

# PLAT OF SEVEN HILLS THIRD ADDITION

HAYS, KANSAS

**LEGAL DESCRIPTION**

A tract of land in the South Half (S $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) 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 a point on the west line of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 28, Township 13 South, Range 18 West, said point being 634.37 feet North of the Southwest Corner of said Quarter Section, THENCE on an assumed bearing of N 0°00' E along the West line of said NW $\frac{1}{4}$ , a distance of 684.34 feet; THENCE on a bearing of N 89°06'40" E, a distance of 1,458.37 feet; THENCE on a bearing of S 12°08'22" E, a distance of 498.23 feet; THENCE in a Southeasterly direction on a curve to the left having a radius of 750.00 feet an arc distance of 108.75 feet; THENCE on a bearing of S 69°33'11" W, a distance of 255.00 feet; THENCE in a Northwesterly direction on a curve to the right having a radius of 1005.00 feet, an arc distance of 25.19 feet; THENCE on a bearing of S 89°08'22" W, a distance of 1006.17 feet; THENCE on a bearing of S 0°00' W, a distance of 30.00 feet; THENCE on a bearing of S 89°08'22" W, a distance of 340.00 feet to the point of beginning. Said tract contains 23.114 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 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, 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 Third 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, maintaining and repairing all public utilities.

VAN DOREN DEVELOPMENT COMPANY

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

**NOTARY CERTIFICATES**

State of Kansas, County of Ellis, ss

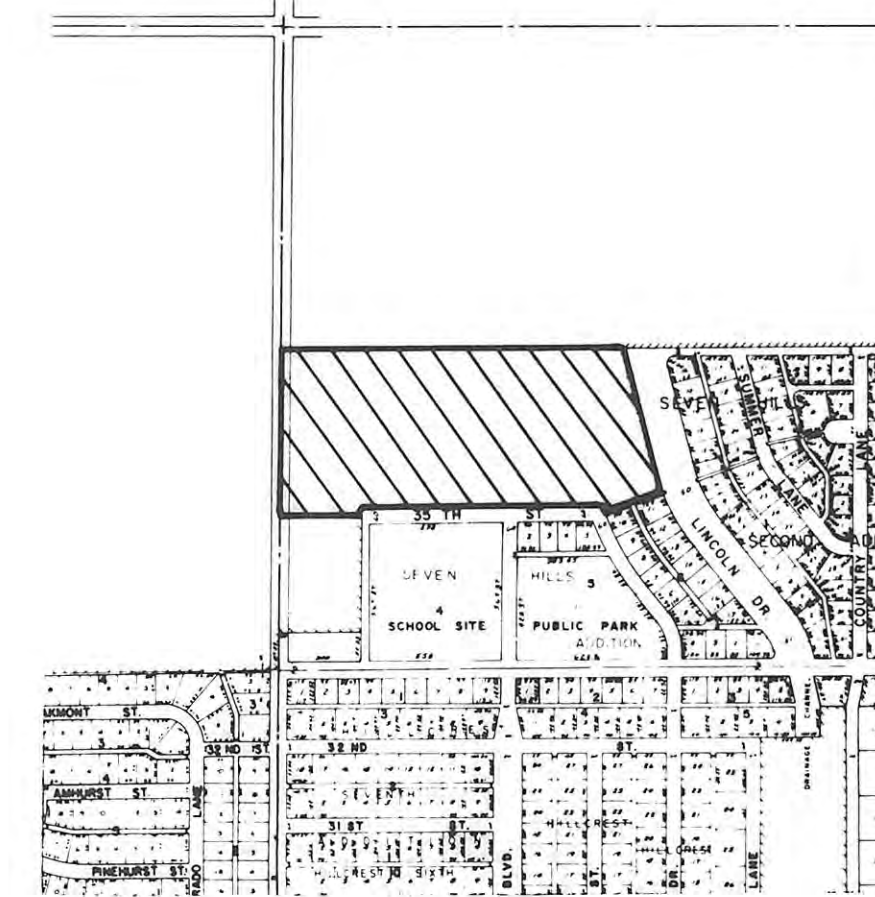
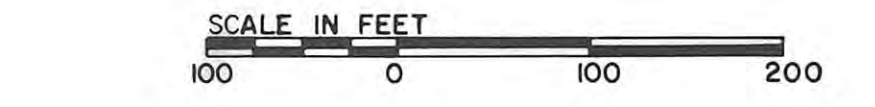
Be it remembered that on this 4<sup>th</sup> day of January, 1977, before me, a notary public in and for said County and State, came David A. Van Doren, Partner and General Manager of Van Doren Development Company, to me personally known to be the same person(s) who executed the foregoing instrument 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.

