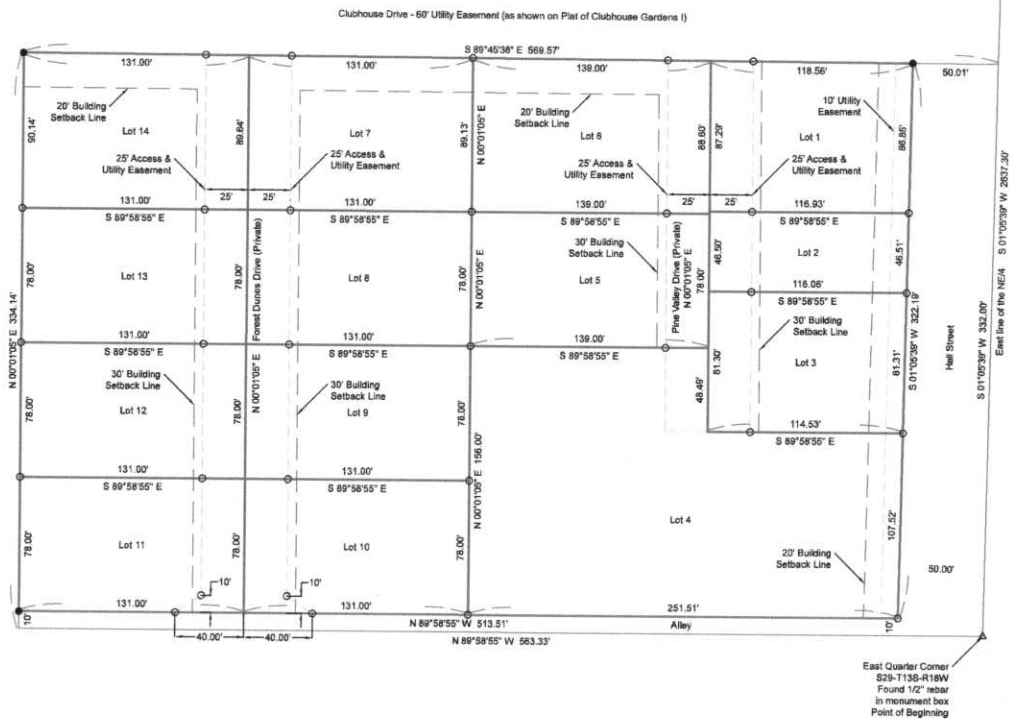
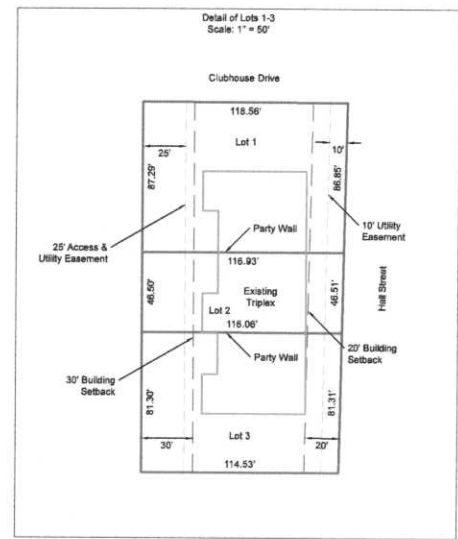
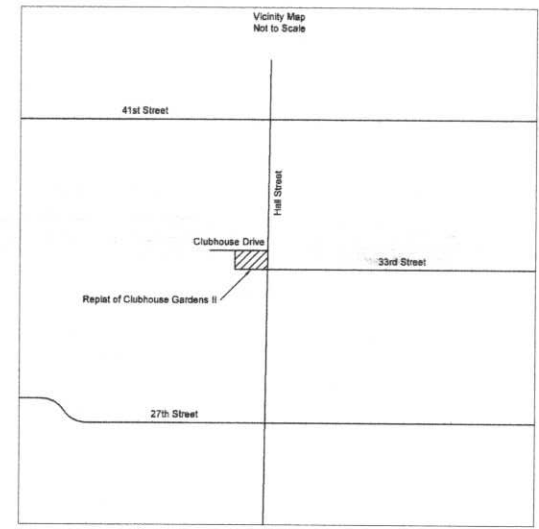
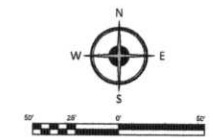


# REPLAT OF CLUBHOUSE GARDENS II

an addition to the City of Hays, Ellis County, Kansas



LOT	SQUARE FEET	ACRES
1	10,362	0.235
2	5,417	0.124
3	9,373	0.215
4	33,867	0.775
5	10,842	0.249
6	12,352	0.284
7	11,799	0.269
8	10,218	0.235
9	10,218	0.235
10	10,217	0.235
11	10,217	0.235
12	10,218	0.235
13	10,218	0.235
14	11,775	0.270
Average Lot Size	11,262	0.254



LEGEND:  
● Found 1/2" rebar with cap "MEIS PS 1533"  
○ Set 1/2"x24" rebar with cap "MEIS PS 1533"

### 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 Lots, Streets and Easements, the same to be known as "Replat of Clubhouse Gardens II", in the City of Hays, Ellis County, Kansas. 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.

