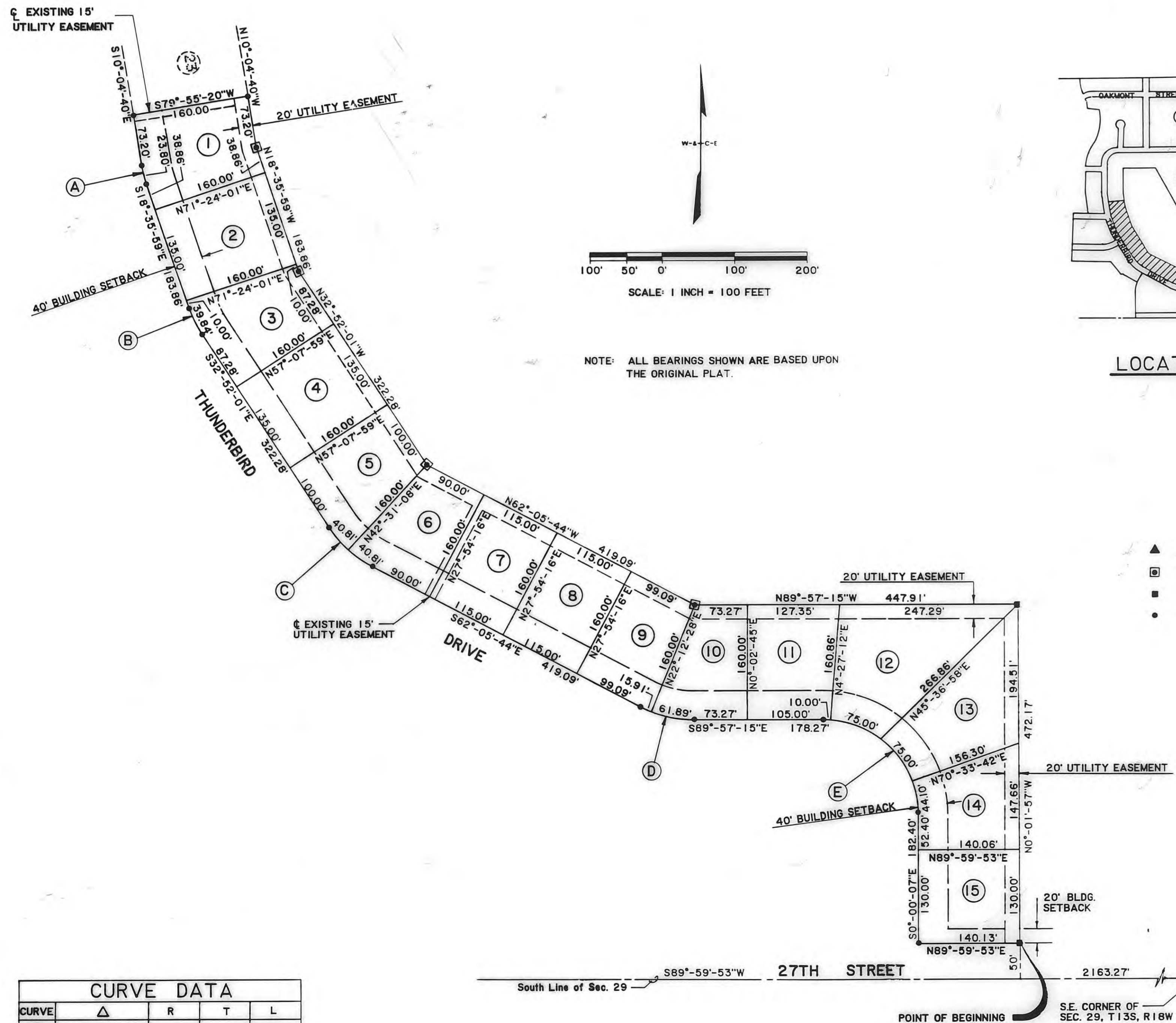


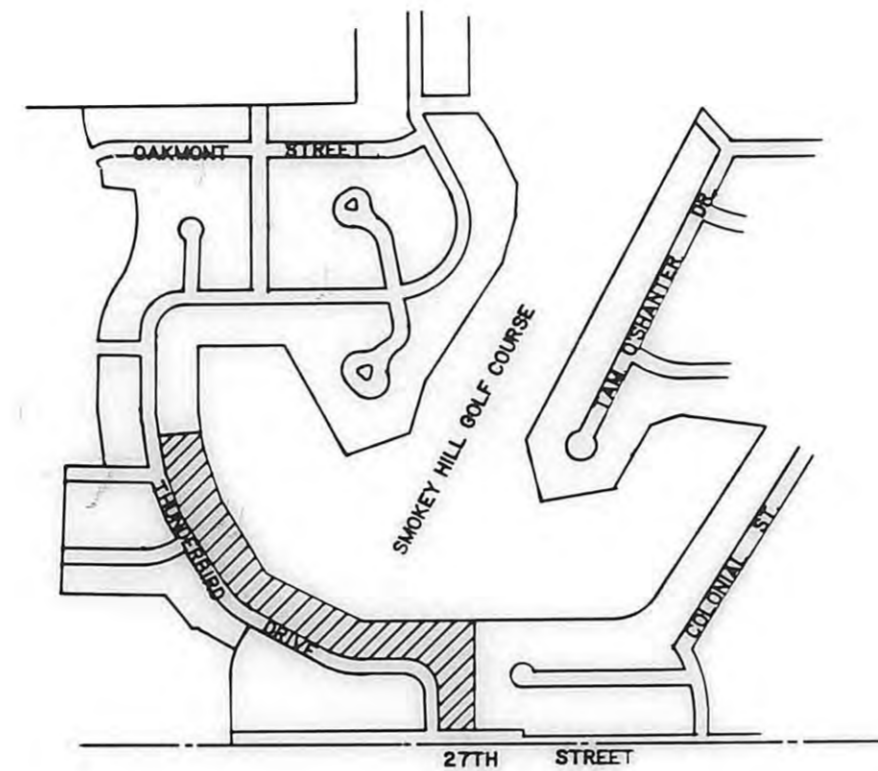
COUNTRY CLUB ESTATES SEVENTH ADDITION

BEING A REPLAT OF BLOCK ONE, LOTS 24 THROUGH 35
COUNTRY CLUB ESTATES FOURTH ADDITION

HAYS, KANSAS



NOTE: ALL BEARINGS SHOWN ARE BASED UPON THE ORIGINAL PLAT.



LOCATION MAP

LEGEND

- ▲ SECTION CORNER
- CONCRETE MONUMENT - FOUND
- 1/2" REBAR - FOUND
- 5/8" REBAR - SET

CURVE DATA				
CURVE	Δ	R	T	L
(A)	8°-31'-19"	160.00'	11.92'	23.80'
(B)	14°-16'-02"	160.00'	20.02'	39.84'
(C)	29°-13'-43"	160.00'	41.72'	81.62'
(D)	27°-51'-31"	160.00'	39.68'	77.80'
(E)	89°-57'-08"	130.00'	129.89'	204.10'

THIS IS A DIRECT PHOTOGRAPHIC REPRODUCTION OF THE OFFICIAL INSTRUMENT (RECORDED PLAT).
THIS REPRODUCTION WAS MADE BY BUCHER, WILLIS & RATLIFF, CONSULTING ENGINEERS, PLANNERS & ARCHITECTS IN JULY 1989

LEGAL DESCRIPTION:

A tract of land in the South half of Section 29, Township 13 South, Range 18 West of the Sixth Principal Meridian, Ellis County, Kansas and further described as follows:

