



LEGAL DESCRIPTION OF BLOCK 2, GOLDEN BELT COUNTRY CLUB ADDITION

A tract of land in the Northeast Quarter (NE 1/4) of Section 29, Township 13 South, Range 18 West of the Sixth Principal Meridian, Ellis County, Kansas, more particularly described as follows:
 Commencing at the Northeast corner of the Northeast Quarter (NE 1/4) of Section 29, T13S, R18W; THENCE on an assumed bearing of S0°00'00"W along the East line of said Northeast Quarter (NE 1/4), a distance of 1692.66 feet; THENCE on a bearing of S90°00'00"W, a distance of 260.00 feet, to the point of beginning; THENCE on a bearing of S0°00'00"W, a distance of 250.00 feet; THENCE on a curve to the right having a radius of 70.00 feet, an arc distance of 109.96 feet; THENCE on a bearing of N90°00'00"W, a distance of 185.00 feet; THENCE on a curve to the right having a radius of 70.00 feet, an arc distance of 109.96 feet; THENCE on a bearing of N0°00'00"W, a distance of 30.00 feet; THENCE on a curve to the left having a radius of 130.00 feet, an arc distance of 61.36 feet; THENCE on a bearing of N27°02'37"W, a distance of 102.02 feet; THENCE on a curve to the right having a radius of 220.00 feet, an arc distance of 73.75 feet; THENCE on a bearing of N90°00'00"E, a distance of 407.60 feet, to the point of beginning. Said tract contains 2.542 acres, more or less.

GENERAL PROVISIONS

Net area 2.542 acres.
 Density shall not exceed 6.3 dwelling units per acre or a total of 16 dwelling units for the entire plan. No parcel or unit of the plan shall exceed a density of 7.3 units per acre for the individual parcel by more than 20%.
 Floor area ratio shall not exceed 23%.
 Building coverage shall not exceed 31% of the net area of the Planned Unit Development by individual parcel or total development.
 The proposed building sequence is to construct Buildings 1-4 the first year, Buildings 7&8 the second year, and Buildings 5&6 the third year.
 Required number of off-street parking spaces: 24.
 Spaces provided: 32.

STATE OF KANSAS }
 ELLIS COUNTY }
 This instrument was filed for record

MAY 14 1981

2:30 PM
 Recorded in
 Map Cabinet 281-288
 01/10/81
 Fees: 5.00

REPEAT OF BLOCK 2, GOLDEN BELT COUNTRY CLUB ADDITION HAYS, KANSAS CHAUMONT NO. II DEVELOPMENT PLAN			
BUKER & WILLIS CONSULTING ENGINEERS, PLANNERS & ARCHITECTS SALINA KANSAS CITY			
MADE SEM	DATE 3-16-81	TRACED SEM	DATE 3-20-81
CHECKED DLL	DATE 3 Apr '81	SCALE 1" = 30'	