

# PFEIFER R D ADDITION TO THE CITY OF VICTORIA, KANSAS

**LEGAL DESCRIPTION:**

A tract of land situated in the Northwest Quarter (NW/4) of Section Seven (7), Township Fourteen (14) South, Range Sixteen (16) West of the 6TH Principal Meridian, Ellis County, Kansas, described as follows:

Commencing at the Southwest corner of the Northwest Quarter of Section 7, Township 14 South, Range 16 West, said corner having State Plane coordinates of NAD 83 (1997) of North 190150.96 feet East 984418.00 feet; Thence on State Plane Grid bearing of North 01 degrees 27 minutes 47 seconds East along the West line of the Northwest Quarter of said Section 7, a distance of 574.63 feet to the extension of the South line of 6th Street in the City of Victoria, Kansas; Thence on a bearing of South 89 degrees 03 minutes 25 seconds East along said extension a distance of 30.00 feet to the East line of Cathedral Avenue and the Point of Beginning; Thence continuing on the last described course along the South line of 6th Street a distance of 811.84 feet to the Northeast corner of a parcel recorded in the office of the Register of Deeds, Book 134, Page 237; Thence on a bearing of South 01 degrees 27 minutes 47 seconds West along the East line of said parcel a distance of 245.56 feet measured, (263 feet recorded); Thence on a bearing of South 87 degrees 12 minutes 33 seconds West a distance of 144.72 feet measured, (164 feet recorded); Thence on a bearing of South 02 degrees 20 minutes 37 seconds West a distance of 271.11 feet measured (260 feet recorded) to the North line of 4th Street; Thence on a bearing of North 88 degrees 52 minutes 00 seconds West along the North line of 4th Street a distance of 663.32 feet to the East line of Cathedral Avenue; Thence on a bearing of North 01 degrees 27 minutes 47 seconds East along the East line of Cathedral Avenue a distance of 523.82 feet to the Point of Beginning. Said tract contains 8.86 acres.

**STREETS & EASEMENTS**

Streets, drives, alleys, and circles 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, now or hereafter used, by the public over, under and along the strips marked "Utility Easement."

**OWNER'S DEDICATION**

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, Drives, Circles and Easements, the same to be known as "PFEIFER R D ADDITION", to the City of Victoria, Kansas. The Streets, Drives and Circles are hereby dedicated to and for the use of the public, and the easements as indicated on the accompanying plat are hereby granted to the public for the purpose of constructing, operating, maintaining, and repairing all public utilities.

By Mary R Pfeifer Donna M Simoneau  
 Mary R Pfeifer Donna M. Simoneau  
Rose E. Guercio Charles Guercio  
 Rose E. Guercio Charles Guercio  
Elizabeth A. Pfeifer  
 Elizabeth A. Pfeifer

**NOTARY CERTIFICATE:**

State of Kansas, County of Ellis, ss:  
 Be it remembered that on this 9th day of October, 2002, before me, a Notary Public in and for said County and State, came Mary R. Pfeifer, a widow; Donna M. Simoneau, a widow; Rose E. Guercio (formerly Rose E. Windholz), and Charles Guercio, her husband, and Elizabeth A. Pfeifer, a widow, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal, the day and year above written.

Sherry De Haan  
 Notary Public

My Commission Expires: May 24, 2003

**SURVEYOR'S CERTIFICATE:**

I, Thomas G. Bieker, a Registered Land SURVEYOR in the State of Kansas, do hereby certify this Plat to be true and correct to the best of my knowledge.

Thomas G. Bieker Oct. 8, 2002  
 Thomas G. Bieker Date

**APPROVALS:**

This plat, PFEIFER R D ADDITION has been submitted to and approved by the Victoria Planning Commission and is recommended for approval by the City of Victoria, Kansas.

Dated this 18th day of September, 2002

W. Pat Dreshing  
 CHAIRMAN  
J. H. C...  
 SECRETARY

Donald F. Hoffman, Attorney for the City of Victoria, Kansas

This plat of PFEIFER R D ADDITION to the City of Victoria, Kansas has been approved and all dedications shown hereon are hereby accepted by the City of Victoria, Kansas.

Dated this 30th day of September, 2002.

