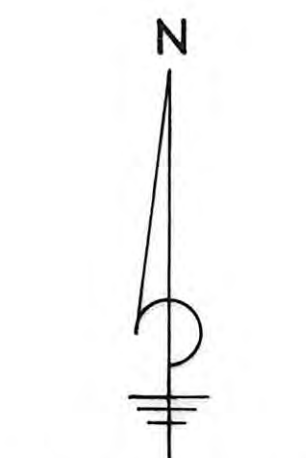


B & M DEVELOPMENT COMPANY ADDITION

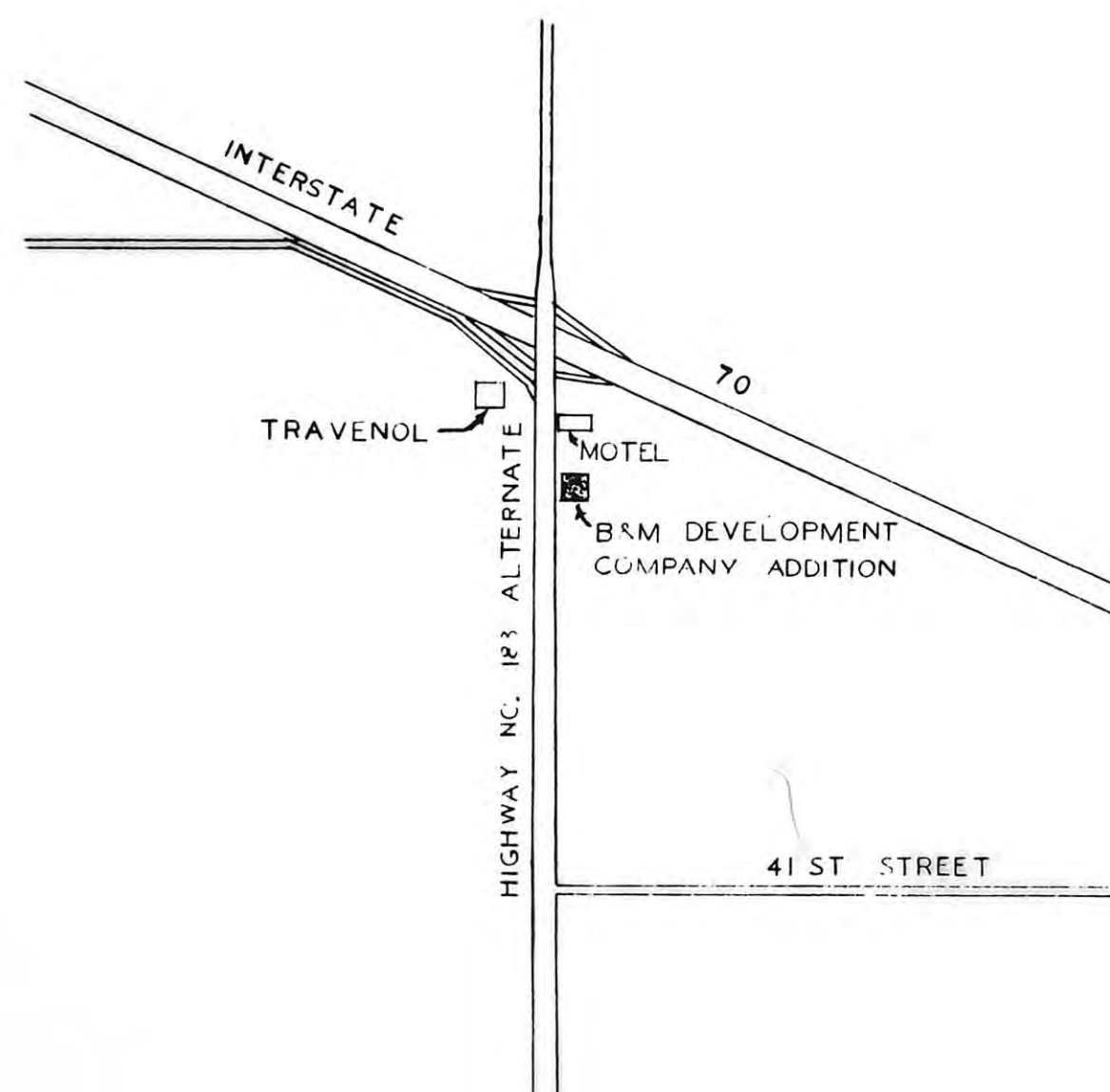
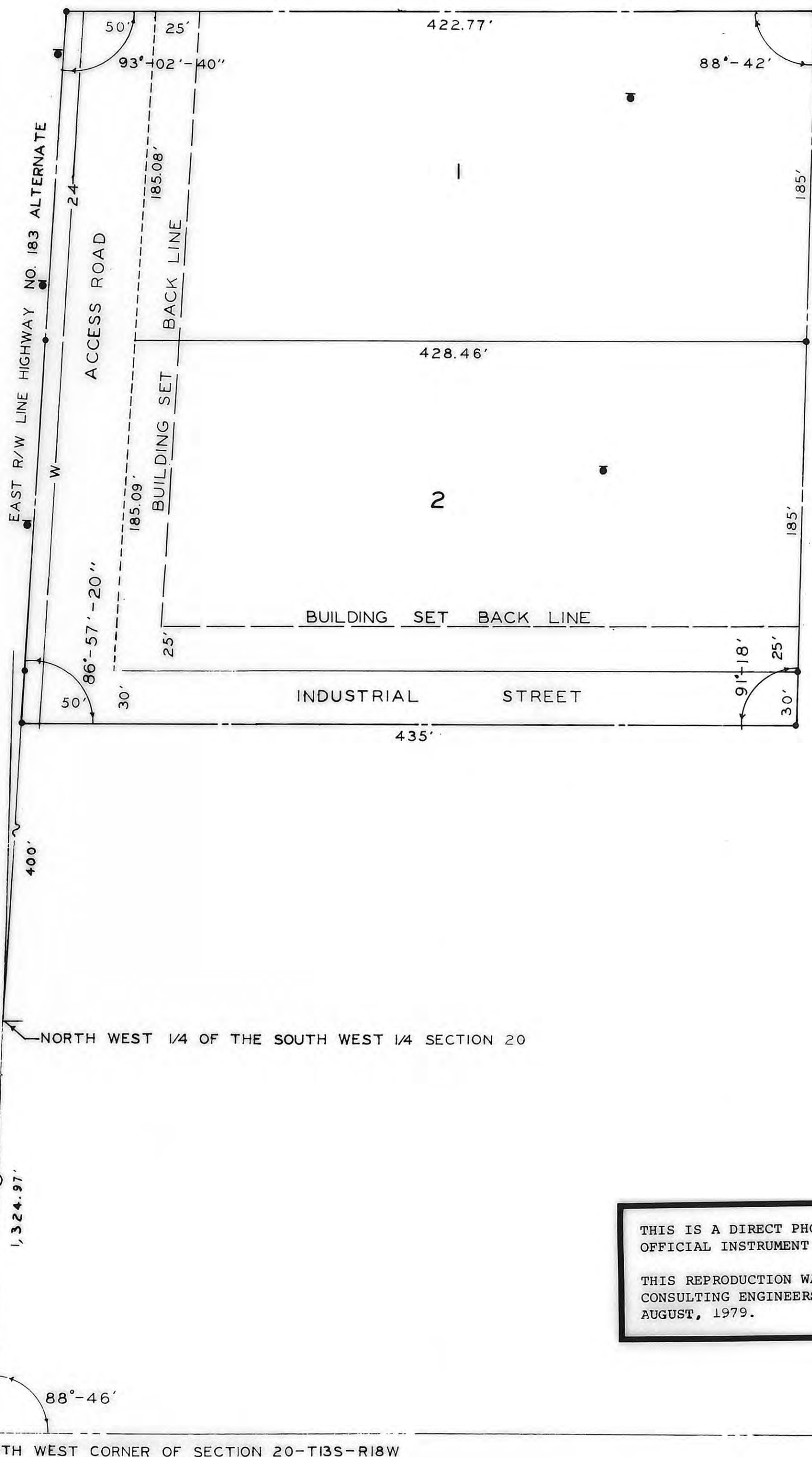
ELLIS, COUNTY, KANSAS



SCALE: 1" = 50'

LEGEND:

- = 1/2" REBAR SET AS SHOWN
- ▣ = EXISTING POWER POLE
- W- = EXISTING WATER LINE



Filed March 1, 1976 in CGL Book 415 at Page 89.
Vacation of the thirty foot right-of-way of Industrial Street located on the South of Lot 2 of the B & M Development Addition located in Ellis County, Kansas. Industrial Street has been re-identified as 45th Street and will be dedicated on the South edge of the Plat of FRONTIER CITY SUBDIVISION, SECOND ADDITION.

