

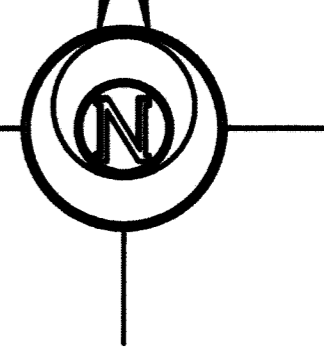
2-517

AMENDED FINAL PLAT  
**HOOVER WINDS**  
 A REPLAT OF LOT 1 AND A PORTION OF THE COMMONS AREA IN BLOCK A,  
 WINDOVER FIRST ADDITION TO THE CITY OF HESSTON, HARVEY COUNTY, KANSAS

LEGEND

- △ - Sectional Monument Found
- - Survey Monument Found
- - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- ⊙ - 5/8" x 24" Rebar Set w/G.S.S. Cap
- (M) - Measured
- (PL) - Platted
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

NE Cor. NW 1/4  
 Sec. 14, T22S, R1W  
 Fd. 5/8" Rebar  
 from Previous GSS  
 Survey (2002-773)



Scale: 1" = 40'  
 0 40 80 120

BASIS OF BEARING = ASSUMED DUE NORTH  
 ALONG WEST LINE OF NORTHWEST QUARTER

NOTE:  
 "All structures constructed within the FEMA-Mapped floodplain, if any, shall have a lowest finished floor elevation of at least 1463.6 feet (NAVD88)"

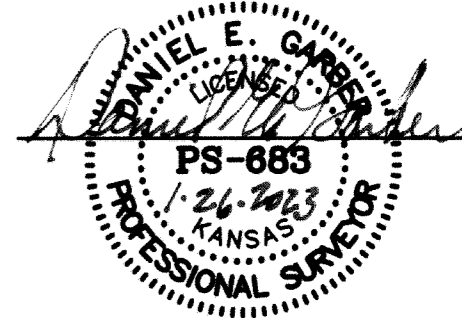
LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, Professional Land Surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on March 14, 2022 and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

Lot 1, Block A and a portion of the Commons Area in Block A, all in Windover First Addition to the City of Hesston, Harvey County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on July 1, 2022 as follows:

Beginning at the Northwest corner of Lot 1, Block A, Windover First Addition; thence with a bearing North 89°17'10" East (basis of bearings is North 00°00'00" East assumed along the West line of said Windover First Addition per original plat) along the North line of said Lot 1 a distance of 450.13 feet (450.03 feet record) to the Northeast corner of said Lot 1; thence South 00°00'34" East along the East line of said Lot 1 a distance of 450.03 feet to the Southeast corner of said Lot 1; thence South 24°19'51" West a distance of 416.38 feet; thence South 00°00'00" East a distance of 138.90 feet to the South line of the Commons Area in said Block A; thence South 89°14'47" West along the South line of said Commons Area 278.64 feet to the Southwest corner of said Commons Area; thence North 00°00'00" East along the West line of said Commons Area and of said Lot 1 a distance of 966.39 feet to the point of beginning containing 8.696 Acres.

Date January 26, 2023.



OWNER'S CERTIFICATE AND DEDICATION

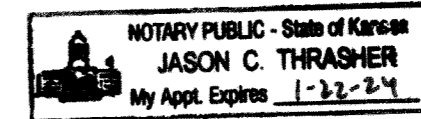
STATE OF KANSAS }  
 COUNTY OF HARVEY } SS  
 This is to certify that the undersigned, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and subdivided on the accompanying plat into Lots, Block and other public ways under the name of "HOOVER WINDS", a subdivision in the Northwest Quarter of the Northwest Quarter of Section 14, Township 22 South, Range 1 West of the 6th Principal Meridian, Hesston, Harvey County, Kansas; that all easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations, and covenants now on file or hereafter filed in the Office of the Register of Deeds of Harvey County, Kansas.

Dean Leatherman, Owner  
 Sondra Leatherman, Owner

NOTARY CERTIFICATE

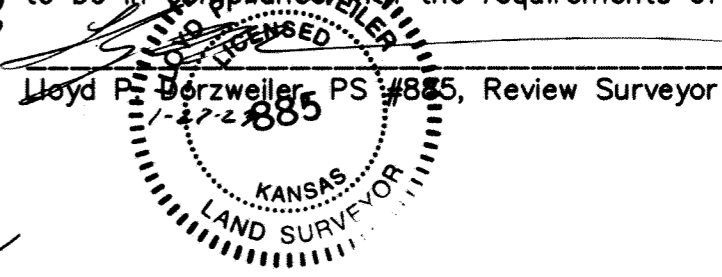
STATE OF KANSAS }  
 COUNTY OF HARVEY } SS  
 BE IT REMEMBERED:  
 That on this 27<sup>th</sup> day of January, 2023, A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Dean and Sondra Leatherman, Owner, of "HOOVER WINDS", who are known to me to be the same persons who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF:  
 I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.  
 My Commission Expires: 1/22/2024  
 Notary Public



REVIEW SURVEYOR'S CERTIFICATE

STATE OF KANSAS }  
 COUNTY OF HARVEY } SS  
 I hereby certify that I have reviewed the surveyed plat and certify said plat to be in compliance with the requirements of K.S.A. 58-2005.



PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }  
 COUNTY OF HARVEY } SS  
 CITY OF HESSTON }  
 Approved this 27<sup>th</sup> day of January, 2023, by the City of Hesston Planning Commission.  
 Michael Hamilton, Vice Chairman  
 Gary Enry, Secretary

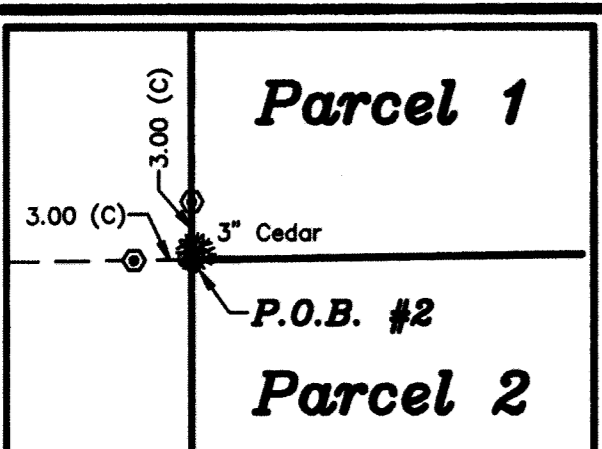
REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }  
 COUNTY OF HARVEY } SS  
 This is to certify that this instrument was filed for record in the Register of Deeds Office at 9:00 A.M. on this 1<sup>st</sup> day of February, 2023, in Book 483 Page 97

