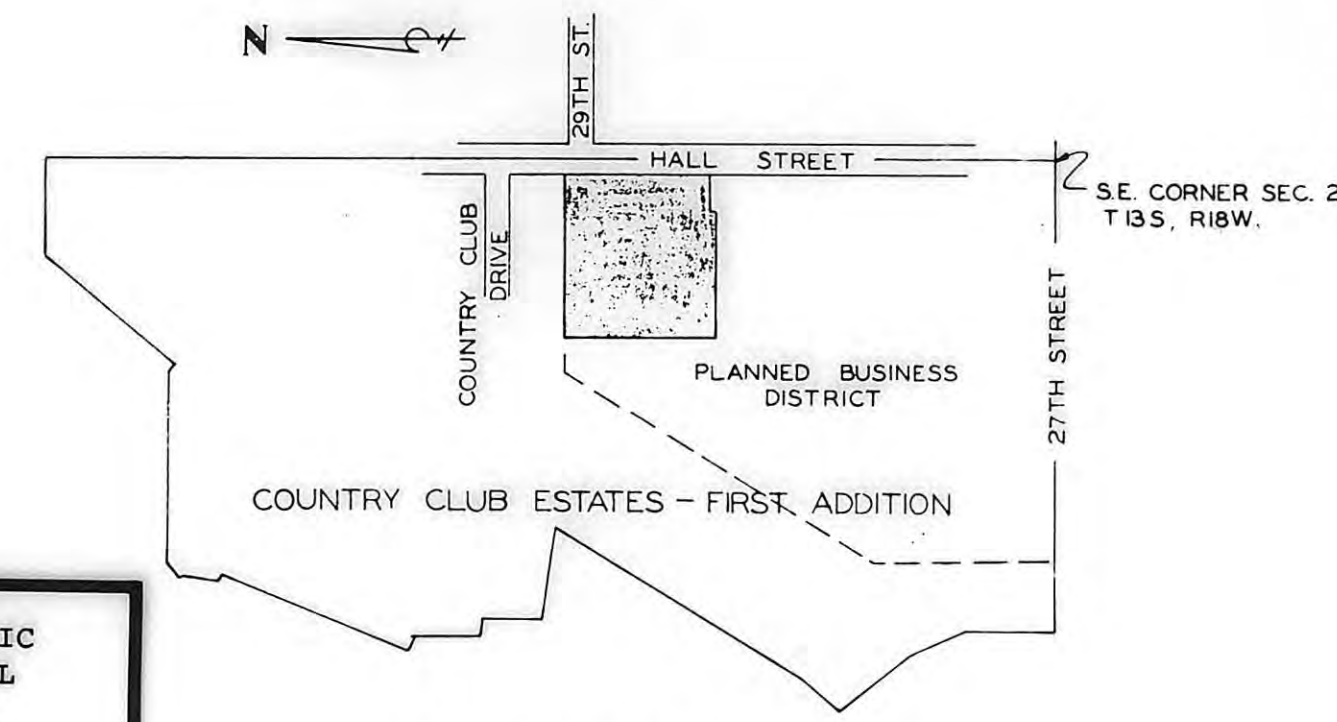
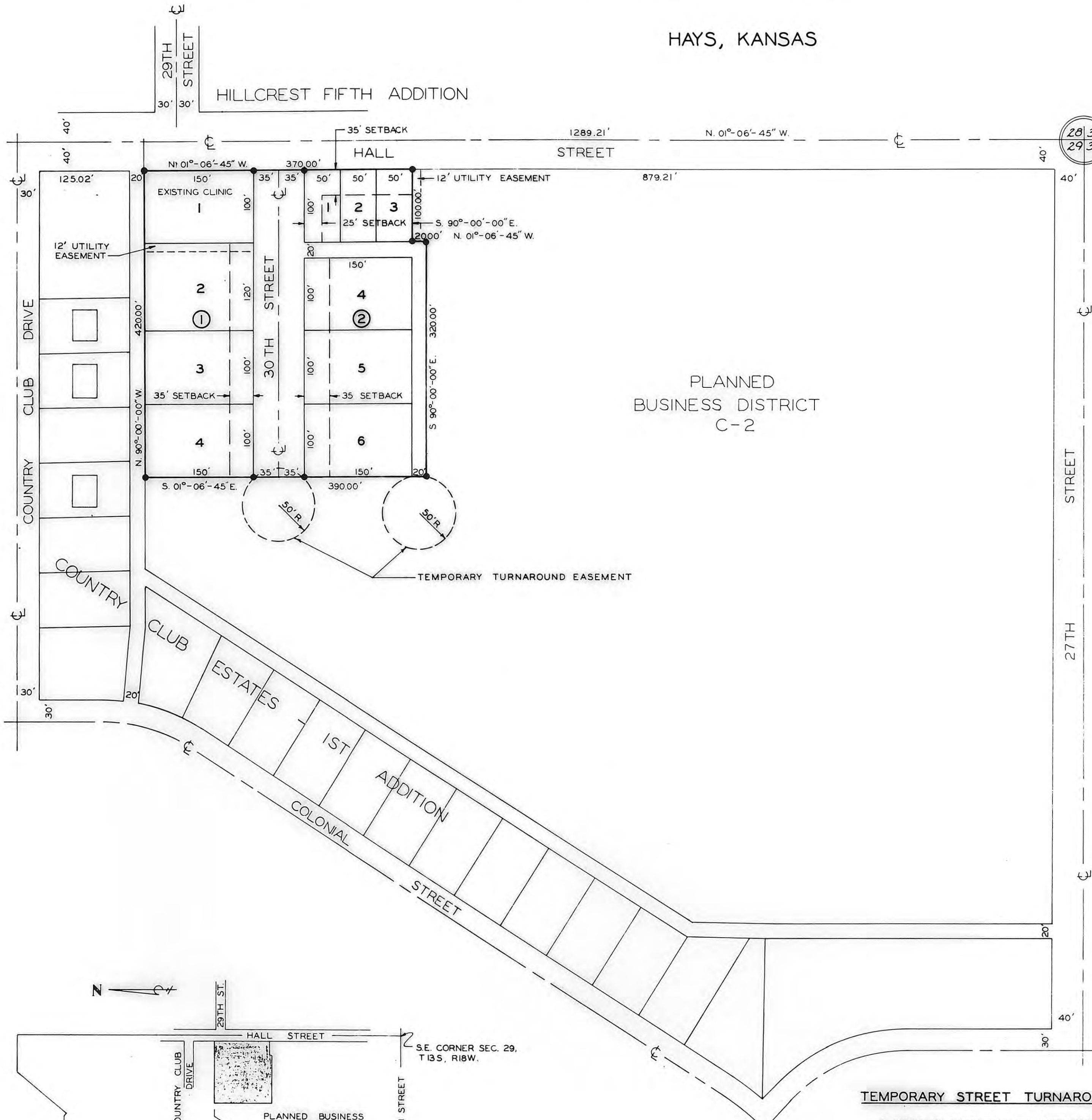
