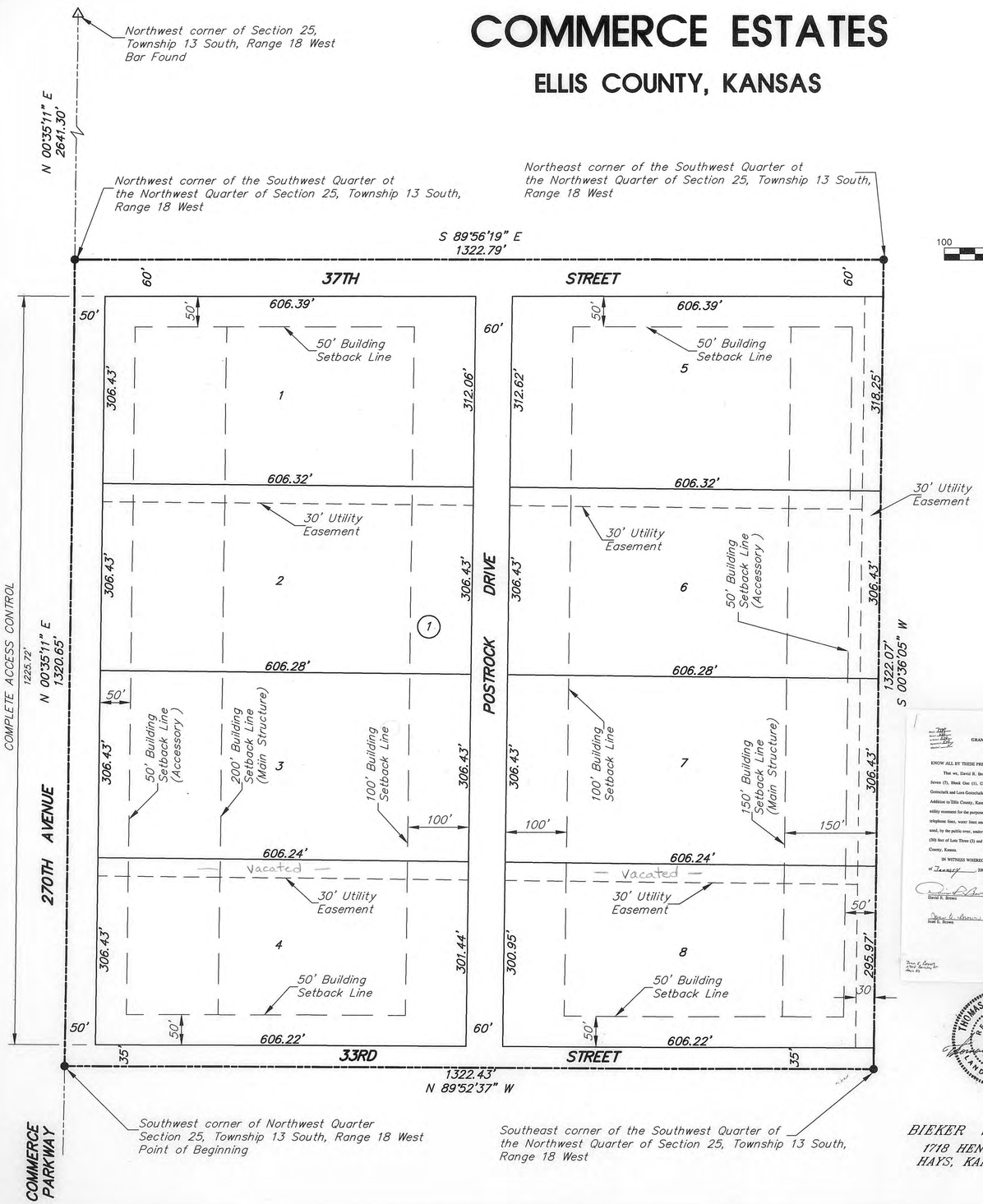
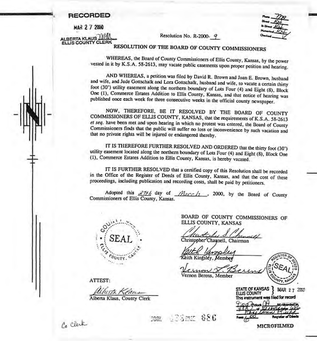
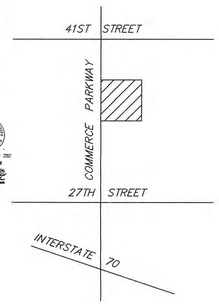
COMMERCE ESTATES