Raquel R. Langley, Register of Deeds  
 Simone Juárez-Llanas, Deputy

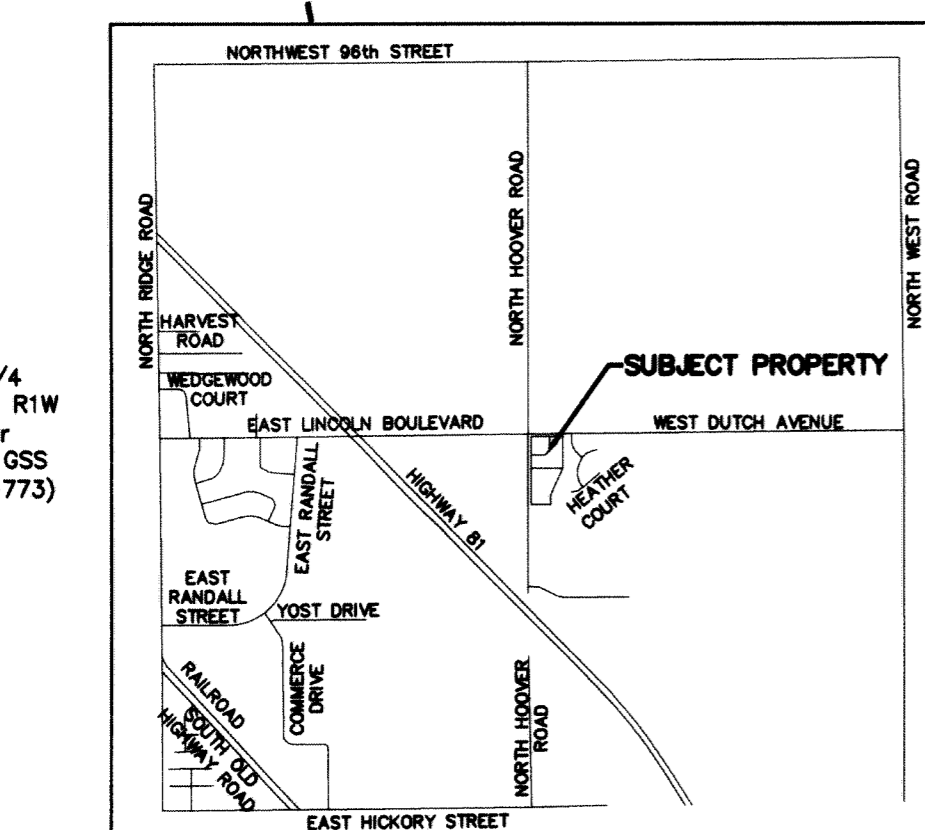
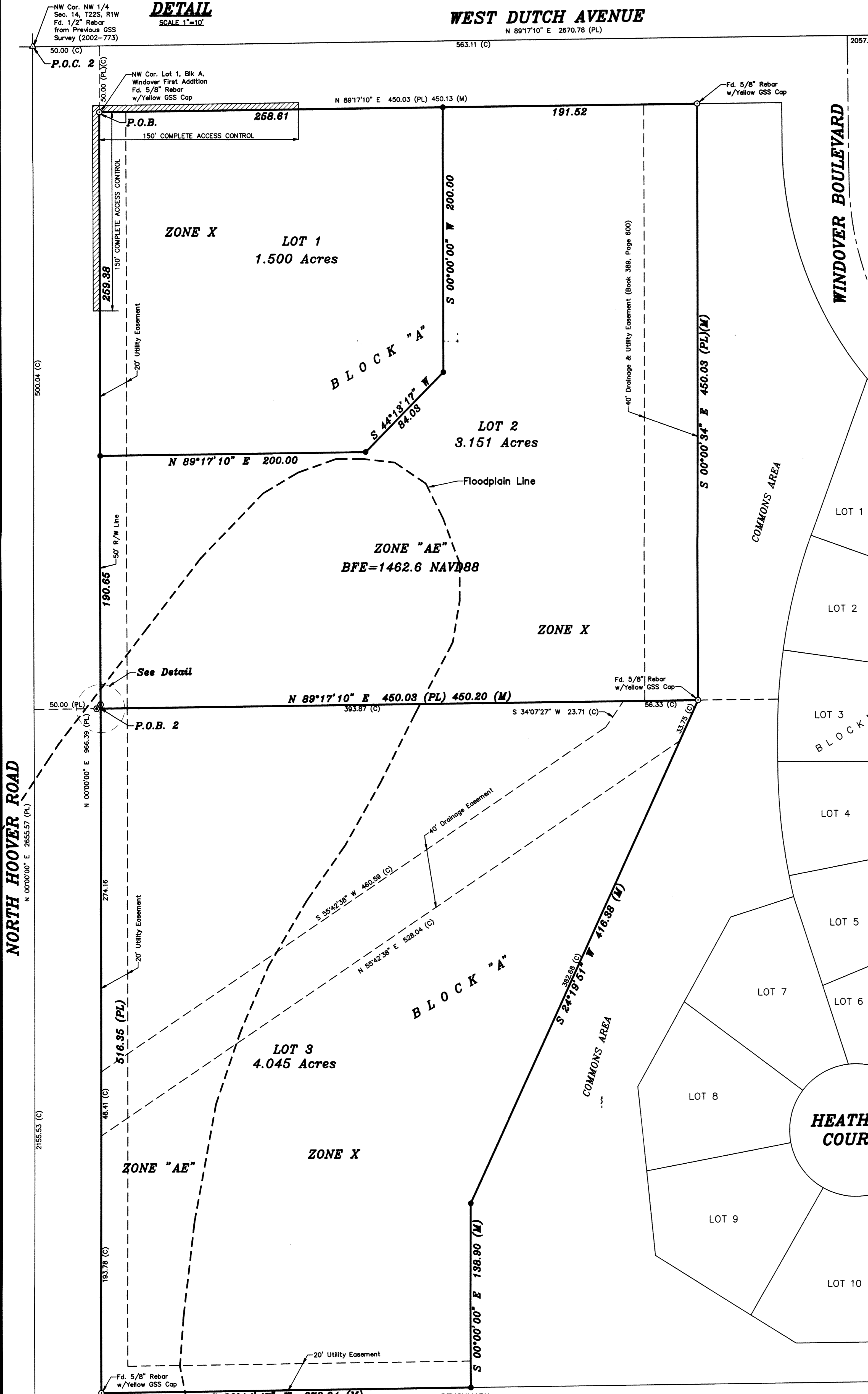
FINAL PLAT

Prepared For:	Description:
DEAN LEATHERMAN	HOOVER WINDS
	HESSTON, KANSAS
Prepared By:	
GSS HUTCHINSON	Garber Surveying Service, P.A.
2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)	BRANCH OFFICES: MANHATTAN Ph. 785-320-4810 MCPHERSON Ph. 620-241-4441 SALLINA Ph. 785-404-6362 WICHITA Ph. 316-260-9933
Drawn By: KLL	Scale: 1" = 40'
Checked By: DEG	Date: 01/26/2023
	Date of Field Work: 03/14/2022
	Sheet 1 of 1 Sheet(s)
	Job No: G2022-150



DETAIL  
 SCALE 1"=10'

WEST DUTCH AVENUE  
 N 89°17'10" E 2870.78 (PL)



OWNER/SUBDIVIDER:  
**DEAN & SONDRAL LEATHERMAN**  
 8827 NORTH HOOVER ROAD  
 HESSTON, KANSAS 67062  
 (620) 327-3256

SURVEYOR:  
**DANIEL E. GARB**  
 GARBER SURVEYING SERVICE, P.A.  
 2908 NORTH PLUM  
 HUTCHINSON, KANSAS 67502  
 (620) 665-7032

TRANSFER OF RECORD  
 STATE OF KANSAS }  
 COUNTY OF HARVEY } SS  
 Entered on transfer record on this 1<sup>st</sup> day of February, 2023.  
 Rick Piepho, County Clerk

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