S CERTIFICATE:**

STATE OF KANSAS ,COUNTY OF SALINE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME, OR UNDER MY SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF THE COUNTY OF ELLIS, KANSAS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS; AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. GIVEN UNDER MY HAND AND SEAL AT SALINA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DATE OF SURVEY: MARCH 10, 2025

<div>PRELIMINARY</div>	<div>1627 SUNFLOWER LANE SALINA, KANSAS 67401 PH. (785) 823-3400 sa@kvveng.com   www.kvveng.com</div>	<div>PROJECT NO. <b>E24D3756</b></div> <div>DRAWN BY <b>ZEK</b></div> <div>CHECKED BY <b>LR</b></div> <div>CPN <b>3756PLAT</b></div> <div>SHEET <b>3 OF 3</b></div>
	<div>PROJECT: <b>SMOKY HILL WEST ADDITION</b></div> <div>SECTION 29, T-13-S, R-18-W</div> <div>ELLIS COUNTY, KANSAS 67601</div>	<div>PREPARED FOR: <b>DONALD K TILLMAN</b></div> <div>2708 STERNBERG DRIVE</div> <div>HAYS, KANSAS 67601</div>
	<div>KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26</div>	

## **FINAL PLAT CHECK-LIST**

DATE: **09-10-2025**

NAME OF SUBDIVISION: **SMOKY HILL PLAINS ADDITION**

NAME OF OWNER: **BJKT LLC**

NAME OF SUBDIVIDER: **DONALD TILLMAN**

NAME OF PERSON WHO PREPARED THE PLAT: **KAW VALLEY ENGINEERING**

PERSON WHO COMPLETED THIS CHECKLIST: **CURTIS DEINES**

### **Instructions:**

The following checklist is to be completed by the City Staff and shall accompany the Final Plat when it is submitted to the Planning Commission. Indicate N/A if not applicable.

Does the Final Plat show the following information?

#### **1. Name and Location:**

**YES**

**NO**

Name of Subdivision	<b>X</b>	
Location of section, township, range, county and state including the descriptive boundaries of the sub-division based on an accurate traverse, giving angular and linear dimensions, which must be mathematically correct. The allowable error of closing on any portion of the plat shall be 1 foot in 5,000.	<b>X</b>	
Location of monuments or bench marks. Location of such monuments shall be shown in reference to existing official monuments of the nearest established street lines, including the true angles and distances to such reference points or monuments.	<b>X</b>	

#### **2. Title Bar:**

**YES**

**NO**

The name, signature and seal of the licensed land surveyor preparing the plat.	<b>X</b>	
The scale of the plat (scale to be shown graphically and in feet per inch).	<b>X</b>	
Date of Preparation and north point.	<b>X</b>	

**3. Final Design****YES****NO**

The location of lots, streets, public highways, alleys, parks, & other features, with accurate dimensions in feet & decimals of feet with the length of radii on all curves, and other information necessary to reproduce the plat on the ground.	<b>X</b>	
Lots shall be numbered clearly. Blocks shall be numbered or lettered clearly in the center of the block.	<b>X</b>	
The exact locations, widths and names of all streets with dimensions.	<b>X</b>	
The boundary lines and description of the boundary lines of any area other than streets and alleys which are to be dedicated or reserved for public use.	<b>X</b>	
Building setback lines on the front and side streets, with dimensions.		<b>N / A</b>

**4. Notes and Certificates****YES****NO**

A statement dedicating all easements, streets, alleys and all other public areas not previously dedicated.	<b>X</b>	
A certificate signed and acknowledged by all parties having any record, or interest in the land subdivided, and consenting to the preparation & recording of the subdivision plat.	<b>X</b>	
A certificate signed & acknowledged as in Subsection B.4.b. dedicating or reserving all parcels of land shown on the final plat and intended for any public or private use, including those parcels which are intended for the exclusive use of the lot owners of the subdivision, their licensees, visitors, tenants and servants.	<b>X</b>	
A certificate signed by the licensed land surveyor responsible for the survey and the final plat. The signature of the said engineer shall be accompanied by his seal.	<b>X</b>	
The acknowledgement of a notary in the proper form.	<b>X</b>	
The certificate of the Planning Commission in the proper form.	<b>X</b>	
The Certificate of the register of deeds in the proper form.	<b>X</b>	



<b>5. Supplemental Information</b>	<b>YES</b>	<b>NO</b>
Title Report. A title report by an abstract or a title insurance company, or an attorney's opinion of title, showing the name of the owner of the land and all other persons who have an interest in, or an encumbrance on, the plat. The consent of all such persons shall be shown on the plat.		<b>X</b>
Taxes Paid Receipt. A certificate showing that all taxes and special assessments due and payable have been paid in full; or if such taxes have been protested as provided by law, moneys or other sufficient escrows guaranteeing such payment of taxes in the event the protest is not upheld, may be placed on deposit with such officials or governing bodies to meet this requirement		<b>X</b>
CCRs. A copy of any <u>covenants, conditions, and restrictions</u> (CCRs), or any other deed restrictions, applicable to the subdivision.		<b>X</b>
Confirmation of Setting Monuments. Certification from the land surveyor platting said area that all permanent monuments as required have been set.	<b>X</b>	
Development Plan. A plan showing the size and location of all improvements to be made in the subdivision, such as curb, gutter, street paving, and water and sewer lines. The plan also declares which improvements the subdivided intends to make prior to opening the subdivision for development.	<b>X</b>	
Supplemental Information. Any additional supplemental information as needed by Zoning Administrator and/or Planning Commission to review and decide approval or disapproval of the application.	<b>X</b>	
Digital Submission. The final plat shall be submitted in digital format as specified by the Zoning Administrator.	<b>X</b>	

THE CITY OF

**HAYS, KS****Applicant and Property Profile**

This profile shall be provided as a cover sheet for all development permits or applications within the City limits and three-mile extraterritorial jurisdiction.

