

PLAT OF BRACKNEY ADDITION HAYS, KANSAS

LEGAL DESCRIPTION:

A tract of land in the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty Four, Township Thirteen (13) South, Range Eighteen (18) West of the 6th Principal Meridian, Ellis County, Kansas, and more particularly described as follows:

Commencing at a point 1387.2 feet North and 40.00 feet East of the Southwest corner of Section 34, Township 13 South, Range 18 West; THENCE East and parallel to the South line of Section 34 on an assumed bearing of N 90°00'00"E a distance of 538.65 feet to the point of beginning; THENCE Continuing on the last described course a distance of 150.00 feet; THENCE on a bearing of S 0°21'07"W a distance of 147.36 feet; THENCE on a bearing of S 26°16'17"E a distance of 43.18 feet; THENCE on a bearing of N 90°00'00"W a distance of 169.35 feet; THENCE on a bearing of N 0°21'07"E a distance of 186.00 feet to the point of beginning. Said tract contains .649 Acres more or less.

STREETS, ALLEYS AND EASEMENTS:

Streets, Alleys and Avenues as shown on this plat and not heretofore dedicated to and for public use are hereby so 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. Said easements may be employed for the purpose of installing, repairing and maintaining gas lines, electric lines, telephone lines, sewer lines, water lines and all other forms and types of public utilities, new or hereafter used, by the public, over, under and along the strips marked "Utility Esm'ts".

OWNERS 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, alleys and easements, the same to be known as the Brackney Addition to the City of Hays, in Ellis County, Kansas. The Streets, Avenues and Alleys are hereby dedicated to and for the use of the public, and 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.

P & B Packers, Inc.
1800 Vine Street
Hays, Kansas

By Cecil G. Brackney Pres.
Cecil G. Brackney, President

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss

Be it remembered that on this 10th day of January, 1977, before me, a notary public in and for said County and State, came Cecil G. Brackney, 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.

My Commission Expires:

1-14-80

Thomas C. Boone
Notary Public

SURVEYOR'S CERTIFICATE:

I, James Ray Flemons, a licensed professional engineer 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 in January, 1977.

James R. Flemons
James Ray Flemons, P.E.
Hays, Kansas

APPROVALS:

This plat has been submitted to and approved by the Hays-Ellis County Planning Commission this 7 day of January, 1977.