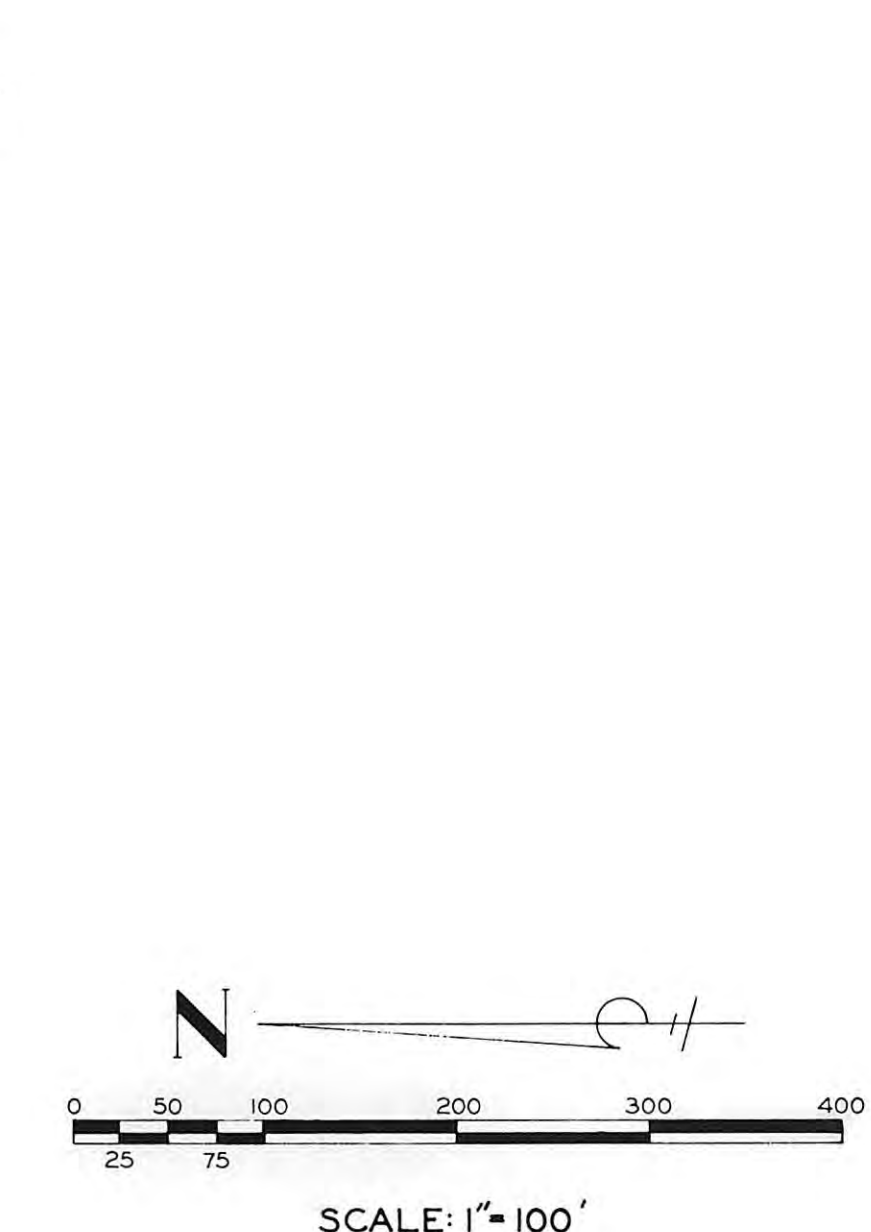