Application / Permit fees: The fees for all applications and permits may be found in Part 7, *Fees*, or at [haysusa.com](http://haysusa.com).

**APPLICANT INFORMATION**

Donald Tillman

First / Last Name

2708 Sternberg Dr.

Street Address or PO Box

Hays, Kansas, 67601

City, State, ZIP

(785) 625-7546

Work / Cell Phone

dtillman@greatplainsderm.com

E-mail

Web Address (optional)

**ARCHITECT (if different)**

Name

Street Address

City, State, ZIP

Phone

E-mail

Web Address (optional)

**OWNER INFORMATION (if different)**

BJKT LLC

First / Last Name

2708 Sternberg Dr

Street Address or PO Box

Hays, Ks 67601

City, State, ZIP

785-625-7546

Work / Cell Phone

dtillman@greatplainsderm.com

E-mail

Web Address (optional)

**ENGINEER / SURVEYOR (if different)**

Matthew Rowe

Name

1627 Sunflower Lane

Street Address

Salina, Kansas, 67401

City, State, ZIP

(785) 823-3400

Phone

Rowe@kveng.com

E-mail

Web Address (optional)

**OFFICE USE ONLY**Application Complete: ☐ Yes ☐ NoProject Name: Smoky Hill Plains Addition Case#: 2025-02F Reviewer(s): CDDate Submitted: 9/3/2025 Meeting Date(s): \_\_\_\_\_ ☐ BZA ☐ PC ☐ CC

**Applicant and Property Profile****PROPERTY DESCRIPTION**

See attached description on page 3 of preliminary plat

Subdivision (Phase), Block #, Lot # - *attach metes-and-bounds description if not platted*General Location Between US 183 ALT HWY and Columbine Dr., North of 27th Street.

Street Address (as applicable)

23.48

See attached

Total Acreage of Application

Property/Parcel ID Number(s) - *attach additional sheets as needed*R-GR-G

Current Zoning

Proposed Zoning (as applicable)

Adjacent Zoning:

N RGE NC.2S ALW ALNE ALSE NC.2NW NC.1SW ALAgricultureSingle Family Residential

Current Use(s)

Proposed Use(s)

Is any of the property in the floodplain or floodway?

☐ Yes☒ No☐ Unknown

If yes, attach copy of applicable firm panel.

Is the property under a special use permit?

☐ Yes☒ No☐ Unknown

Has the property ever received a variance?

☐ Yes☒ No☐ Unknown

If yes, please explain the type of variance and date it was granted: \_\_\_\_\_

**SIGNATURES**I, Donald K Tillman (print or type name), certify with my signature below that the information included in my submittal packet is complete, true, and correct, to the best of my knowledge.

Signature of Applicant

Date

Signature of Owner (if different from applicant)

Date

**OFFICE USE ONLY**Application Complete: ☐ Yes ☐ No

Project Name: \_\_\_\_\_ Case#: \_\_\_\_\_

Reviewer(s): \_\_\_\_\_

Date Submitted: \_\_\_\_\_ Meeting Date(s): \_\_\_\_\_

☐ BZA ☐ PC ☐ CC



**HAYS, KS****Plat Application Form**

This form must be submitted with each application for land subdivision. See Division 11.2.500, *Subdivision Approvals*, for further information. Attach additional pages as necessary.

**REQUIRED INFORMATION**

Type of Plat: ☐ Sketch Plat ☐ Preliminary Plat ☒ Final Plat ☐ Lot Split ☐ Vacating Plat

Legal Description: See attached plat document for description

General Location A portion of the Southwest quarter of section 29, T-13-S, R-18-W Ellis county, Kansas

Between US 183 ALT HWY and Columbine Dr., North of 27th Street

Current Zoning: RG

Proposed Zoning: RG

Proposed name of subdivision: Smoky Hill Plains Addition

Proposed use of the property (single family, commercial, etc): Single Family Residential

# of proposed lots: 52 # of proposed streets: 5

Total acreage of site: 28.80 Proposed density per acre (single or multi-family): SingleSingle

**REQUIRED FORMS FOR A COMPLETE APPLICATION**

- ☐ Plat Application Form
- ☐ Applicant and Property Profiles
- ☐ Receipt showing fee(s) paid, as applicable
- ☐ Two (2) 24in. x 36in. copies of the plat drawing
- ☐ Two (2) 11in. x 17in. copies of the plat drawing

**SIGNATURES**

I, Donald K Tillman (print or type name), certify with my signature below that the information included in my submittal packet is complete, true, and correct, to the best of my knowledge.

Donald K Tillman  
Signature of Applicant

9/3/25  
Date

Julaine M Sullivan  
Signature of Owner (if different from applicant)

9/3/25  
Date

**OFFICE USE ONLY**

Date Received: \_\_\_\_\_ Reviewer: \_\_\_\_\_ Case Number: \_\_\_\_\_

Decision Date: \_\_\_\_\_ Decision: APPROVED DENIED

Filing Date (final plat only): \_\_\_\_\_ Recording Information: \_\_\_\_\_

Reason(s) for approval/denial: \_\_\_\_\_

Conditions: \_\_\_\_\_