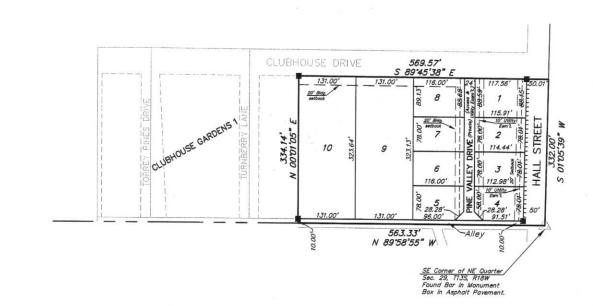
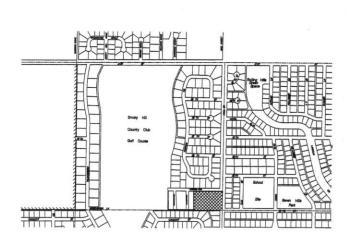
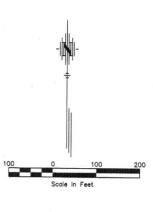
PLAT OF CLUBHOUSE GARDENS II AN ADDITION TO THE CITY OF HAYS, KANSAS





LOCATION MAP



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

Access Control

APPROVALS:

This plat, Clubhouse Gardens II, has been submitted to and approved by the Hays Area Planning Commission this late day of February, 2015.

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this ______ day of ______ 20 _____ 20 _______.

SEAL 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. 14 day of May

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 II", in Hays, Kansas. Hall Street and the alley 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

P & W Residential Investments, LLC Robert L. Wertenberger, member Steven L. Paul, member

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this day of May and 2015, before me, a Notary Public in and for said County and State. came Robert L. Wertenberger, member and Steven L. Paul, member of ______ P & W Residential Investments, LLC ______, 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 bet my hand and affixed my that any long and lear above whiteen. notarial seal the day and year above

SHERYL MASKA
Notary Public - State of Karaca
My Appl. Expires 9 SHERYL MASKA

My Commission Expires: JUNE 29, 2017

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

Beginning 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; thence North 00 degrees 01 minutes 05 seconds East a distance of 334.14 feet; thence South 89 degrees 45 minutes 38 seconds East a distance of 569.57 feet to a point 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 332.00 feet to the point of beginning. This tract contains 4.331 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 day of Thuse 2015 in Book Col. #2 Plat + Dedic. BK: 872 PG: 320 Resal. # 2015.006 BK: 872 PG: 327

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.



RUDER ENGINEERING & SURVEYING, LLC

1376 Butterfield Trail Rd. Hays, Kansas 67601 785-628-8134