ELLIS COUNTY, KANSAS







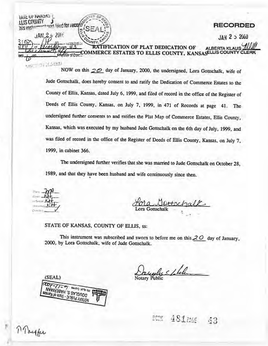
LOACATION MAP

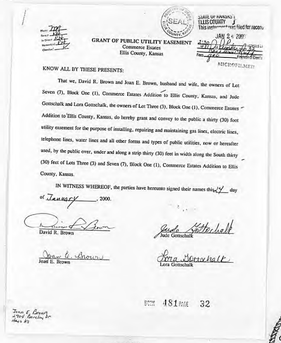
NO SCALE

LEGEND

Boundary Line

Set 1/2 inch bar and cap stamped "BIEKER RLS-754"





BIEKER SURVEYING
1718 HENRY DRIVE,
HAYS, KANSAS 67601

LEGAL DESCRIPTION:

A tract of land situated in the Northwest Quarter (NW 1/4) of Section 25, Township 13 South, Range 18 West of the Sixth Principal Meridian, Ellis County, Kansas and described as follows:

Beginning at the Southwest corner of the Northwest Quarter of Section 25, Township 13 South, Range 18 West; Thence on an assumed bearing of North 00 degrees 35 minutes 11 seconds East along the West line of said Section 25 a distance of 1320.65 feet to the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 25; Thence on a bearing of South 89 degrees 56 minutes 19 seconds East along the North line of said Southwest Quarter a distance of 1322.79 feet the the Northeast corner of said Southwest Quarter; Thence on a bearing of South 00 degrees 36 minutes 05 seconds West along the East line of said Southwest Quarter a distance of 1322.07 feet to the South line of the Northwest Quarter of said Section 25; Thence on a bearing of North 89 degrees 52 minutes 37 seconds West along the South line of said Northwest Quarter a distance of 1322.43 feet to the Point of Beginning. Said tract contains 40.119 acres.

STREETS & EASEMENTS:

Streets, and drives 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, 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"

OWNER'S CERTIFICATE:

Know all men by these presents, that the undersigned property owner of the land above described has caused the same to be surveyed and platted into Lots, Blocks, Streets, Drives and Easements, the same to be known as "Commerce Estates", in Ellis County, Kansas. The Streets and Drives 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.

By Jude Gottschalk
Jude Gottschalk

APPROVALS:

This plat, Commerce Estates has been submitted to and approved by the Hays-Ellis County Planning Commission this 28 day of June, 1999.

Lonny Dould
CHAIRMAN
SECRETARY
William W. Jeter
Bill Jeter, Attorney for Ellis County

The dedications shown on this plat accepted by the Ellis County Commission, this 7th day of June, 1999.

Vernon D. Brown
Chairperson
ATTEST: Alberta Klaus, 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 7 day of July, 1999 in Book Cabinet, Page 566.

Dee Ann Rupp
REGISTER OF DEEDS
DEPUTY
Resolution Bk: 471-40
Dedication Bk: 471-41

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this 6 day of July, 1999, before me, a Notary Public in and for said County and State, came Jude Gottschalk to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testiony whereof, I have hereunto set my hand and affixed my notorial seal, the day and year above written.

Notary Public

My Commission Expires: 11-25-02

ROTARY PUBLIC - State of Kansas
DONALD LEIKER
My Appt. Exp. 11-25-02

SURVEYOR'S CERTIFICATE:

I, Thomas G. Bieker, 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.

Thomas G. Bieker
Thomas G. Bieker
May 20, 1999
Date

Project No. 2-9914 Job Name: Jude Gottschalk Drawing Name: 2-9914.dwg Last Edit Date: 5-20-99