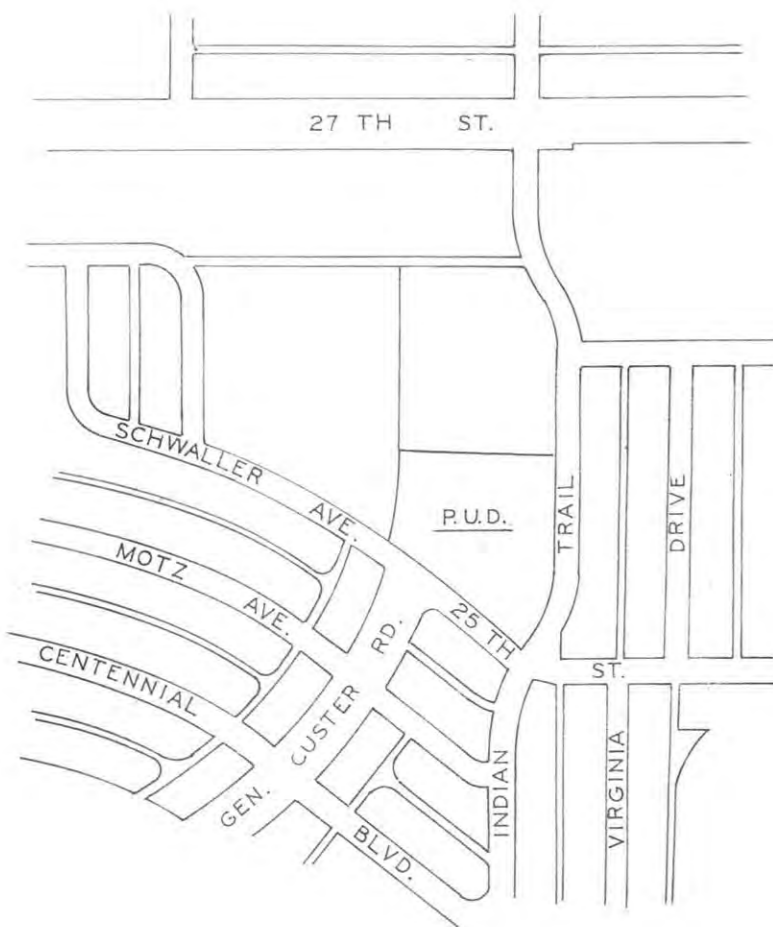


INDIAN WOODS TOWNHOMES

PLANNED UNIT DEVELOPMENT

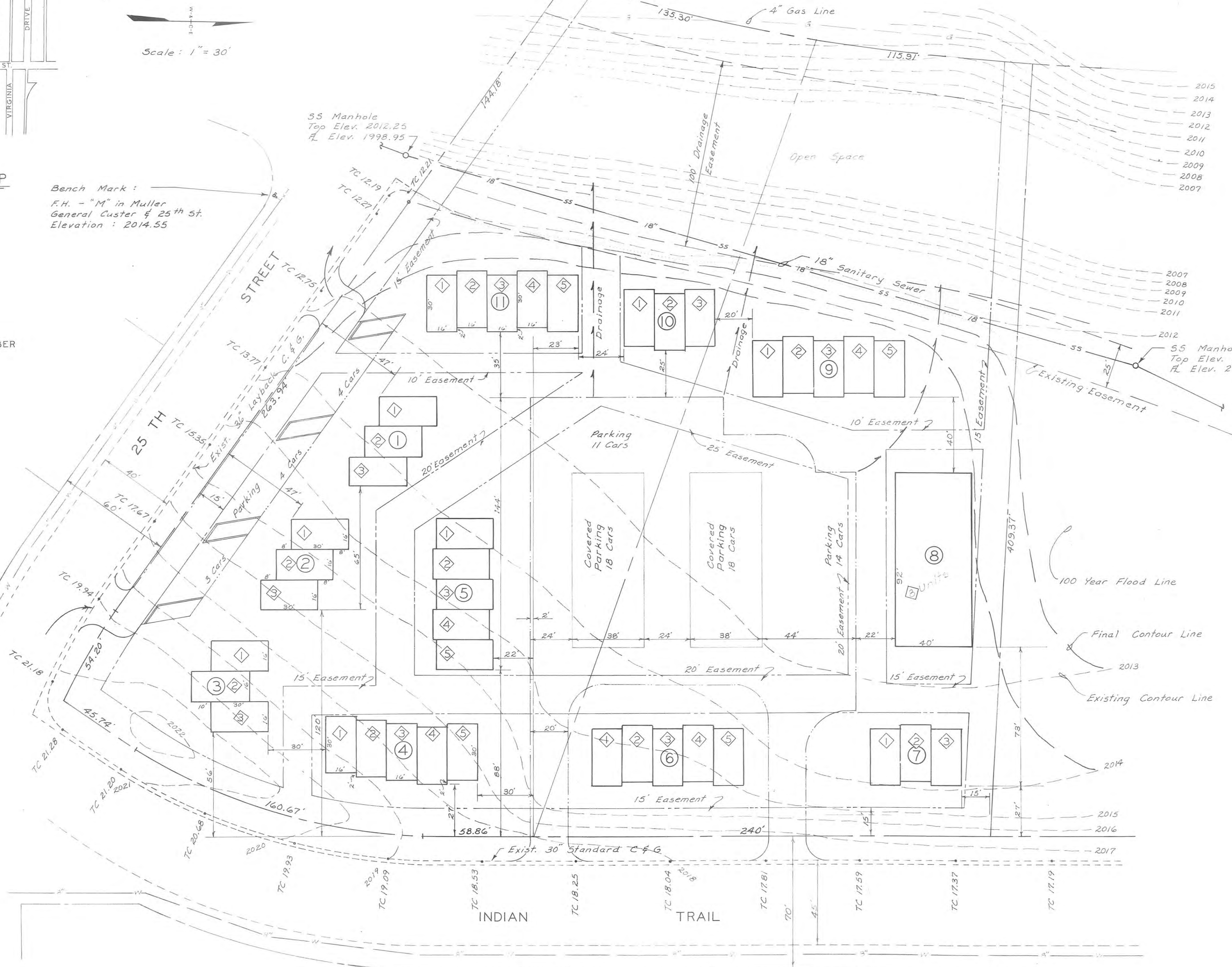


LOCATION MAP
Not To Scale

LEGEND

- ③ - BUILDING NUMBER
- ② - UNIT NUMBER

Bench Mark:
F.H. - "M" in Muller
General Custer & 25th St.
Elevation: 2014.55



- GENERAL PROVISIONS:
- 1) Net Area - 166,729.5 square feet or 3.827 acres.
 - 2) Density shall not exceed 12.45 dwelling units per acre or a total of 48 dwelling units for the entire plan.
 - 3) Floor area ratio shall not exceed 27.5%.
 - 4) Building coverage shall not exceed 1.73% of the net area of the Planned Unit Development by individual parcel or total development.
 - 5) A minimum of 64.5% of the development plan shall be provided for common open space.
 - 6) The proposed building sequence is to construct buildings 1-3 the first year, 4-7 the second year, and 8-11 the third year.
 - 7) Required number of off-street parking spaces: 72; Space Provided: 72

LEGAL DESCRIPTION:
All of Lots 2 and 3, Block 5 in Centennial Estates Sixth Addition, Hays, Kansas

STREETS, ALLEYS, AND EASEMENTS:
Streets, alleys and easements shown on this Planned Unit Development 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.

State of Kansas, County of Ellis, ss
This is to certify that the undersigned are the owners of the land described in the Planned Unit Development, 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 Right-of-ways shown on this Planned Unit Development 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 area marked for easements on the Planned Unit Development is hereby granted.

Granted under my hand this 26th day of January, 1983.

First of Kansas Financial Corporation Hays Self Store, Inc.
A Kansas Corporation A Kansas Corporation

Henry Schwaller Jr. *Gerald G. Befort*
Henry Schwaller Jr., President Gerald G. Befort, President

