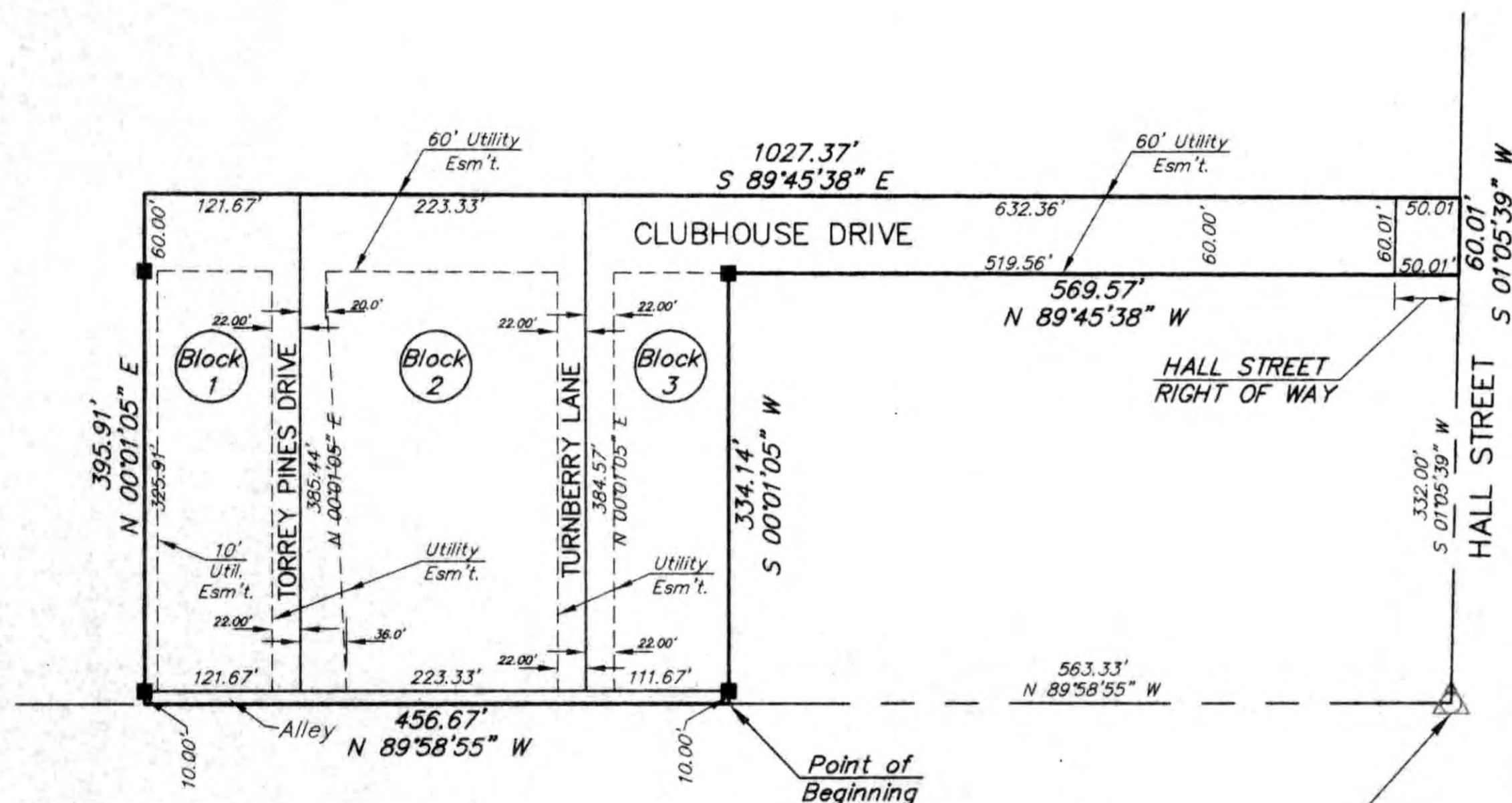
