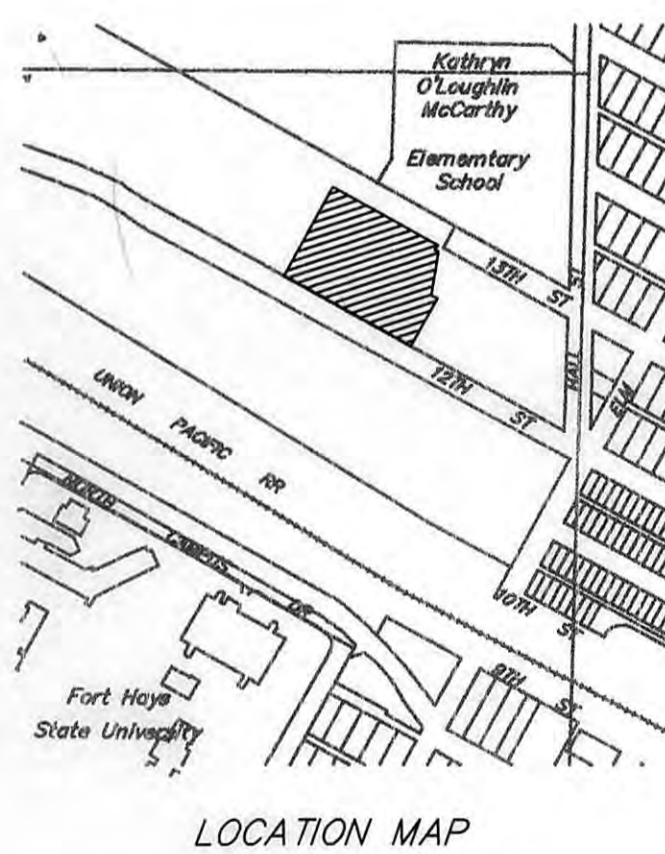
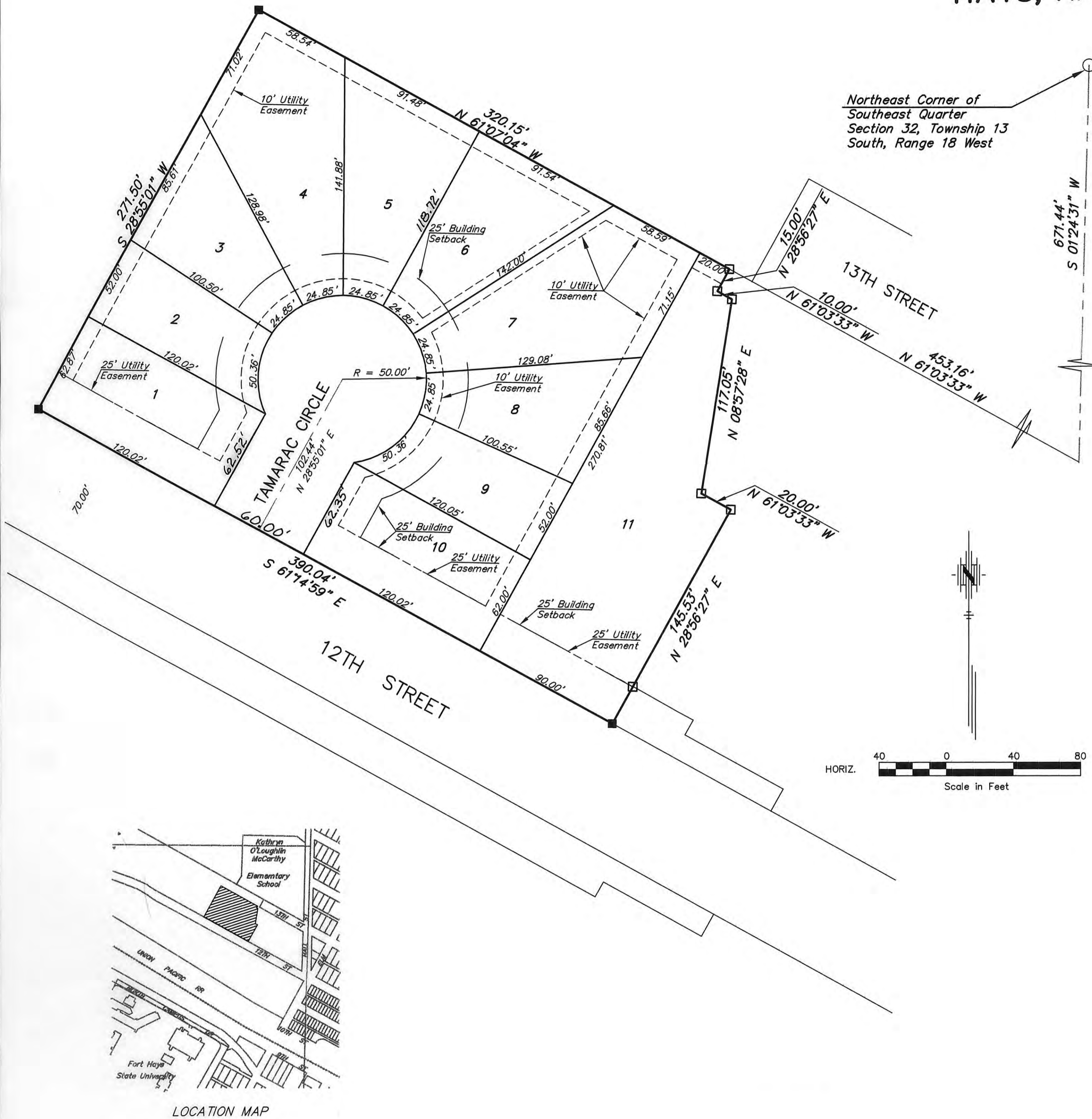