# REPLAT OF A PORTION OF PLANNED BUSINESS DISTRICT COUNTRY CLUB ESTATES FIRST ADDITION

HAYS, KANSAS



THIS IS A DIRECT PHOTOGRAPHIC REPRODUCTION OF THE OFFICIAL INSTRUMENT (RECORDED PLAT).  
THIS REPRODUCTION WAS MADE BY BUCHER & WILLIS CONSULTING ENGINEERS, PLANNERS & ARCHITECTS IN AUGUST, 1979.



**LEGEND**

• 1/2" REBAR SET AS SHOWN

STATE OF KANSAS }  
ELLIS COUNTY }  
This instrument was filed for record

SEP 26 1974  
3:15 o'clock P.M. recorded in  
218 of 1974 page 13  
Ray G. Hammerlund  
Fees 76.20 Register of Deeds

**TEMPORARY STREET TURNAROUND EASEMENT**

A CIRCULAR TRACT OF 50.00 FOOT RADIUS, THE CENTER OF SAID CIRCLE BEING 458.00 FEET WEST OF THE WEST LINE OF HALL STREET AND 360.02 FEET SOUTH OF THE CENTERLINE OF COUNTRY CLUB DRIVE.

**TEMPORARY ALLEY TURNAROUND EASEMENT**

A CIRCULAR TRACT OF 50.00 FOOT RADIUS, THE CENTER OF SAID CIRCLE BEING 469.50 FEET WEST OF THE WEST LINE OF HALL STREET AND 555.02 FEET SOUTH OF THE CENTERLINE OF COUNTRY CLUB DRIVE.