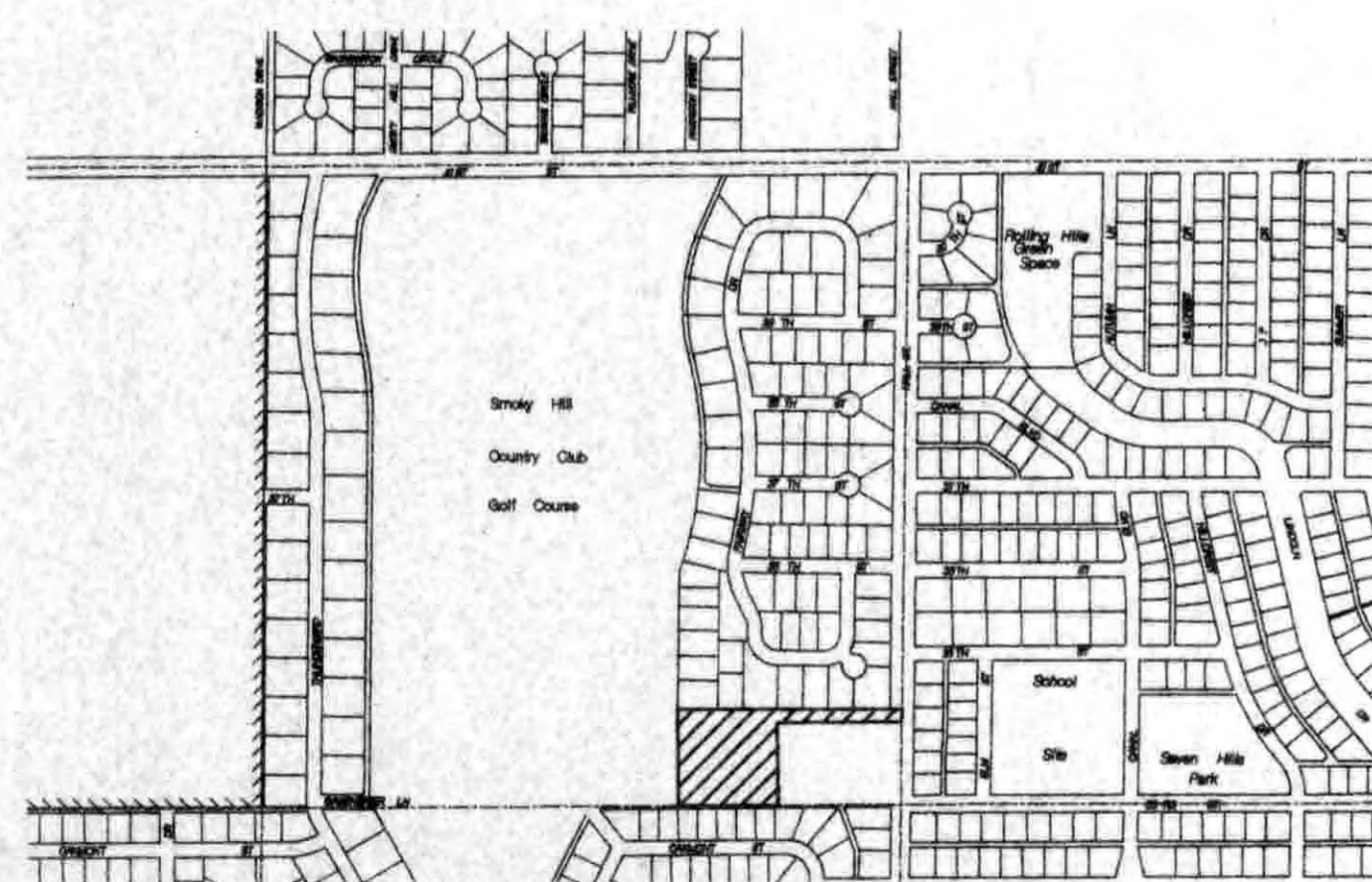


