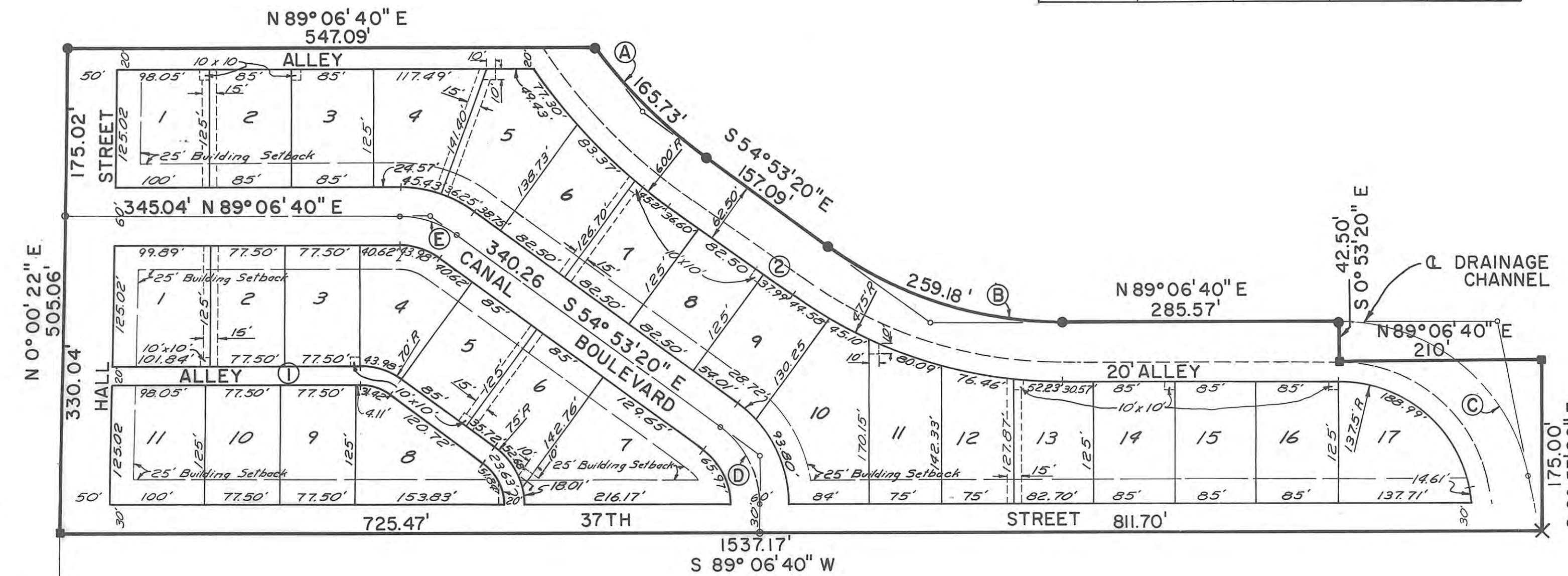


PLAT OF SEVEN HILLS SIXTH ADDITION HAYS, KANSAS

CURVE DATA (C STREET)				
CURVE	Δ	R	T	Lc
(A)	17°40'00"	537.5'	83.53'	165.73'
(B)	36°00'00"	412.5'	134.03'	259.18'
(C)	78°44'59"	200'	164.13'	274.89'
(D)	54°00'00"	100'	50.95'	94.25'
(E)	36°00'00"	100'	32.49'	62.83'



SCALE: 1" = 100'



- LEGEND**
- △ 1/4 Section Corner
 - ▣ 1/4" Rebar Found
 - 1/2" Rebar Set
 - ✕ " Cut in Conc.
 - Utility Easement

NOTE: 15' Utility Easements centered on lot lines.

N 0° 00' 22" E
1318.71'
S.W. Cor. of the N.W. 1/4
Sec. 28, T 13 S, R 13 W

LEGAL DESCRIPTION:

A tract of land situated in the North Half of the Northwest Quarter (N4, NW4) of Section 28, Township 13 South, Range 18 West of the Sixth Principal Meridian in Ellis County, Kansas, and more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 28; THENCE on an assumed bearing of N 0°00'22" E along the West line of said Northwest Quarter, a distance of 1318.71 feet to the point of beginning; THENCE continuing on the last described course, a distance of 505.06 feet; THENCE N 89°06'40" E, a distance of 547.09 feet; THENCE Southeasterly on a curve to the left having a radius of 537.50 feet, an arc distance of 165.73 feet, the long chord of said curve having a bearing of S 46°03'20" E and a length of 165.08 feet; THENCE S 54°53'20" E, a distance of 157.09 feet; THENCE on a curve to the left having a radius of 412.5 feet an arc distance of 259.18 feet; THENCE N 89°06'40" E, a distance of 285.57 feet; THENCE S 0°53'20" E, a distance of 42.50 feet; THENCE N 89°06'40" E, a distance of 210.00 feet; THENCE S 0°53'20" E, a distance of 175.00 feet; THENCE S 89°06'40" W, a distance of 1537.17 feet to the point of beginning. Said tract contains 12.192 acres more or less.