TRACT CONTAINS 3.71 ACRES ±

**LEGAL DESCRIPTION:**

A tract of land in the Southeast one-quarter of Section 29, Township 13 South, Range 18 West of the Sixth Principal Meridian, Ellis County, Kansas, more fully described as follows:

Beginning at a point 1,289.21 feet North and 40.00 feet West of the Southeast corner of said Section 29; thence North 90 degrees 00 minutes 00 seconds West 420.00 feet; thence South 01 degrees 06 minutes 45 seconds East 390.00 feet; thence South 90 degrees 00 minutes 00 seconds East 320.00 feet; thence North 01 degrees 06 minutes 45 seconds West 20.00 feet; thence South 90 degrees 00 minutes 00 seconds East 100.00 feet; thence North 01 degrees 06 minutes 45 seconds West 370.00 feet to the point of beginning. Said tract contains 3.71 acres, more or less.

**STREET, ALLEY AND EASEMENTS**

Street, alley 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 installing, repairing and maintaining all public and private utilities now or hereafter.

**OWNERS' AND MORTGAGERS' CERTIFICATE:**

State of Kansas, County of Ellis, ss

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 therein set forth, and do hereby acknowledge and adopt the same under the style and title thereon indicated.

All street rights-of-way as shown on this plat are hereby dedicated to the public. An easement or 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 our hands at Hays, Kansas this 31 day of July, 1974.

Country Club Estates, Inc., William H. Rymph President  
Wendelin A. Herman Secretary  
John J. Strack President  
Larry R. Good D.D.S.  
Robert D. Pokorny D.D.S.  
John J. Strack D.D.S.  
Hays Savings Association Norman G. Giebler President  
The First National Bank of Hays City R. Guy Bemis President

**NOTARY CERTIFICATE:**

State of Kansas, County of Ellis, ss

I, a Notary Public in and for Ellis County, in the State of Kansas, do hereby certify that William H. Rymph, President, and Wendelin A. Herman, Secretary, of COUNTRY CLUB ESTATES, INC.; Norman G. Giebler; Larry R. Good; Robert D. Pokorny; John J. Strack; Frank A. Lowman, President of the Hays Savings Association; R. Guy Bemis, President of The First National Bank of Hays City, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed the plat as their own free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this 31 day of July, 1974.

My commission expires March 28, 1975.

John W. Smith  
Notary Public

**SURVEYOR'S CERTIFICATE:**

I, a licensed professional engineer and licensed land surveyor 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. Said survey was completed on July 29, 1974.

John W. Smith  
John W. Smith, P. E.

**APPROVALS:**

This plat, a REPLAT OF A PORTION OF PLANNED BUSINESS DISTRICT, COUNTRY CLUB ESTATES FIRST ADDITION, City of Hays, Kansas has been submitted to and approved by the Hays-Ellis County Planning Commission this 19 day of August, 1974.

Jack O. Lopez Chairman  
Peggy McCullick Secretary

This dedication shown on this plat is accepted by the City Commission of the City of Hays, Kansas, this 22nd day of August, 1974.

Dale D. Shindel Mayor  
Attest: Arvid S. Schutte City 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 26 day of August, 1974, in Book 27, Page 13.

Register of Deeds  
Deputy

|  |         |  |        |
|--|---------|--|--------|
| DESIGNED BY  | JWS     | <b>JOHN W. SMITH</b><br>CONSULTING ENGINEER<br>AND ASSOCIATES<br>HAYS KANSAS |        |
| DRAWN BY   | R.L.R.  |  |        |
| CHECKED BY   | D.J.B.  |  |        |
| DATE   | JULY 74 | JOB NO.  | 74-216 |
| A PORTION OF PLANNED BUSINESS DISTRICT<br>COUNTRY CLUB ESTATES<br>FIRST ADDITION |         | SHEET<br>1 OF 1  |        |
| HAYS   |         | KANSAS   |        |