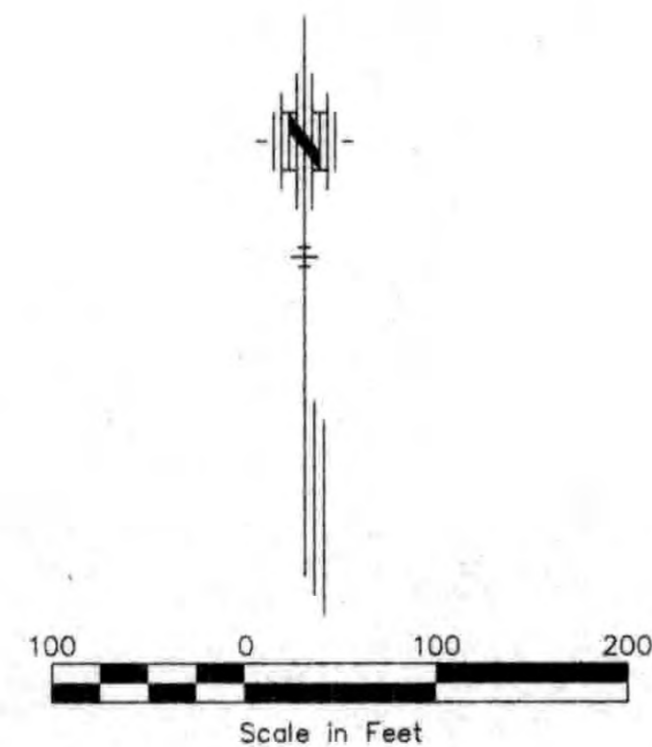
# PLAT OF CLUBHOUSE GARDENS I AN ADDITION TO THE CITY OF HAYS, KANSAS



SE Corner of NE Quarter  
Sec. 29, T13S, R13W  
Found Bar in Monument  
Box in Asphalt Pavement.



LOCATION MAP



**LEGEND**

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

**APPROVALS:**

This plat, Clubhouse Gardens I, has been submitted to and approved by the Hays Area Planning Commission this 21st day of September, 2009.

Lynn J. Hall  
CHAIRMAN  
Robert L. Paul  
SECRETARY

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 8th day of October, 2009.

L. J. ...  
MAYOR

ATTEST: Sarah Wang City Clerk

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



**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 29th day of October, 2009.



**OWNER'S 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 Blocks, Streets, Alleys and Easements, the same to be known as "Clubhouse Gardens I", in Hays, Kansas. The Streets and Alleys 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.

Paul & Wertenberger Investments, a Partnership  
By Robert L. Wertenberger, Partner  
Steven L. Paul, Partner

**NOTARY CERTIFICATE:**

State of Kansas, County of Ellis, ss:  
Be it remembered that on this 29th day of October, 2009, before me, a Notary Public in and for said County and State, came Robert L. Wertenberger, Partner, and Steven L. Paul, Partner, of Paul and Wertenberger Investments, a partnership, to me personally known to be the same persons 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.

Sheryl Maska  
Notary Public  
My Commission Expires: June 29, 2013

**DESCRIPTION**

That part of the Northeast Quarter of Section 29, Township 13 South, Range 18 West, of the 6th Principal Meridian, Ellis County, Kansas, described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence on an assumed bearing of North 89 degrees 58 minutes 55 seconds West, along the south line of said Northeast Quarter, a distance of 563.33 feet to the point of beginning of the land to be described; thence continuing North 89 degrees 58 minutes 55 seconds West, along the south line of said Northeast Quarter, a distance of 456.67 feet to the southeast corner of a tract recorded in Book 103, Page 9, at the Ellis County Register of Deeds; thence North 00 degrees 01 minutes 05 seconds East, along the east line of said tract, a distance of 395.91 feet to the southwest corner of a second tract recorded in Book 165, Page 344; thence South 89 degrees 45 minutes 38 seconds East, along the south line of said second tract, and also along the south line of the Golden Belt Country Club Addition, a distance of 1,027.37 feet to the southeast corner of said Addition, said point being on the east line of said Northeast Quarter; thence South 01 degrees 05 minutes 39 seconds West, along the east line of said Northeast Quarter, a distance of 60.01 feet; thence North 89 degrees 45 minutes 38 seconds West a distance of 569.57 feet; thence South 00 degrees 01 minutes 05 seconds West a distance of 334.14 feet to the point of beginning. This tract contains 4.927 acres.