State of Kansas, County of Ellis, ss
Be it remembered that on this 26th day of January, 1983 before me the undersigned a Notary Public, duly commissioned, in and for the county and the state aforesaid came Henry Schwaller, Jr., President of First of Kansas Financial Corporation and Gerald G. Befort, President of Hays Self Store, Inc., personally known to me to be the same people whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed the Planned Unit Development as their own free voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 26th day of January, 1983.

My Commission Expires: *Elaine M. Younger*
Notary Public

ENGINEER'S CERTIFICATE:
I, a licensed professional engineer in the State of Kansas, do hereby certify that the property corners for this Planned Unit Development have been set in the locations shown on the drawing.

Harold H. Younger, II, P.E.
Harold H. Younger, II, P.E.

APPROVALS:
This Planned Unit Development of Indian Woods Townhomes has been submitted to and approved by the Planning Commission this 18th day of October, 1982.

P. John Jenkins *Robert Nichols*
Secretary Chairman

The dedications shown on this Planned Unit Development accepted by the City Commission of the City of Hays, Kansas this 9th day of November, 1982.

George Philp *Annetha Robinson*
Mayor City Clerk

The above foregoing Planned Unit Development is hereby approved by the City Attorney of Hays, Kansas this 9th day of November, 1982.

City Attorney
City Attorney

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 this 17th day of February, 1983 in Book 303 Page 20.00.

Virginia Huzar Deputy
Register of Deeds Deputy

See Bl 158 p. 457
Declarations of Covenants etc.
Blk 370 p. 488



INDIAN WOODS TOWNHOMES PLANNED UNIT DEVELOPMENT		FILE: 82-601
DESIGN VRR	DRAWN VRR	DATE: SEPTEMBER 1982
		SHEET: 1 OF 1