Robert J. Brundage
Chairman

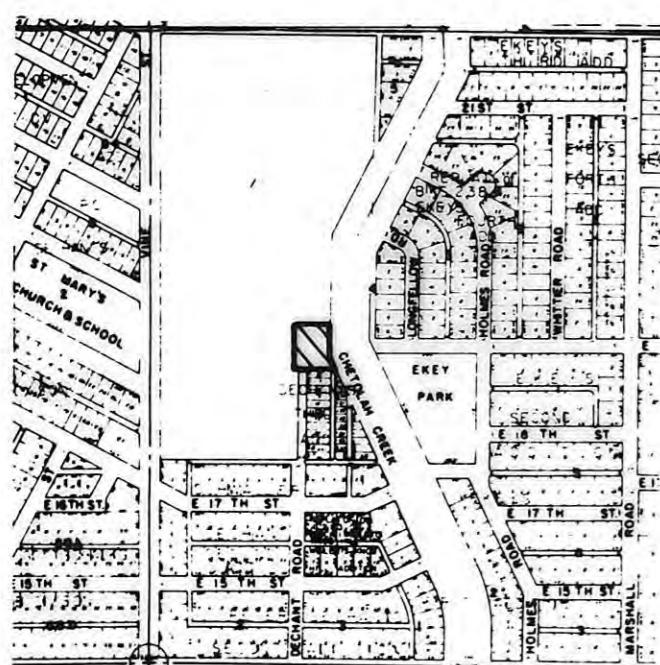
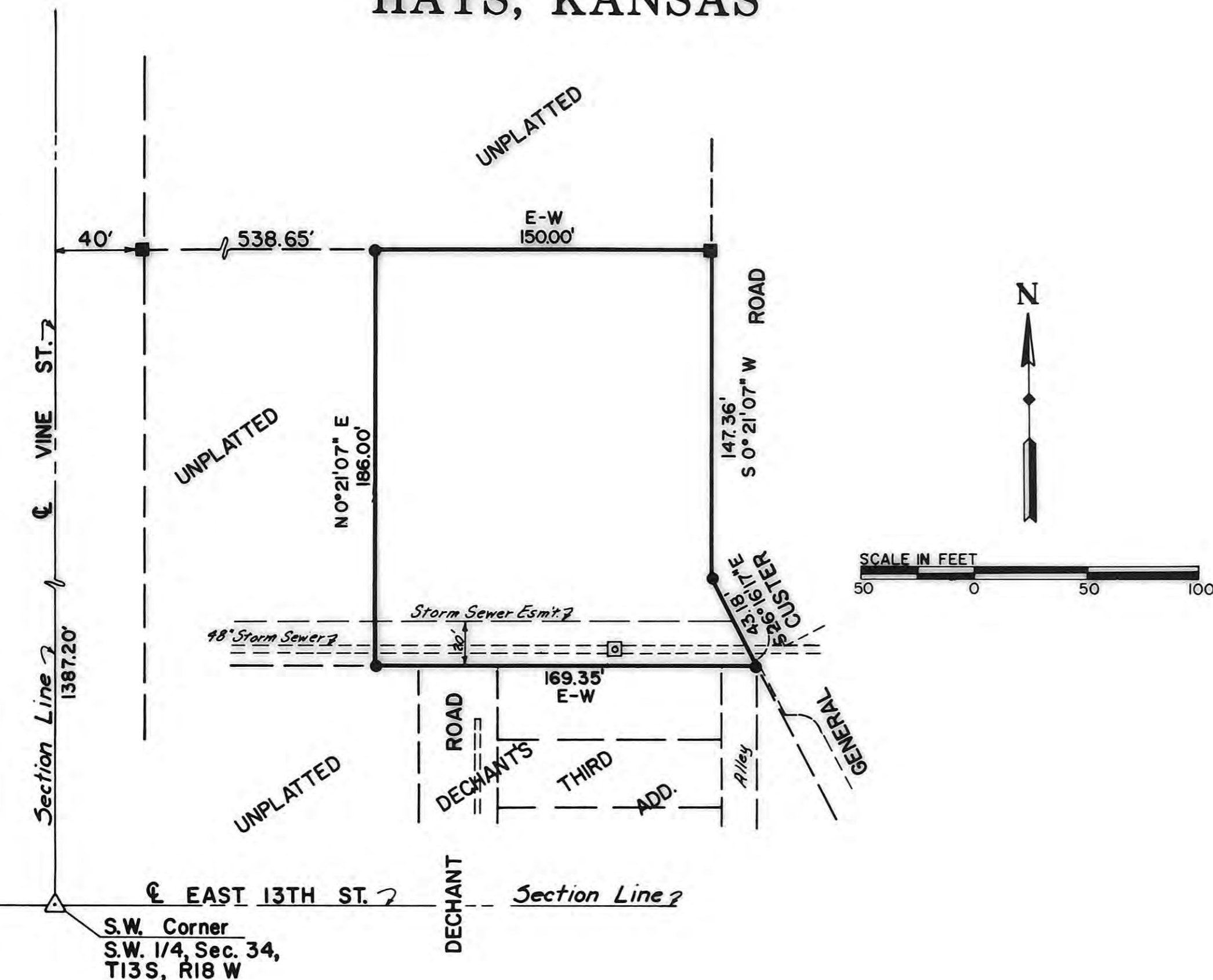
Margaret E. Smith
Secretary

The dedication shown on this plat is accepted by the City Commission of the City of Hays, Kansas, this 27th day of January, 1977.

Attest:

Arvid E. Schubert
City Clerk

Steve Purdy
Mayor



LOCATION MAP

LEGEND

- ▲ Section Corner (Found)
- 1/2" Rebar (Set)
- 1/2" Rebar (Found)

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 14 day of February, 1977, in Book 2A, Page 43.

Plat Sec'd, Resolution
Book 280 p 680

Virginia Herzog
Register of Deeds
Rene Ann Rupp
Deputy



PREPARED BY
BUCHER & WILLIS
CONSULTING ENGINEERS, PLANNERS & ARCHITECTS

THIS IS A DIRECT PHOTOGRAPHIC REPRODUCTION OF THE OFFICIAL INSTRUMENT (RECORDED PLAT).

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