THIS IS A DIRECT PHOTOGRAPHIC REPRODUCTION OF THE OFFICIAL INSTRUMENT (RECORDED PLAT).
THIS REPRODUCTION WAS MADE BY BUCHER & WILLIS, CONSULTING ENGINEERS, PLANNERS & ARCHITECTS IN AUGUST, 1979.

LEGAL DESCRIPTION:

A tract of land in the Northwest Quarter (NW¹/₄) of the Southwest Quarter (SW¹/₄) of Section Twenty (20), Township Thirteen (13) South, Range Eighteen (18) West of the Sixth Principal Meridian, Ellis County, Kansas, and further described as follows:

Beginning at a point 49.25 feet East of the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 20, Township 13 South, Range 18 West; thence North 400 feet along the East line of U. S. 183 Alternate to the point of beginning; thence East, parallel with the South line of said Section 20, a distance of 435 feet; thence North, parallel to the West line of said Section 20, a distance of 400 feet; thence West, parallel to the South line of Section 20, a distance of 422.77 feet to the East line of U. S. 183 Alternate; thence South along the East line of U. S. 183 Alternate, a distance of 400.17 feet to the point of beginning. Tract contains 3.937 acres.

STREET, ALLEY AND EASEMENTS:

Street, alley and easements shown on this plat and not heretofore dedicated for public and private use are hereby dedicated for public and private use and may be employed for the purpose of installing, repairing and maintaining all public and private utilities now or hereafter.

OWNERS' CERTIFICATE:

State of Kansas, County of Ellis, ss

This is to certify that the undersigned are the owners of the land described in the plat, and that they have 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 street rights-of-way 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 upon the area marked for easements on this plat is hereby granted.

Given under our hand at Hays, Kansas this 28 day of May, 1976.

B & M Development Company

Bob L. Walker
Bob L. Walker
Marvin Befort
Marvin Befort

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss

I, a Notary Public in and for Ellis County, in the State of Kansas, do hereby certify that Bob L. Walker and Marvin Befort, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that they signed the plat as their own free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this 28 day of May, 1976.

John W. Smith
John W. Smith
Notary Public

My commission expires 3-28-78, 19__.

SURVEYOR'S CERTIFICATE:

I, a Licensed professional engineer and licensed land surveyor in the State of Kansas, do hereby certify this plat to be true and correct to the best of my knowledge; and that all iron bars as shown have been accurately set. Said survey was completed on May 7, 1976.

John W. Smith
John W. Smith
Professional Engineer

CITY CLERK'S CERTIFICATE:

I hereby certify that this plat was first submitted to the City Planning Commission and by the City Planning Commission to the Governing Body of the City of Hays, Kansas, and by such Governing body duly approved on _____, 19__.

Given under my hand and seal at Hays, Kansas, this ___ day of _____ A. D., 19__.

City Clerk

APPROVALS:

CITY OF HAYS PLANNING COMMISSION CERTIFICATE:

Approved this 21 day of June A.D., 1976.

CITY OF HAYS PLANNING COMMISSION, ELLIS COUNTY, KANSAS

Robert J. ... Chairman
Margaret E. Smith, Secretary

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 26 day of July, 1976, in Book 278, Page 216, 11 A.M.

Virginia ...
Register of Deeds
Deputy

Plat & Resol. Book 278 page 216
Resolution Book 278 page 218

APPROVALS:

ELLIS COUNTY COMMISSIONERS:

APPROVED THIS 4 DAY OF July A.D., 1976

Edward ...
James ...
Paul ...

DESIGNED BY	J.W.S.	JOHN W. SMITH CONSULTING ENGINEER AND ASSOCIATES
DRAWN BY	R.M.S.	
CHECKED BY	D.J.B.	HAYS KANSAS
DATE	JULY 26 1976	
JOB NO.	78-208	
B & M DEVELOPMENT COMPANY ADDITION		SHEET
ELLIS COUNTY		OF 1
HAYS KANSAS		