PLAT OF BAINTER & WARREN ADDITION HAYS, KANSAS



Northeast Corner of Southeast Quarter Section 32, Township 13 South, Range 18 West

APPROVALS:

This plat, Bainter & Warren Addition, has been submitted to and approved by the Hays Planning Commission this 6th day of December, 2006.

Larry Fould
CHAIRMAN
Steve Baldrin
SECRETARY

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 14th day of December, 2006.

Walter R. Breyer
MAYOR

ATTEST: *John T. Bird* City Clerk

John T. Bird
John T. Bird, Attorney for the City of Hays

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 January, 2006 in Book Calc. Page 427.

Rebecca Hursey REGISTER OF DEEDS
Mary Ann King DEPUTY
Plat + Dedic. = BK: 661 PG: 832
Resol. # 2006-022 = BK: 661 PG: 841

OWNER'S CERTIFICATE:

Know all men by these presents, that I, the undersigned property owner of the land above described have caused the same to be surveyed and platted into Lots, Blocks, Streets, Drives, Circles and Easements, the same to be known as "Bainter & Warren Addition", in Hays, Kansas. The Streets, Drives and Circles 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.

By *Wesley Bainter*
Wesley Bainter, President
Bainter Construction Co., Inc.

NOTARY CERTIFICATE:

State of Kansas, County of Ellis ss:
Be it remembered that on this 10th day of December, 2006, before me, a Notary Public in and for said County and State, came Wesley Bainter, President of Bainter Construction Co., Inc., a Kansas Corporation, 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.

Joanna L. Aubel
JOANNA L. AUBEL
NOTARY PUBLIC
STATE OF KANSAS
My Comm. Exp. 5-5-08
Notary Public
My Commission Expires: 5-5-2008

DESCRIPTION

A tract of land beginning at a point which is 495.8 feet Westerly along the Northerly line of Old Highway 40 (12th Street), City of Hays, and 25 feet Northeasterly at 90 degrees to 12th Street of the Northerly intersection of the Northerly right-of-way line of the Old Highway 40 (12th Street) and the East line of Section 32, Township 13 South, Range 18 West of the 6th P.M., thence Northeasterly along this same line a distance of 120 (measured = 120.71) feet; thence Northwesterly parallel to 12th Street, a distance of 100 feet; thence Northeasterly at right angles to 12th Street to the Southerly line of 13th Street, a distance of 125 feet; thence Northwesterly along the Southerly line of 13th Street a distance of 320 (measured = 320.15) feet; thence Southwesterly at right angles to 12th Street a distance of 245 (measured = 246.50) feet; thence Southeasterly along the Northerly right of way line a distance of 420 (measured = 420.05) feet to the point of beginning.

