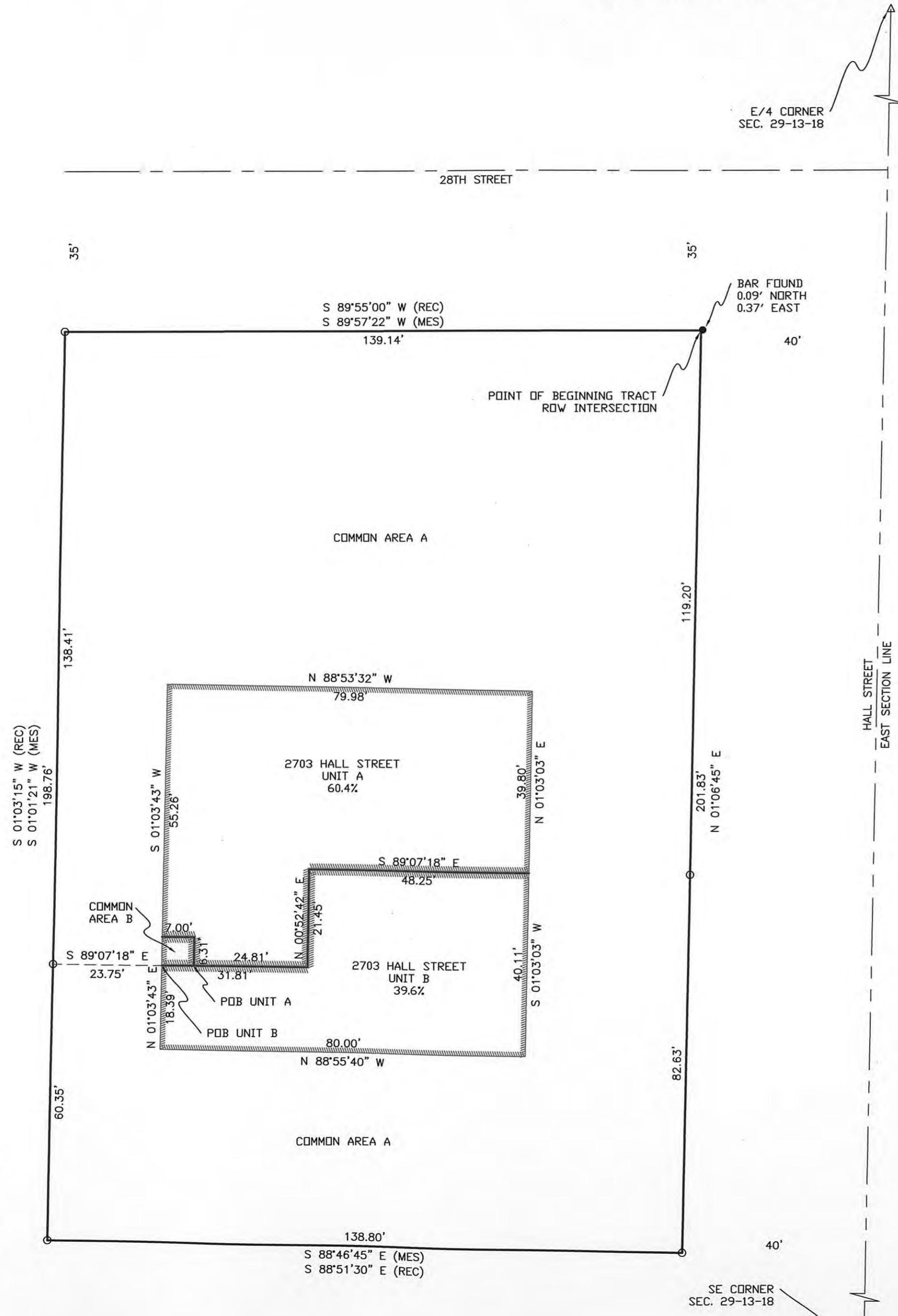


M & S PLAZA

CONDOMINIUM PLAT

REGISTER OF DEEDS
SEAL
STATE OF KANSAS
ELLIS COUNTY
This Instrument was filed for record
FEB 26 2003
8.45 o'clock A.M. recorded in
Plat of C.S.M. page 865
Date recorded 2/26/03
Fees 20.00 Register of Deeds

