

PLAT OF SEVEN HILLS SECOND ADDITION

LEGAL DESCRIPTION:

A tract of land in the East Half (E½) of the West Half (W½) of Section 28, Township 13 South, Range 18 West of the Sixth Principle Meridian in Ellis County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of the Northwest Quarter (NW¼) of Section 28, Township 13 South, Range 18 West, thence on an assumed bearing of S 0° 12' 42" E along the East line of the Southwest Quarter (SW¼) of Section 28, a distance of 35.00 feet; thence S 89° 08' 22" W, a distance of 382.46 feet; thence N 14° 53' 36" W, a distance of 148.15 feet; thence Northwesterly on a curve to the left having a radius of 278.00 feet, an arc distance of 123.70 feet; thence tangent to said curve N 40° 23' 20" W, a distance of 489.11 feet; thence in a Northerly direction on a curve to the right having a radius of 600.00 feet, an arc distance of 208.83 feet, the terminal tangent of which has a bearing of N 20° 26' 49" W; thence on a bearing of S 69° 33' 11" W, a distance of 150.00 feet; thence in a Northwesterly direction on a curve to the right having a radius of 750.00 feet, the initial tangent of which has a bearing of N 20° 26' 49" W, an arc distance of 108.75 feet; thence tangent to said curve N 12° 08' 21" W, a distance of 498.23 feet; thence on a bearing of N 89° 06' 40" E, a distance of 1,171.68 feet; thence on a bearing of S 0° 13' 50" W, a distance of 554.85 feet; thence on a bearing of S 0° 26' 31" E, a distance of 765.16 feet to the point of beginning. Said tract contains 25.402 acres, more or less.

STREETS, EASEMENTS AND PUBLIC PARKS

Streets, boulevards, drives, alleys and pedestrian walkways as shown on this plat and not heretofore dedicated to and for public use are hereby so dedicated.

Easements are hereby dedicated for public use, as utility easement right-of-way which are shown as lying between the dashed lines in width 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, new or hereafter used, by the public over, under and along the strips marked "Utility Esm't."

OWNER'S CERTIFICATE

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, alleys, easements, and pedestrian walkways, the same to be known as "Seven Hills Second Addition" to the City of Hays, in Ellis County, Kansas. The streets, alleys, and pedestrian walkways are hereby dedicated to and for the use of the public, and easements as indicated on the accompanying plat are hereby granted to the public for the purpose of constructing, operating and maintaining and repairing all public utilities.

VAN DOREN DEVELOPMENT COMPANY

A Partnership

Charles A. Cramer
 Charles A. Cramer
Alex W. Cramer
 Alex W. Cramer
Eileen Johnson
 Eileen Johnson

By *David A. Van Doren*
 David A. Van Doren
 Partner and General Manager

NOTARY CERTIFICATES

State of Kansas, County of Ellis, ss

Be it remembered that on this 15th day of March, 1976, before me, a notary public in and for said County and State, came David A. Van Doren, Partner and General Manager of Van Doren Development Company to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Betty Crews
 Betty Crews
 Notary Public

My Commission Expires

Aug. 16, 1976

State of California, County of Santa Clara, ss

Be it remembered that on this 11th day of MARCH, 1976, before me, a notary public in and for said County and State, came Charles A. Cramer and Alex W. Cramer, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Frank J. Barcellis
 Frank J. Barcellis
 Notary Public

My Commission Expires

NOV 25, 1978



State of Texas, County of Dallas, ss

Be it remembered that on this 8th day of MARCH, 1976, before me, a notary public in and for said County and State, came Eileen Johnson, a single woman, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

J. R. ...
 Notary Public

My Commission Expires

JUNE 1, 1977

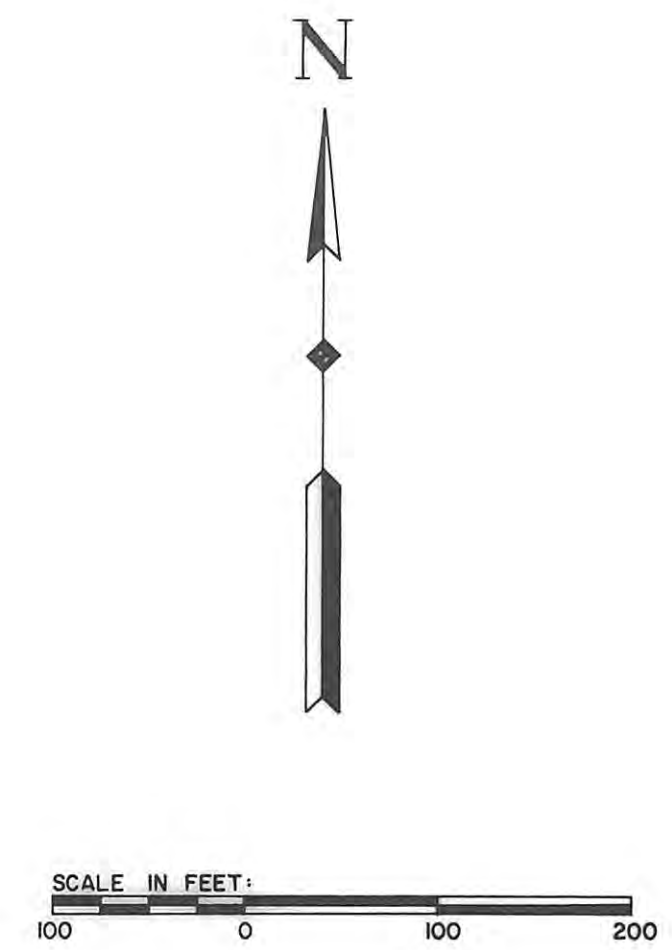
SURVEYOR'S CERTIFICATE:

I, Raymond E. Lamfers, a licensed professional engineer 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. Survey completed in January, 1976.

Raymond E. Lamfers
 Raymond E. Lamfers, P.E.



BUCHER & WILLIS
 CONSULTING ENGINEERS, PLANNERS & ARCHITECTS



CURVE DATA				
CURVE	Δ	R	T	Lc
(A)	25°29'44"	278'	62.89'	123.70'
(B)	28°14'59"	600'	150.99'	295.83'
(C)	8°18'28"	750'	54.47'	108.75'
(D)	28°14'59"	300'	75.49'	147.92'
(E)	49°46'19"	150'	69.58'	130.30'
(F)	32°45'59"	206'	60.56'	117.81'

LEGEND

- — ½" Rebar (Set)
- — ½" Rebar (Found)
- ⊕ — + in Concrete (Found)

ORDINANCE NO. 999
 Book: 335 p. 17

AN ORDINANCE VACATING A 10' UTILITY EASEMENT COVERING A TRACT OF LAND SITUATED IN LOT THIRTEEN (13), OF BLOCK THREE (3), IN SEVEN HILLS SECOND ADDITION

APPROVALS:

This plat of SEVEN HILLS SECOND ADDITION has been submitted to and approved by the City of Hays Planning Commission this 19th day of January, 1976.

Steven D. Powell
 Secretary

Peggy McCullick
 Chairperson

This dedication shown on this plat is accepted by the City Commission of the City of Hays, Kansas, this 24th day of March, 1976.

Donald S. Rupp
 Mayor

Arvidson Erickson
 City Clerk

STATE OF KANSAS
 ELLIS COUNTY
 This instrument was filed for record

APR 7 1976
 9:00 o'clock A.M. recorded in
28 of Block 3
Map 133
 Fees: 1.00 Register of Deeds

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.