

PLAT OF COUNTRY CLUB ESTATES FOURTH ADDITION HAYS, KANSAS

LEGAL DESCRIPTION

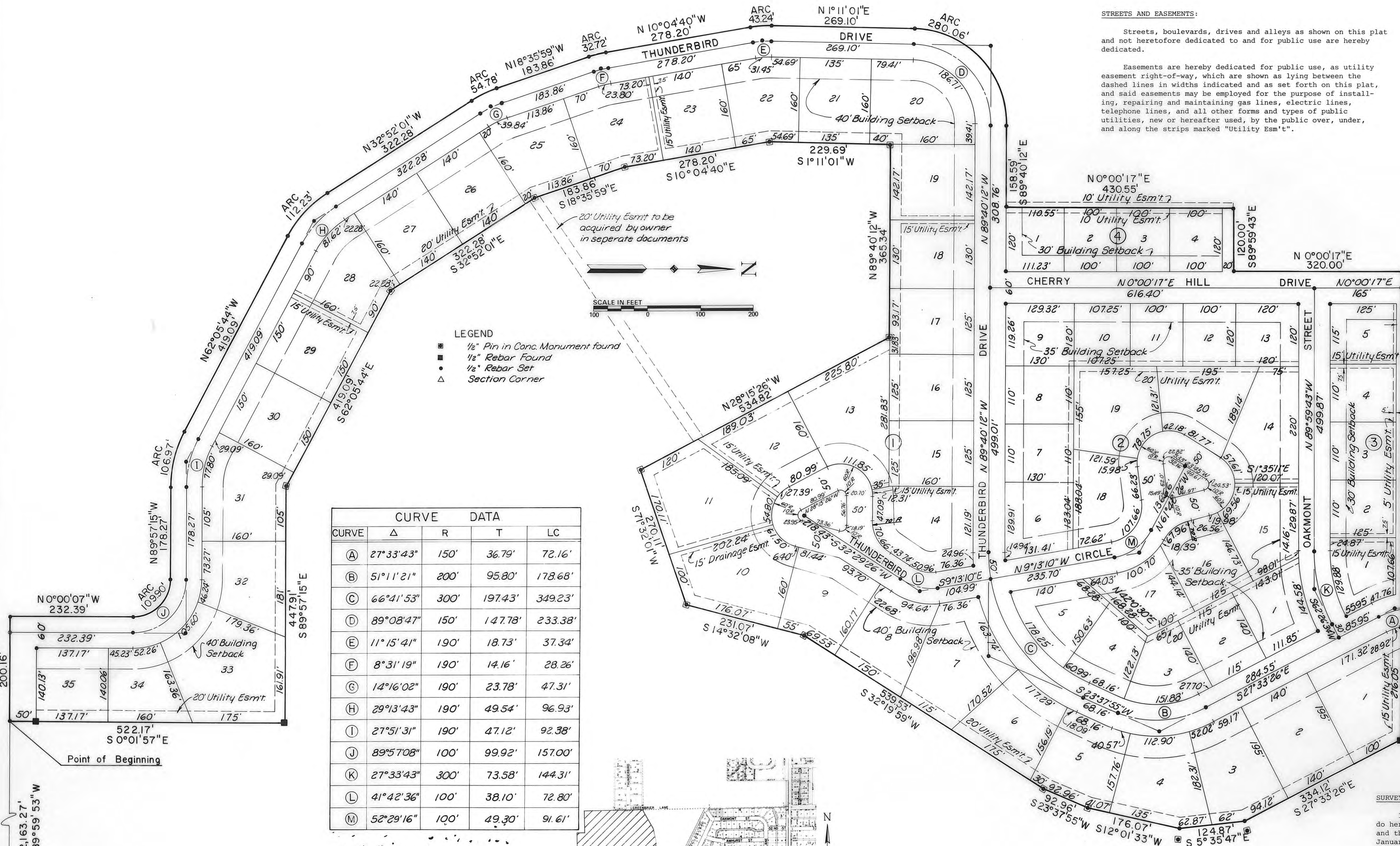
A tract of land situated in the West Half of the Southeast Quarter (W¹/2 SE¹/4) and in the East Half of the Southwest Quarter (E¹/2 SW¹/4) of Section 29, Township 13 South, Range 18 West of the Sixth Principal Meridian, in Ellis County Kansas, and more particularly described as follows:

Commencing at the Southeast corner of Section 29, Township 13 South, Range 18 West; THENCE on an assumed bearing of S 89° 59' 53" W along the south line of said Section 29, a distance of 2,163.27 feet to the Point of Beginning; THENCE continuing on the last described course, a distance of 200.16 feet; THENCE N 00° 00' 07" W, a distance of 232.39 feet; THENCE on a curve to the left having a radius of 70.00 feet, an arc distance of 109.90 feet; THENCE N 89° 57' 15" W, a distance of 178.27 feet; THENCE on a curve to the right having a radius of 220.00 feet, an arc distance of 112.23 feet; THENCE N 32° 52' 01" W, a distance of 322.28 feet; THENCE on a curve to the right having a radius of 220.00 feet, an arc distance of 54.78 feet; THENCE N 18° 35' 59" W a distance of 183.86 feet; THENCE on a curve to the right having a radius of 220.00 feet, an arc distance of 32.72 feet; THENCE N 10° 04' 40" W, a distance of 278.20 feet; THENCE on a curve to the right having a radius of 220.00 feet, an arc distance of 43.24 feet; THENCE N 1° 11' 01" E, a distance of 269.10 feet; THENCE on a curve to the right having a radius of 180.00 feet, an arc distance of 280.06 feet; THENCE S 89° 59' 43" E, a distance of 158.59 feet; THENCE S 27° 33' 26" E, a distance of 334.12 feet; THENCE S 5° 35' 47" E, a distance of 124.87 feet; THENCE S 12° 01' 33" W, a distance of 176.07 feet; THENCE S 23° 19' 55" W, a distance of 92.96 feet; THENCE S 14° 32' 08" W, a distance of 231.07 feet; THENCE S 71° 32' 01" W, a distance of 270.11 feet; THENCE N 28° 15' 26" W, a distance of 534.82 feet; THENCE N 89° 40' 12" W, a distance of 365.34 feet; THENCE S 01° 11' 01" W, a distance of 229.69 feet; THENCE S 10° 04' 40" E, a distance of 278.20 feet; THENCE S 18° 35' 59" E, a distance of 183.86 feet; THENCE S 32° 52' 01" E, a distance of 322.28 feet; THENCE S 62° 05' 44" E, a distance of 419.09 feet; THENCE S 89° 57' 15" E, a distance of 178.27 feet to the Point of Beginning. Said tract contains 41.178 acres more or less.

STREETS AND EASEMENTS:

Streets, boulevards, drives and alleys 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, new or hereafter used, by the public over, under, and along the strips marked "Utility Esm't".



LEGEND
 ■ 1/2" Pin in Conc. Monument found
 ● 1/2" Rebar Found
 ● 1/2" Rebar Set
 ▲ Section Corner

CURVE	Δ	R	T	LC
(A)	27° 33' 43"	150'	36.79'	72.16'
(B)	51° 11' 21"	200'	95.80'	178.68'
(C)	66° 41' 53"	300'	197.43'	349.23'
(D)	89° 08' 47"	150'	147.78'	233.38'
(E)	11° 15' 41"	190'	18.73'	37.34'
(F)	8° 31' 19"	190'	14.16'	28.26'
(G)	14° 16' 02"	190'	23.78'	47.31'
(H)	29° 13' 43"	190'	49.54'	96.93'
(I)	27° 51' 31"	190'	47.12'	92.38'
(J)	89° 57' 08"	100'	99.92'	157.00'
(K)	27° 33' 43"	300'	73.58'	144.31'
(L)	41° 42' 36"	100'	38.10'	72.80'
(M)	52° 29' 16"	100'	49.30'	91.61'

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, blocks, streets, alleys and easements, the same to be known as "Country Club Estates Fourth Addition" to the City of Hays, Kansas. The streets and alleys are hereby dedicated to and for the use of the public, and easements as indicated on the accompanying plat are hereby granted to the public for the purpose of construction, operating, maintaining and repairing all public utilities.