**STREETS, ALLEYS & EASEMENTS:**

The Hall Street right of way and the alley 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. Said easements may be employed for the purpose of installing, repairing and maintaining water lines, sanitary sewer lines, 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."

**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 23 day of November, 2009 in Book Cal. # 2, Page 438.

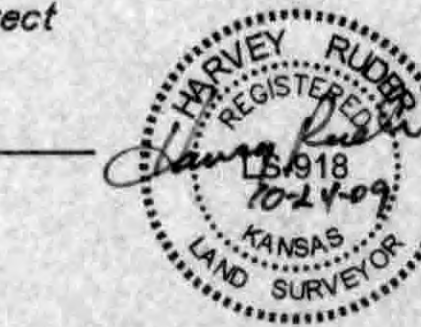
Barbara J. ... REGISTER OF DEEDS  
Mary Ann ... DEPUTY  
Plat + Recd. - Bk: 732 Pg: 520  
Surveyor's Affd. - Bk: 732 Pg: 526  
Resol. # 2009-034 - Bk: 732 Pg: 530



**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.

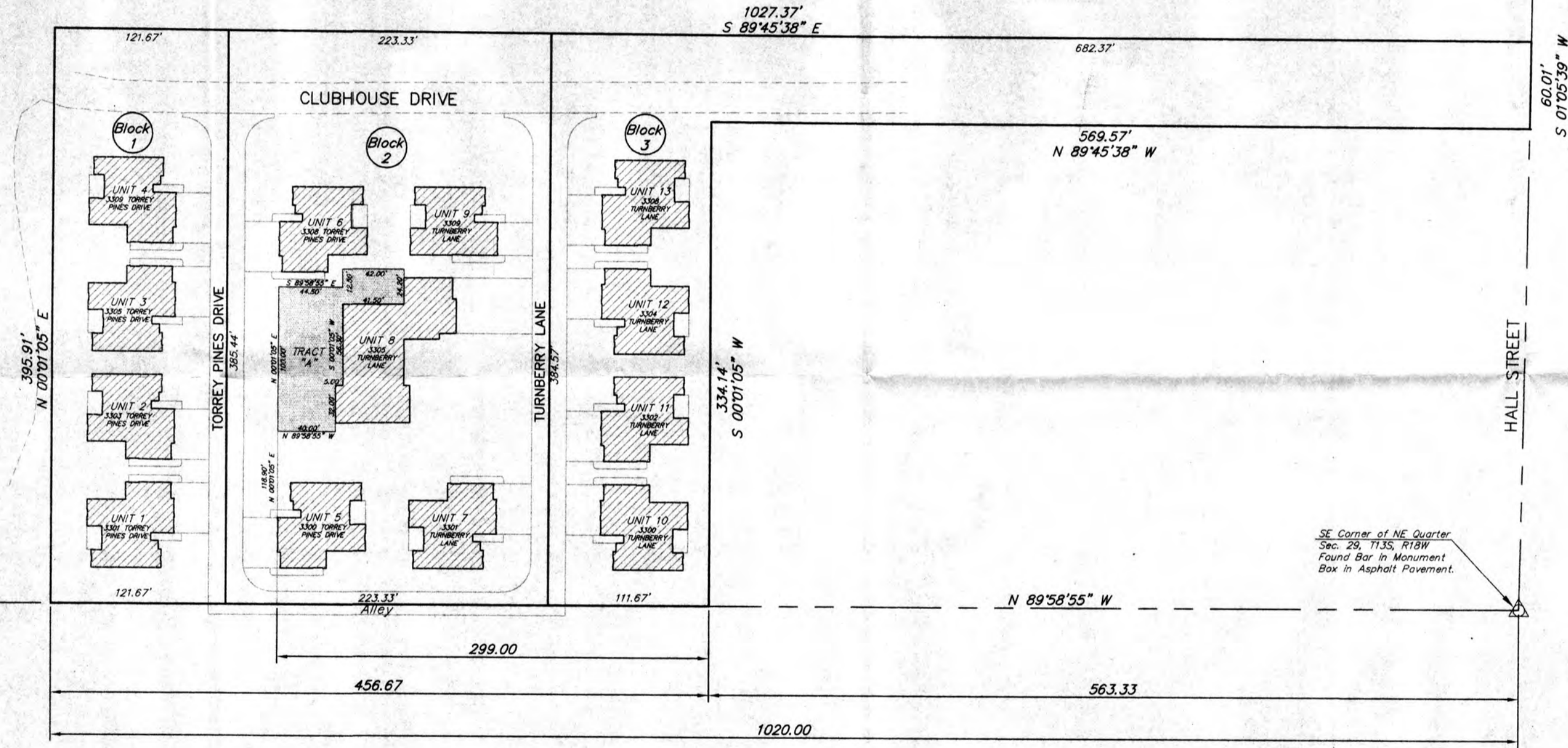
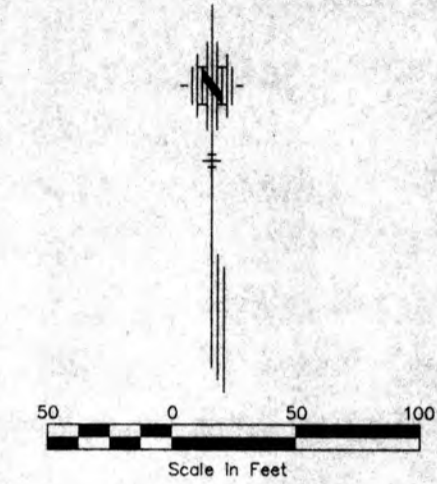
Harvey Ruder  
Harvey Ruder  
10-24-09  
Date