**ATTEST:**

Mary Pfeifer Gerald (Jerry) Brungardt  
 Mary Pfeifer, City Clerk Gerald (Jerry) Brungardt, Mayor

**RECORDED:**

State of Kansas, County of Ellis, ss:

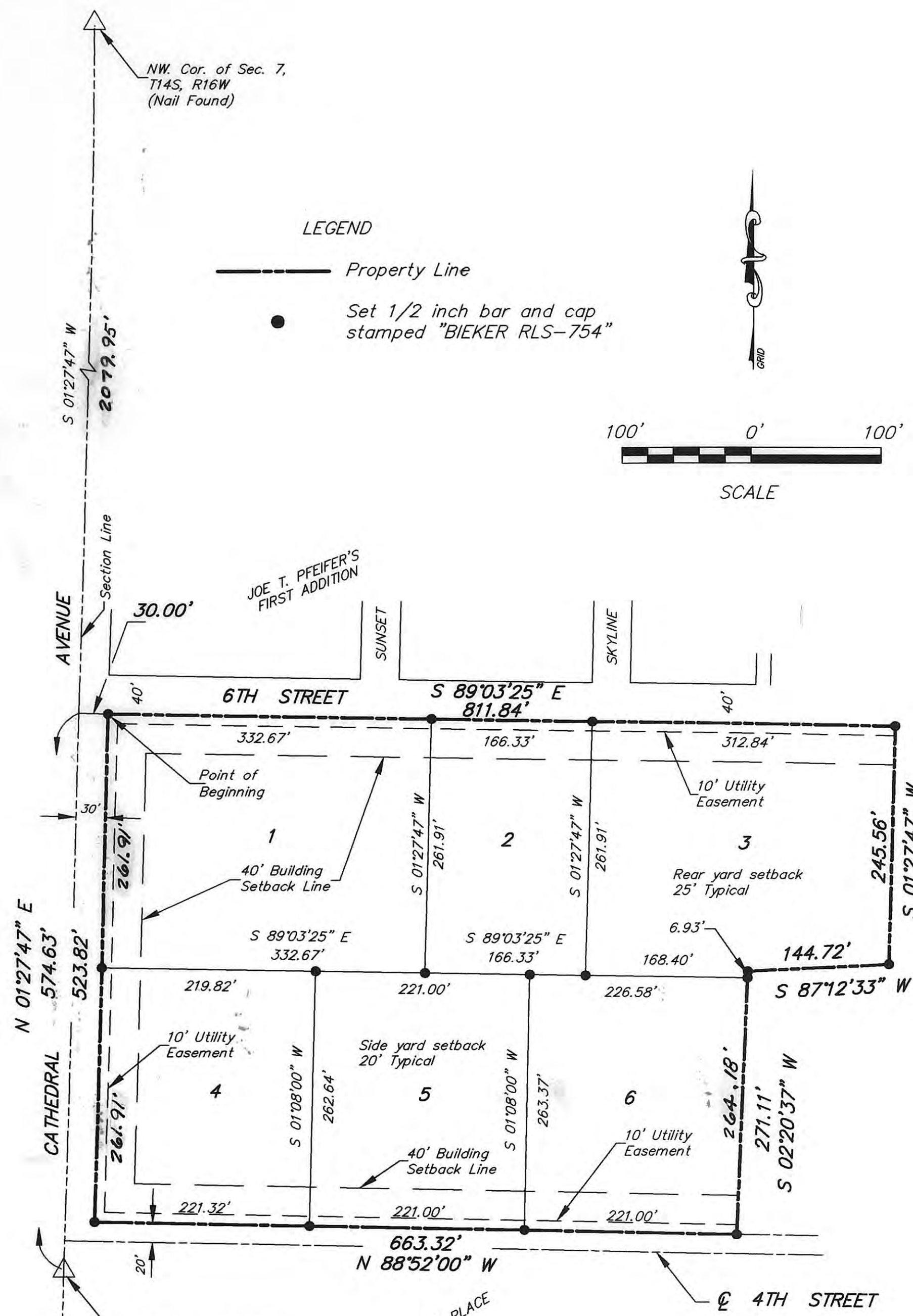
This is to certify that this instrument was filed for record in the Register of Deeds Office on the 15 day of November, 2002 in Book Cal., Page 394.

Rebecca Hanzog Mary Dreshing  
 REGISTER OF DEEDS DEPUTY

Plat + Dedic. BK: 545 PG: 566  
 Resol. BK: 545 PG: 574  
 Amended - Plat + Dedic. BK: 669 PG: 764



**BIEKER SURVEYING**  
 1718 HENRY DRIVE,  
 HAYS, KANSAS 67601  
 PHONE 785-628-8670



**REVIEW SURVEYOR'S CERTIFICATE:**

State of Kansas, County of Ellis, ss:

I hereby certify that the review of this plat was found to be in compliance with the requirements of K.S.A. 58-2005. Approved this 20th day of September, 2002.



Douglas L. Carlsson  
 6th Nov

Project No. 7-0294 Job Name: Rose Guercio Drawing Name: 7-0294.dwg Last Edit Date: September 2002