AND
A tract of land in the Southeast Quarter (SE/4) of Section Thirty-two (32), Township Thirteen (13) South, Range Eighteen (18) West of the Sixth Principal Meridian, Ellis County, Kansas, described as follows:
Commencing at the Northeast corner of Section 32, Township 13 South, Range 18 West having NAD 83 (1997) State Plane Coordinates of Northing 2000878.78 feet, Easting 931629.89 feet; Thence on a state plane grid bearing of South 01 degrees 23 minutes 06 seconds West along the East line of the Northeast Quarter of said Section 32 a distance of 2646.45 feet to the Southeast corner of the Northeast Quarter of said Section 32; Thence on a bearing of South 01 degrees 23 minutes 13 seconds West (measured = South 01 degrees 24 minutes 31 seconds West) a distance of 671.62 (measured = 671.44) feet; Thence on a bearing of North 61 degrees 03 minutes 33 seconds West a distance of 453.34 (measured = 453.16) feet to the Northwesterly corner of a parcel recorded in the Ellis County Register of Deeds, Book 107, page 95; Thence on a bearing of South 28 degrees 56 minutes 27 seconds West along the Westerly line of said parcel a distance of 15.00 feet to the Point of Beginning; Thence continuing on the last described course a distance of 110.00 feet to the Southwesterly corner of said parcel; Thence on a bearing of South 61 degrees 03 minutes 33 seconds East along the South line of said parcel a distance of 50.00 feet; Thence on a bearing of North 08 degrees 57 minutes 28 seconds East a distance of 117.05 feet; Thence on a bearing of North 61 degrees 03 minutes 33 seconds West a distance of 10.00 feet to the Point of Beginning.

EXCEPT THE FOLLOWING DESCRIBED TRACT:
A tract of land in the Southeast Quarter (SE/4) of Section Thirty-two (32), Township Thirteen (13) South, Range Eighteen (18) West of the Sixth Principal Meridian, Ellis County, Kansas, described as follows:
Commencing at the Northeast corner of Section 32, Township 13 South, Range 18 West having NAD 83 (1997) State Plane Coordinates of Northing 2000878.78 feet, Easting 931629.89 feet; Thence on a state plane grid bearing of South 01 degrees 23 minutes 06 seconds West along the East line of the Northeast Quarter of said Section 32 a distance of 2646.45 feet to the Southeast corner of the Northeast Quarter of said Section 32; Thence on a bearing of South 01 degrees 23 minutes 13 seconds West (measured = South 01 degrees 24 minutes 31 seconds West) a distance of 671.62 (measured = 671.44) feet; Thence on a bearing of North 61 degrees 03 minutes 33 seconds West a distance of 353.34 (measured = 353.16) feet to the Northeasterly corner of a parcel recorded in the Ellis County Register of Deeds, Book 107, page 95; Thence on a bearing of South 28 degrees 56 minutes 27 seconds West along the Easterly line of said parcel a distance of 125.00 feet to the Southeasterly Corner of said parcel and the Point of Beginning; Thence continuing on the last described course a distance of 120.71 feet to the North right of line of 12th Street; Thence on a bearing of North 60 degrees 43 minutes 53 seconds West along the north line of said 12th Street a distance of 30.00 feet; thence on a bearing of North 28 degrees 56 minutes 27 seconds East a distance of 120.53 feet to the Southerly line of said parcel recorded in Book 107, page 95; Thence on a bearing of South 61 degrees 03 minutes 33 seconds East along the Southerly line of said parcel a distance of 30.00 feet to the Point of Beginning.

STREETS & EASEMENTS:

Streets, drives, and circles 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 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 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 Esm't."

SURVEYOR'S CERTIFICATE:

I, Harvey Ruder, a Registered Land Surveyor in the State of Kansas, do hereby certify this Plat to be true and correct to the best of my knowledge.
Harvey Ruder 11-30-06
Harvey Ruder Date



RUDER ENGINEERING & SURVEYING, LLC
1376 Butterfield Trail Rd.
Hays, Kansas 67601
785-628-8134

LEGEND
□ Found 1/2" Bar
■ Set 1/2" Bar w/ Cap Stamped "RUDER RLS-918"

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 1st day of December, 2006.