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



# BUILDING SITE PLAN FOR CLUBHOUSE GARDENS I HAYS, KANSAS



**DESCRIPTION FOR TRACT "A"**

That part of Block 2 of the Clubhouse Gardens I Addition to the City of Hays, Kansas, located in the Northeast Quarter of Section 29, Township 13 South, Range 18 West, of the 6th Principal Meridian, Ellis County, Kansas, described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence on an assumed bearing of North 89 degrees 58 minutes 55 seconds West, along the south line of said Northeast Quarter, a distance of 563.33 feet to the southeast corner of the Clubhouse Gardens I Addition to the City of Hays, Kansas; thence continuing North 89 degrees 58 minutes 55 seconds West along the south line of said Northeast Quarter, a distance of 299.00 feet; thence North 00 degrees 01 minutes 05 seconds East, along a line parallel with and 36.00 feet east of the west line of said Block 2, a distance of 118.88 feet to the point of beginning of the land to be described; thence continuing North 00 degrees 01 minutes 05 seconds East a distance of 100.00 feet; thence South 88 degrees 58 minutes 55 seconds East a distance of 44.50 feet; thence North 00 degrees 01 minutes 05 seconds East a distance of 12.50 feet; thence South 88 degrees 58 minutes 55 seconds East a distance of 42.00 feet; thence South 00 degrees 01 minutes 05 seconds West a distance of 24.20 feet; thence North 89 degrees 58 minutes 55 seconds West a distance of 41.50 feet; thence South 00 degrees 01 minutes 05 seconds West a distance of 56.30 feet; thence North 89 degrees 58 minutes 55 seconds West a distance of 5.00 feet; thence South 00 degrees 01 minutes 05 seconds West a distance of 32.00 feet; thence North 89 degrees 58 minutes 55 seconds West a distance of 40.00 feet to the point of beginning. This tract contains 0.123 acres (5,350.55 square feet).

SE Corner of NE Quarter  
Sec. 29, T13S, R18W  
Found Bar in Monument  
Box in Asphalt Pavement.

STATE OF KANSAS }  
ELLIS COUNTY }  
This instrument was filed for record  
at 2:00 o'clock P.M. recorded in  
NOV 23 2009  
Page of Plat page 437  
Hays, Kansas  
Fees \$20.00 Register of Deeds



PAUL & WERTENBERGER INVESTMENTS  CLUBHOUSE GARDENS I HAYS, KANSAS  <b>BUILDING SITE PLAN</b>
<b>RUDER ENGINEERING &amp; SURVEYING, LLC</b> 1376 Butterfield Trail Rd. Hays, Kansas 67601 785-259-1382