Commencing at the Southeast Corner of Said section; thence S89°-59'-53"W, 2163.27 feet; thence N0°-01'-57"W, 50 feet to the point of beginning; thence N00°-01'-57"W, 472.17 feet; thence N89°-57'-15"E, 447.91 feet; thence N62°-05'-44"W, 419.09 feet; thence N32°-52'-01"W, 322.28 feet; thence N18°-35'-59"W, 183.86 feet; thence N10°-04'-40"W, 73.20 feet; thence S79°-55'-20"W, 160.0 feet; thence S10°-04'-40"E, 73.20 feet to a point of curvature; thence 23.80 feet along a curve to the left with a radius of 39.84 feet to the point of tangency; thence S18°-35'-59"E, 183.86 feet to a point of curvature; thence 39.84 feet along a curve to the left with a radius of 160.00 feet to the point of tangency; thence S32°-52'-01"E, 322.28 feet to a point of curvature; thence 81.62 feet along a curve to the left with a radius of 160.00 feet to the point of tangency; thence S62°-05'-44"E, 419.09 feet to a point of curvature; thence 77.80 feet along a curve to the left with a radius of 160.00 feet to the point of tangency; thence S89°-57'-15"E, 178.27 feet to a point of curvature; thence 204.10 feet along a curve to the right with a radius of 130.00 feet to the point of tangency; thence S0°-00'-07"E, 182.40 feet; thence N89°-59'-53"E, 140.13 feet to the point of beginning; containing 6.8096 acres, more or less.

STREETS, ALLEYS AND EASEMENTS:

Streets, alleys and easements shown on this plat and not heretofore dedicated for public and private use are hereby dedicated for public and private use and may be employed for the purpose of installation, repairing and maintaining all public and private utilities now or hereafter.

OWNER'S CERTIFICATE:

STATE OF KANSAS:

COUNTY OF ELLIS:

This is to certify that the undersigned are the owners of the land described in the plat, and that they have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes herein set forth, and do hereby acknowledge and adopt the same under the style and title thereon indicated.

All street rights-of-way shown on this plat are hereby dedicated to the public. An easement of license to the public to locate, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures upon the area marked for easements on this plat is hereby granted.

Given under my hand this 30 day of December 1985.

COUNTRY CLUB DEVELOPMENT COMPANY, A PARTNERSHIP

Melvin Romme
Melvin Romme, Authorized Agent

NOTARY'S CERTIFICATE:

I, a notary public in and for Ellis County, in the State of Kansas, do hereby certify that Melvin Romme, authorized agent for COUNTRY CLUB DEVELOPMENT COMPANY personally known to me to be the same person whose name is subscribed, to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he signed the plat at his own free and voluntary act for the use and purpose herein set forth.

Given under my hand and notarial seal this 30 day of December 1985.

My Commission expires:

Susan Billinger
Notary Public

SURVEYOR'S CERTIFICATE:

I, Thomas Lloyd McElroy, a registered land surveyor in the State of Kansas; do hereby certify that the accompanying plat is correctly shown to the best of my knowledge and belief; and that it meets or exceeds the minimum requirements as recommended by the Kansas Society of Land Surveyors.

Thomas L. McElroy
Thomas Lloyd McElroy, R.S.

APPROVALS:

This plat of COUNTRY CLUB ESTATES SEVENTH ADDITION BEING A REPLAT OF BLOCK ONE, LOTS 24 THROUGH 35, COUNTRY CLUB ESTATES FOURTH ADDITION has been submitted to and approved by the Planning Commission this 18 day of November 1985.

Dave Barton
Secretary

Glenn Poston
Chairman

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 9th day of January 1986.

Mike Dillingham
Mayor

Stanley Schell
City Clerk

The above and foregoing plat is hereby approved by the City Attorney of Hays, Kansas this 9th day of January 1986.

Robert F. Glassman
City Attorney

STATE OF KANSAS:

COUNTY OF ELLIS:

This is to certify that this instrument was filed for record in the Register of Deeds Office on this 21 day of January 1986. In Plat's Cabinet No. 324.

Rose Ann Rupp
Register of Deeds
Mary Ann Wing
Deputy



COUNTRY CLUB ESTATES SEVENTH ADDITION
BEING A REPLAT OF BLOCK ONE, LOTS 24 THROUGH 35
COUNTRY CLUB ESTATES FOURTH ADDITION
HAYS, KANSAS

DESIGN MEK	DRAWN TLM	DATE: JUNE 1985
WILSON & COMPANY ENGINEERS & ARCHITECTS		FILE NO. 85-601
		SHEET NO. OF