We, the undersigned owners of the land shown on this plat and designated herein as "Replat of Clubhouse Gardens II" do hereby grant an easement to the City of Hays, Kansas, and those who may now or hereafter hold franchise under said City. The streets, streetlights, traffic control devices, sidewalks and other improvements and easements thereon shown, surface use of the street and alleys is restricted to the employees or agents of the City of Hays. Employees of utilities operating under franchise to the City of Hays, Kansas, and residents of the subdivision and their guests.

The owners of lots served by the private streets, alleys, and access easements within this plat of "Replat of Clubhouse Gardens II" agree to release, indemnify, defend and hold harmless any governmental entity for damages to the private streets, alleys, and access easements occasioned by the reasonable use thereof by the government entity for governmental purposes, and to release, indemnify defend and hold harmless any governmental entity for damages arising from the condition of the private streets, alleys, or private access easements. The maintenance of private street signs shall not be the responsibility of the City of Hays, Kansas.

This plat of "Replat of Clubhouse Gardens II" is subject to any Covenants, Conditions and Restrictions as they may appear in public record.

P&W Residential Investments LLC, a Kansas limited liability company  
*Robert L. Wertenberger* Robert L. Wertenberger, Member  
*Steven L. Paul* Steven L. Paul, Member  
Date: 5-23-18 Date: 5/23/18

Paul Wertenberger Construction, Inc.  
*Robert L. Wertenberger* Robert L. Wertenberger, President  
Date: 5-23-18

### NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:  
Be it remembered that on the 23rd day of May, 2018, before me, a Notary Public in and for said County and State, came Robert L. Wertenberger and Steven L. Paul, members of P&W Residential Investments LLC, a Kansas limited liability company, and Robert L. Wertenberger, President of Paul Wertenberger Construction, Inc., 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.

*Spide H. Bismann* Notary Public

My Commission Expires: 11/21/19

### TRANSFER:

Entered on transfer record this 18th day of June, 2018

*Donna Medina* County Clerk

### 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 19th day of June, 2018 in Book Cab # 2, Page 485

*Rebecca Steyer* Register of Deeds

Replat & Dedic. : Records, BK: 931 PG: 90  
Resol. # 2018-006 : Records, BK: 931 PG: 97

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.

The private streets, as reflected upon this plat, have not been dedicated to the public for public access nor have been accepted by the City as public improvements. The streets, streetlights, traffic control devices, sidewalks and other improvements shall be maintained by the property owners' association within the subdivision. The streets shall always be open to emergency vehicles, public and private utility service personnel, the United States Postal Service and governmental employees in pursuit of their official duties.

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 Easement".

### APPROVALS:

This Replat of Clubhouse Gardens II has been submitted to and approved by the Hays Area Planning Commission this 14th day of March, 2018

*Paul E. Wilgorn* Chairman  
*Matthew S. Walsh* Secretary

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 26th day of April, 2018

*James Meis* Mayor

### ATTEST:

*Brenda Kitcher* City Clerk

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



### SURVEY NOTES:

- Bearings are assumed and based on the East line of the Northeast Quarter of Section 29 being S 01°05'39" W
- Description closure precision = 1.776,748, closure error distance = 0.002 feet, closure error bearing = N 14°54'01" E, description acreage = 4.331 acres.

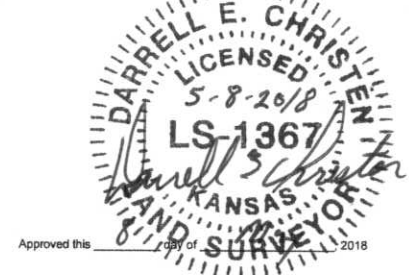
### LEGAL DESCRIPTION:

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 and previously platted as Clubhouse Gardens II:

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 666.57 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.

### 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.



### SURVEYOR'S CERTIFICATE:

I, James Meis, Registered Professional Surveyor in the State of Kansas, certify that the survey shown on this plat was made by me or under my direct supervision. This plat is true and correct to the best of my knowledge and belief.



James Meis, P.S. Date: 5-7-2018