Declar. of Condo. BK: 553 PG: 865



LEGAL DESCRIPTION TRACT:
A tract of land located in the East Half of Lots Two (2) and Three (3), Block One (1), SECOND REPLAT OF A PORTION OF PLANNED BUSINESS DISTRICT, COUNTRY CLUB ESTATES FIRST ADDITION to the City of Hays, Ellis County, Kansas, described as follows:
Beginning at the intersection of the West Right of Way of Hall Street and the South Right of Way of 28th Street, Thence West on the South Right of Way of 28th Street on a bearing of S 89°55'00" W a distance of 139.14 feet, Thence South on a bearing of S 01°03'15" W a distance of 198.76 feet, Thence East on a bearing of S 88°51'30" E a distance of 138.8 feet to the West Right of Way of Hall Street, Thence North on Right of Way line on a bearing of N 01°06'45" E a distance of 201.83 feet to the point of beginning.
As recorded in Book 185 of Deeds, Page 711, Ellis County Register of Deeds Office.

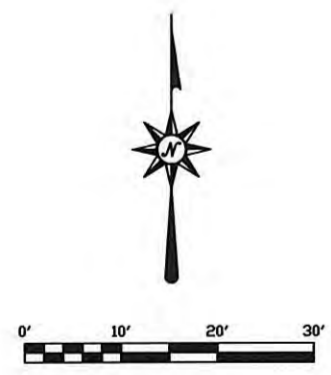
LEGAL DESCRIPTION UNIT A:
Commencing at the intersection of the West Right of Way of Hall Street and the South Right of Way of 28th Street; Thence S 89°57'22" W along the South Right of Way of 28th Street a distance of 139.14 feet; Thence S 01°01'21" W a distance of 138.41 feet; Thence S 89°07'18" E a distance of 23.75 feet to the exterior of a building; Thence continuing on the last described course a distance of 7.00 feet to the POINT OF BEGINNING; Thence continuing on the last described course a distance of 24.81 feet to the centerline of a common wall; Thence N 00°52'42" E along the centerline of a common wall a distance of 21.45 feet; Thence S 89°07'18" E along the centerline of a common wall a distance of 48.25 feet to the exterior of a building; Thence N 01°03'03" E along the exterior of a building a distance of 39.80 feet; Thence N 88°53'32" W along the exterior of a building a distance of 79.98 feet; Thence S 01°03'43" W a distance of 55.26 feet; Thence S 89°07'18" E a distance of 7.00 feet; Thence S 01°03'43" W a distance of 6.31 to the POINT OF BEGINNING.

LEGAL DESCRIPTION UNIT B:
Commencing at the intersection of the West Right of Way of Hall Street and the South Right of Way of 28th Street; Thence S 89°57'22" W along the South Right of Way of 28th Street a distance of 139.14 feet; Thence S 01°01'21" W a distance of 138.41 feet; Thence S 89°07'18" E a distance of 23.75 feet to the exterior of a building and the POINT OF BEGINNING; Thence continuing on the last described course a distance of 31.81 feet to the centerline of a common wall; Thence N 00°52'42" E along the centerline of a common wall a distance of 21.45 feet; Thence S 89°07'18" E along the centerline of a common wall a distance of 48.25 feet to the exterior of a building; Thence S 01°03'43" W along the exterior of a building a distance of 40.11; Thence N 88°55'40" W along the exterior of a building a distance of 80.00 feet; Thence N 01°03'43" E along the exterior of a building a distance of 18.39 feet to the POINT OF BEGINNING.

I, Douglas L. Carlson, Registered Land Surveyor #715 in the State of Kansas certify that the Survey shown hereon was made by me or under my direct supervision on the Thirteenth day of December, 2002, and the Plat drawn hereon is true and correct to the best of my knowledge and belief.



Douglas L. Carlson
Kansas Reg. No. 715



LEGEND:

- = 1/2" Iron Bar Found
- = 5/8" Iron Bar Set w/Cap Stamped "CSM LS 1367"

M & S PLAZA	Sq. Ft.
Common Area A	= 21,438.3
Common Area B	= 44.2
Unit A	= 3,833.3
Unit B	= 2,516.5
Total	= 27,832.3

Duane Steffen
3111 Tam O'Shanter
Hays, KS 67601
(785) 625-7137

SURVEYED BY: DEC
DRAWN BY: KMT
APPROVED BY: DLC

CSM Carlson's Surveying & Mapping, Inc.
INC. 1106 E. 27th Street, Suite 6, Hays, KS 67601
(785) 628-3219 ... www.csmgis.com

JOB NO:	10193	DATE:	02/14/03
SCALE:	1" = 20'	SHEET:	1 OF 1
REV	DESCRIPTION	DATE	BY