OWNERS
 NORTHWEST SERVICE CORPORATION

Frank A. Lowman
 Frank A. Lowman, President
Gary Casey *James A. Powell*
 Gary Casey James A. Powell

NOTARY CERTIFICATES:

State of Kansas, County of Ellis, ss
 Be it remembered that on this 18 day of January 1981, before me, a notary public in and for said County and State, came Frank A. Lowman, President of NORTHWEST SERVICE CORPORATION, Gary Casey, and James A. Powell, to me personally known to be the same person(s) 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.
 My Commission expires _____
James R. Flemons
 Notary Public
 1-17-1984

SURVEYOR'S CERTIFICATE:

I, James R. Flemons, a licensed professional engineer in the State of Kansas, do hereby certify this plat to be true and correct to the best of my knowledge; and that all iron bars as shown have been accurately set. Survey completed in January, 1981.

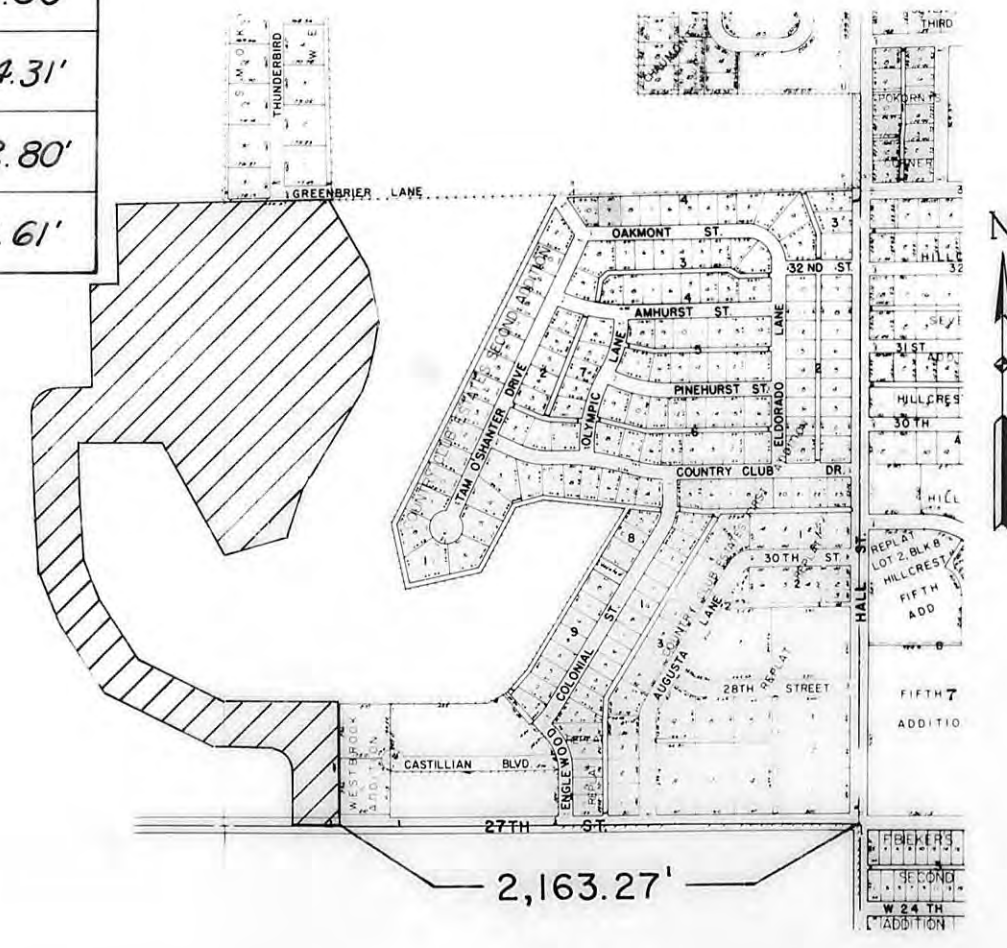
APPROVALS:

This plat has been submitted to and approved by the Hays - Ellis County Planning Commission this 19th day of January, 1981.
Alan Stecklen *Robert Nicholas*
 Secretary Chairman
 The dedication shown on this plat is accepted by the City Commission of the City of Hays, Kansas, this 12th day of February, 1981.
 ATTEST:
Mike Billinger
 City Clerk Mayor

Plat & Sec. - Bk 307 p. 732
 Resolution Bk 307 p. 738
 Ordinance Bk 307 p. 730

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 18 day of Feb. 1981 in Book *Plats* of *Country Club Estates Fourth Addition* Page 284. 3:30 PM 2000
Virginia Henry
 Register of Deeds



BUCHER & WILLIS
 CIVIL ENGINEERS, PLANNERS & ARCHITECTS