

PLAT OF SEVEN HILLS FOURTH ADDITION

HAYS, KANSAS

LEGAL DESCRIPTION:

A tract of land in the East Half (E½) of the Northwest Quarter (NW¼) 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 Northeast corner of the Northwest Quarter (NW¼) of Section 28, Township 13 South, Range 18 West, thence on an assumed bearing of S 0° 01'17"W along the East line of said Northwest Quarter (NW¼) a distance of 1319.29 feet; thence on a bearing of S 89° 06'40"W, a distance of 1092.61 feet; thence on a bearing of N 0° 53'20"W, a distance of 175.00 feet; thence on a bearing of N 89° 06'40"E, a distance of 285.29 feet; thence on a bearing of S 0° 01'17"W, a distance of 35.02 feet; thence on a bearing of S 89° 58'43"E, a distance of 120.00 feet; thence on a bearing of N 0° 01'17"E, a distance of 1181.05 feet to a point on the North line of said Northwest Quarter (NW¼); thence on a bearing of N 89° 05'57"E along the North line of said Northwest Quarter (NW¼), a distance of 690.09 feet to the point of beginning. Said tract contains 22.420 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 Fourth 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 5th day of December, 1971, 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 25, 1974

Joseph C. Kadin
Notary Public

SURVEYOR'S CERTIFICATE:

I, James R. Flemons, 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 December, 1971.

James R. Flemons
James R. Flemons, P.E.

APPROVALS:

This plat of SEVEN HILLS FOURTH ADDITION has been submitted to and approved by the City of Hays Planning Commission this 19th day of December, 1971.

Margaret E. Smith
Secretary

Philip J. B...
Chairman

The dedication shown on this plat is accepted by the City Commission of the City of Hays, Kansas, this 19th day of January, 1972.

ATTEST: *George Philip*
City Clerk Mayor

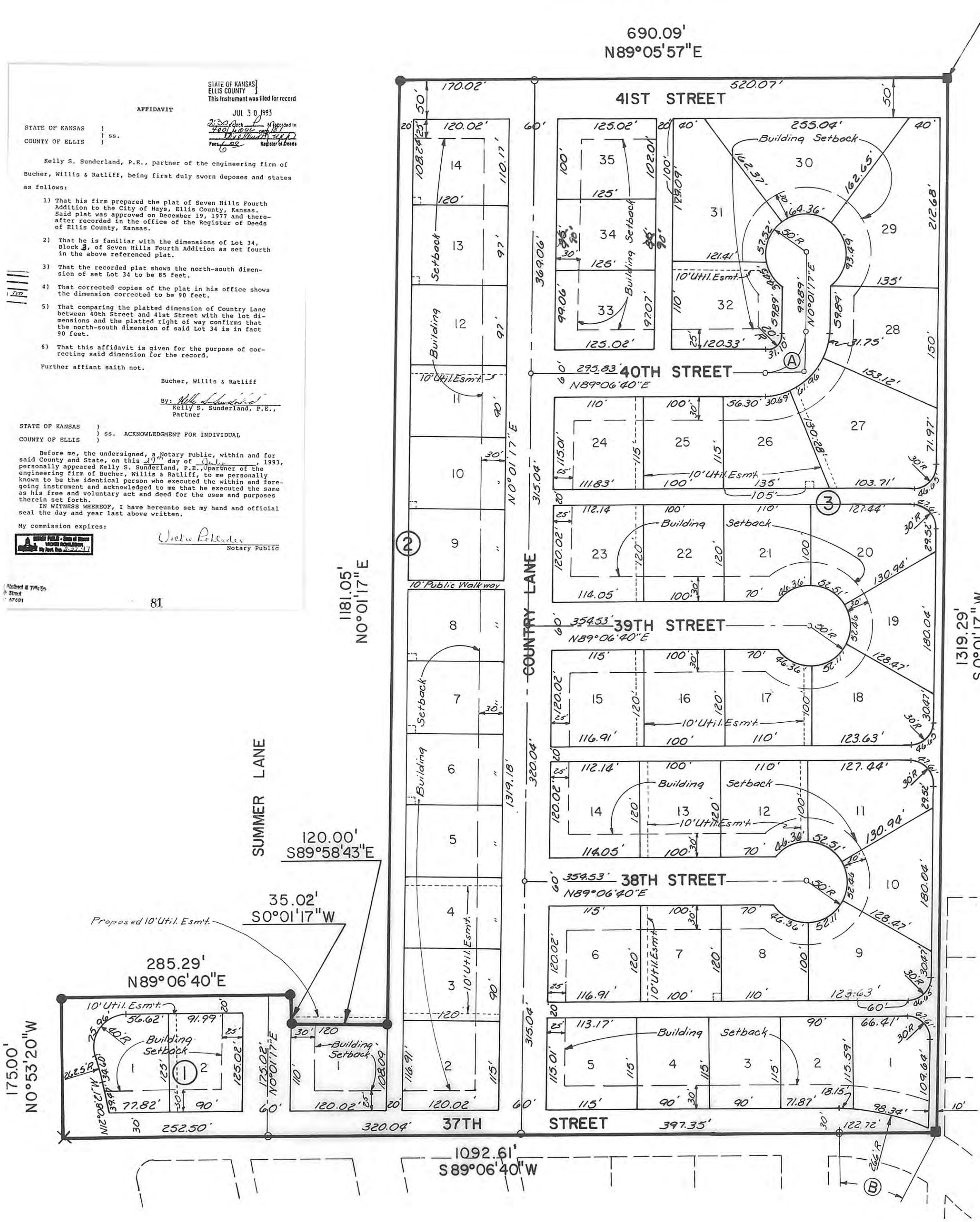
RECORDED:

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 17 day of Feb., 1972, in Book Plat Book 2-B Page 63

Virginia Herzog
Register of Deeds

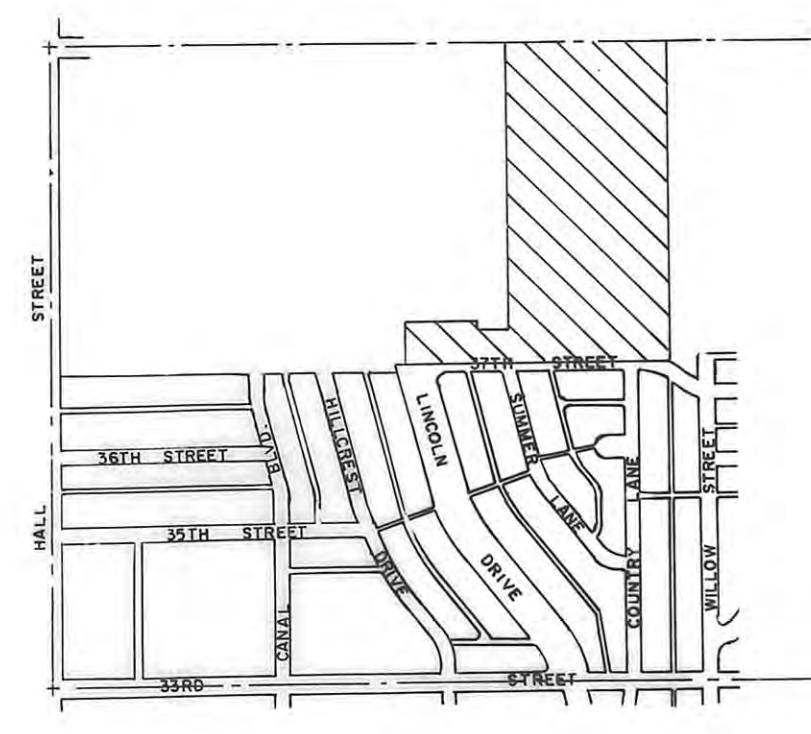
Rose Ann Rupp
Deputy



NE. Cor. of N.W. ¼
Sec. 28, T13S, R18W

CURVE DATA (at C of Street)				
CURVE	Δ	R	T	Lc
A	89°05'23"	50'	49.21'	77.75'
B	27°28'27"	266'	65.03'	127.55'

- LEGEND**
- △ Section Corner
 - 1/2" Rebar Found
 - 1/2" Rebar Set
 - X "X" Cut in Conc.
 - 10'x10' URD Esm't.



LOCATION MAP

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

STATE OF KANSAS }
ELLIS COUNTY }
COUNTY OF ELLIS } ss.
AFFIDAVIT
JULY 5 1972
KOLLY S. SOMERLAND, P.E., partner of the engineering firm of Bucher, Willis & Matliff, being first duly sworn deposes and states as follows:
1) That his firm prepared the plat of Seven Hills Fourth Addition to the City of Hays, Ellis County, Kansas, said plat was approved on December 17, 1971 and thereafter recorded in the office of the Register of Deeds of Ellis County, Kansas.
2) That he is familiar with the dimensions of Lot 34, Block 2, of Seven Hills Fourth Addition as set forth in the above referenced plat.
3) That the recorded plat shows the north-south dimension of set Lot 34 to be 45 feet.
4) That a corrected copy of the plat in his office shows the dimension corrected to be 90 feet.
5) That comparing the platted dimension of Country Lane between 40th Street and 41st Street with the 1st dimension and the platted right of way confirms that the north-south dimension of said Lot 34 is in fact 90 feet.
6) That this affidavit is given for the purpose of correcting said dimension for the record.
Further affiant saith not.
Bucher, Willis & Matliff
By *Kolly S. Somerland, P.E.*
Kolly S. Somerland, P.E., Partner
STATE OF KANSAS }
COUNTY OF ELLIS } ss.
ACKNOWLEDGMENT FOR INDIVIDUAL
Before me, the undersigned, a Notary Public, within and for said County and State, on this 5th day of December, 1971, personally appeared Kolly S. Somerland, P.E., partner of the engineering firm of Bucher, Willis & Matliff, to me personally known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.
My commission expires:
Victoria Atkins
Notary Public