STREETS, ALLEYS AND EASEMENTS:

Streets, boulevards, drives and alleys 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 and easements, the same to be known as "Seven Hills Sixth Addition" to the City of Hays, in Ellis County, Kansas. The streets and alleys 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 CORPORATION

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

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss
Be it remembered that on this 11th day of March, 1980, before me, a notary public in and for said County and State, came David A. Van Doren, President and General Manager of Van Doren Development Corporation, 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.

Judith Channell
Notary Public

My Commission expires:

March 1, 1980
JUDITH CHANNELL
NOTARY PUBLIC
ELLIS COUNTY, KANSAS
MY APPT. EXP. 3/1/80

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 March, 1980.



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

APPROVALS:

This plat of SEVEN HILLS SIXTH ADDITION has been submitted to and approved by the City of Hays Planning Commission this 17th day of March, 1980.

Richard D. Wanda Secretary
Margaret C. Smith Chairman

The dedication shown on this plat is accepted by the City Commission of the City of Hays, Kansas, this 27th day of March, 1980.

ATTEST: CITY OF HAYS, KANSAS

David J. Sedberry City Clerk
Daniel E. Rupp Mayor

RECORDED:

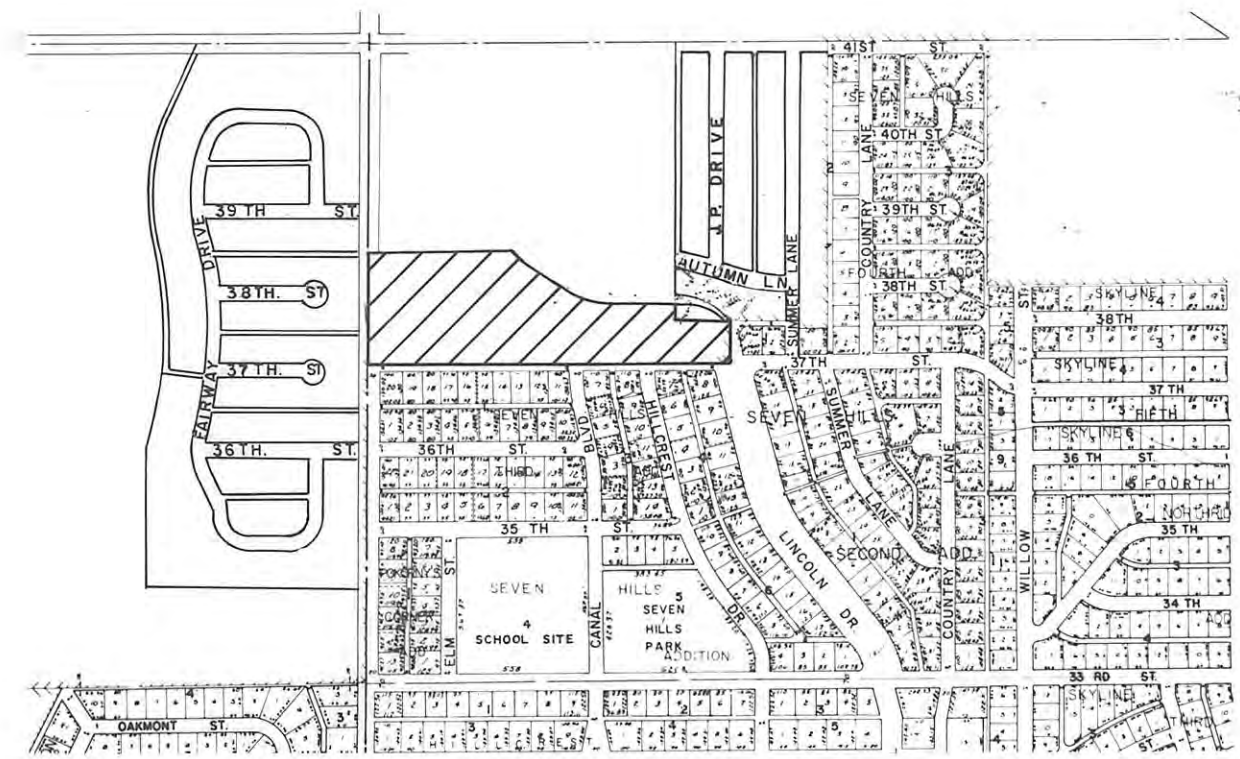
State of Kansas, County of Ellis, ss

This is to certify that this instrument was filed for record in the Register of Deeds Office on the 21 day of April, 1980 in Book Plat Cabinet, Page 275.

Ordinance - Sh 299 page 531
Plat & Ded - Sh 299 page 532
Resolution - Sh 299 page 536

BUCHER & WILLIS
CONSULTING ENGINEERS, PLANNERS & ARCHITECTS

Virginia Hergoy Register of Deeds
Rose Ann Rupp Deputy



LOCATION MAP