My Commission Expires

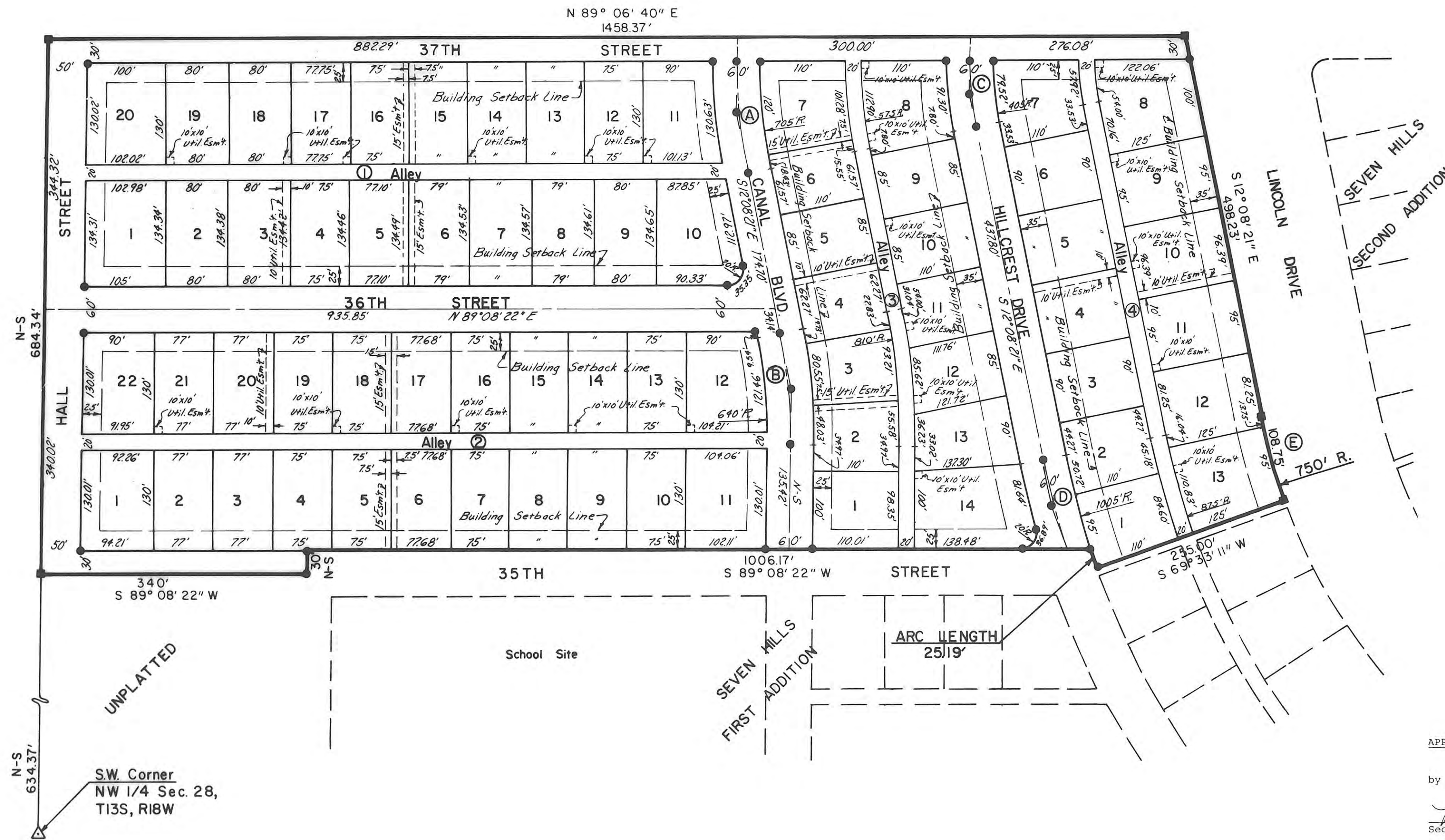
March 23, 1980

Justie Chumell  
Notary Public

4/23/80



LOCATION MAP



CURVE		DATA		
CURVE	Δ	R	T	Lc
(A)	11°15'01"	735'	72.39'	144.32'
(B)	12°08'21"	670'	71.24'	141.95'
(C)	11°15'01"	435'	42.84'	85.41'
(D)	6°19'41"	1035'	57.21'	114.31'
(E)	8°18'28"	750'	54.47'	108.75'

**LEGEND**

- --- 1/2" Rebar (Set)
- --- 1/2" Rebar (Found)

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.

**APPROVALS:**

This plat of SEVEN HILLS THIRD ADDITION has been submitted to and approved by the City of Hays Planning Commission this 17 day of January, 1977.

Margaret Smith Secretary  
Robert Johnson Chairman

The dedication shown on this plat is accepted by the City Commission of the City of Hays, Kansas, this 27<sup>th</sup> day of January, 1977.

ATTEST:  
Rowena Soderstrom City Clerk  
Stephen J. Farby 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 11 day of February, 1977, in Book 2A (Plat), Page 42.

Virginia Herzog Registrar of Deeds  
Rae Ann Rupp Deputy

**SURVEYOR'S CERTIFICATE:**

I, James R. Flemmons, 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, 1977.

James R. Flemmons  
James R. Flemmons, P.E.

PREPARED BY  
**BUCHER & WILLIS**  
CONSULTING ENGINEERS, PLANNERS & ARCHITECTS  
SALINA, KANSAS KANSAS CITY, MO.

